



CITY COUNCIL MEETING AGENDA
Thursday, December 08, 2022 at 6:30 PM
Council Chambers

1. CALL TO ORDER

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

2. CONSENT AGENDA

- A. K&A Underground, LLC - Fiber Boring and Installation
- B. 2023 LMIG / Water Quality Control Paving - NTE \$300,000 GF / NTE \$50,000 WF
- C. Stormwater Ordinance & Guidelines
- D. 11-07-2022 Called Council Meeting Minutes
- E. 11-10-2022 Regular Council Meeting Minutes
- F. 12-01-2022 Called Council Meeting Minutes
- G. November Financial Report

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #A22-008:** Split Silk Properties LLC, requests Annexation of property located at 4900 Highway 78 Loganville, Ga. 30052 Walton County. Map/Parcel #C0210016. 5.84+/- acres.
- B. **Case #R22-009:** Split Silk Properties LLC - filed an application to rezone 5.84+/- acres located on 4900 Highway 78 Loganville, GA 30052, Map/Parcel # C0210016, Walton County, Georgia. The property owner is Teresa Needham. The current zoning is B2 & A2. The requested zoning is CH for the development of Commercial Center.
- C. **Case #A22-012:** Mark Myers, requests Annexation of property located at 4706 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006. 2.5+/- acres with a 50' strip along front of property to remain in the county.
- D. **Case #R22-013:** Mark Myers - filed an application to rezone 2.5+/- acres located on 4706 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006, Walton County, Georgia. The property owner is Smith, Richard Byrd & Rodney Don. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.
- E. **Case #A22-014:** Mark Myers, requests Annexation of property located at 4746 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006A00. 10.0+/- acres with a 50' strip along front of property to remain in the county.
- F. **Case #R22-015:** Mark Myers - filed an application to rezone 10.0+/- acres located on 4746 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006A00, Walton County, Georgia. The property owner is Peggy Byrd and Donald Minsk. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.
- G. **Tree Ordinance & Guidelines**
- H. Updates / Reports

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. **Movie Contract Approval**
- B. Updates / Reports

5. PUBLIC SAFETY COMMITTEE REPORT

- A. Updates / Reports
- 6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT**
 - A. **Development Permit Moratorium**
 - B. Updates / Reports
- 7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT**
 - A. Updates / Reports
- 8. ECONOMIC DEVELOPMENT COMMITTEE REPORT**
 - A. Updates / Reports
- 9. CITY MANAGER'S REPORT**
 - A. Updates / Reports
- 10. CITY ATTORNEY'S UPDATES / REPORTS**
 - A. Updates / Reports
- 11. ADJOURNMENT**

*Denotes Non-Budgeted Items subject to Reserve Funds

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

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

QUOTE

K&A Underground LLC

DATE: 11/29/2022

4480 Bullock Bridge Rd, Loganville, GA 30052
706-627-9671
Keith@kaunderground.com

TO City of Loganville
4303 Lawrenceville Rd
Loganville, GA 30052
770-466-1165

SALESPERSON	JOB
Kyle Mackenzie	City of Loganville

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
Per Foot	Labor only for stitch boring to install HDPE Pipe.	\$9.25	TBD
Per Handhole	Labor only to install 17x30 Handholes.	\$200.00	TBD
SUBTOTAL			TBD

Lee Byrd and 78 section - 1850'
Tom Brewer Rd Section - 800' T \$24,550
Approximately 7 Hand Holes T \$1,400
Estimated T \$25,950
20% Contingency \$5,190
Estimated TT \$31,140

THANK YOU FOR YOUR BUSINESS!



City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: December 8, 2022

Subject: Approval of 2023 LMIG/Water Quality Control Paving

RECOMMENDATION:

Staff recommends the City Council approve the authorization of 2023 LMIG funds, the city's 30% match, roads, and the additional documentation listed below.

- LMIG Application
- Resolution
- Cover Letter
- Project Report
- Paving sections of Lee Byrd and Old Zion Cemetery Road

FISCAL IMPLICATION:

The city has been approved to receive \$139,734.35 from the 2023 LMIG. The city must provide a 30% match from general fund of \$41,920.31 which would total \$181,654.66 for the Streets and Highways Department to use to perform reconditioning or repaving of streets.

The Utilities Department is requesting an additional \$118,345.34 be used from the general fund to assist with funding the 2023 LMIG Lee Byrd and Old Zion Cemetery Road paving project. These funds will allow the city to extend the length of the project on these streets. We have provided an alternate on Lee Byrd Road if the city has remaining funds to complete that project. These are budgeted funds for paving.

The Utilities Department is also seeking approval to use \$50,000.00 out of the enterprise fund to pave a section of road at the wastewater treatment facility. These are budgeted funds for infrastructure repair and paving.

BACKGROUND:

Each year the city is awarded this grant to perform maintenance on deteriorating roads. The Street Saver software is used to determine which streets require rehabilitation to improve road conditions.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2023
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Brandon Phillips (Name), the Director of Utilities (Title), on behalf of City of Loganville (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

139001

E-Verify Number

(Signature)

(Print)

Mayor / Commission Chairperson

(Date)

Sworn to and subscribed before me,

This ____ day of _____, 20____.

In the presence of:

LOCAL GOVERNMENT SEAL:

NOTARY PUBLIC SEAL:

NOTARY PUBLIC

My Commission Expires:

RESOLUTION NO. 12-8-22.1

A RESOLUTION OF THE OF THE CITY OF LOGANVILLE, GEORGIA, SUPPORTING AND AUTHORIZING THE CITY’S 2023 LOCAL MAINTENANCE IMPROVEMENT GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION.

WHEREAS, the City of Loganville has inspected the roadway system and has developed an inventory of resurfacing needs for the Georgia Department of Transportation’s (“GDOT”) Local Maintenance Improvement Grant (“LMIG”) funding; and,

WHEREAS, based on the City’s population and total non-state route centerline miles, GDOT will provide an allocation in the amount of \$139,734.35 through the LMIG program, a transportation improvement funding mechanism that originates from the State’s gas tax; and,

WHEREAS, the LMIG grant requires a thirty (30) percent local match, equaling \$41,920.31, which may originate from general funds; and

WHEREAS, GDOT requires the chief elected official to execute an LMIG application for Fiscal Year 2023 with a cover letter before funds will be distributed to the City of Loganville.

NOW, THEREFORE, BE IT RESOLVED, that Mayor and City Council of Loganville do hereby authorizes the Mayor’s execution of the LMIG application prior to February 1, 2023 for the resurfacing of various City roadways.

SO, RESOLVED this 8TH day of December, 2022

CITY OF LOGANVILLE, GEORGIA

Approved: _____

Skip Baliles, Mayor

ATTEST: _____

Danny Roberts, City Manager



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

December 8, 2022

Shane Giles, State Aid Coordinator

District 1 Office of Traffic Operations

1475 Jesse Jewel Pkwy NE Suite 100

Gainesville, GA. 30501

RE: City of Loganville 2023 LMIG Application

Mr. Giles,

Attached is the 2023 application for LMIG funding from the City of Loganville. This application is requesting funding for the preliminary engineering and road maintenance / resurfacing of city streets.

The total cost for the project list for 2023 is \$181,654.66, which includes the required 30% match by the city totaling \$41,920.31.

The 2021 and 2022 LMIG project for the city is completed, and a Statement of Final Project Expenditure will be submitted to your office.

The City of Loganville would like to thank you for your consideration of this application, and is looking forward to completing another successful project with the help of the GDOT.

Sincerely,

Skip Baliles, Mayor

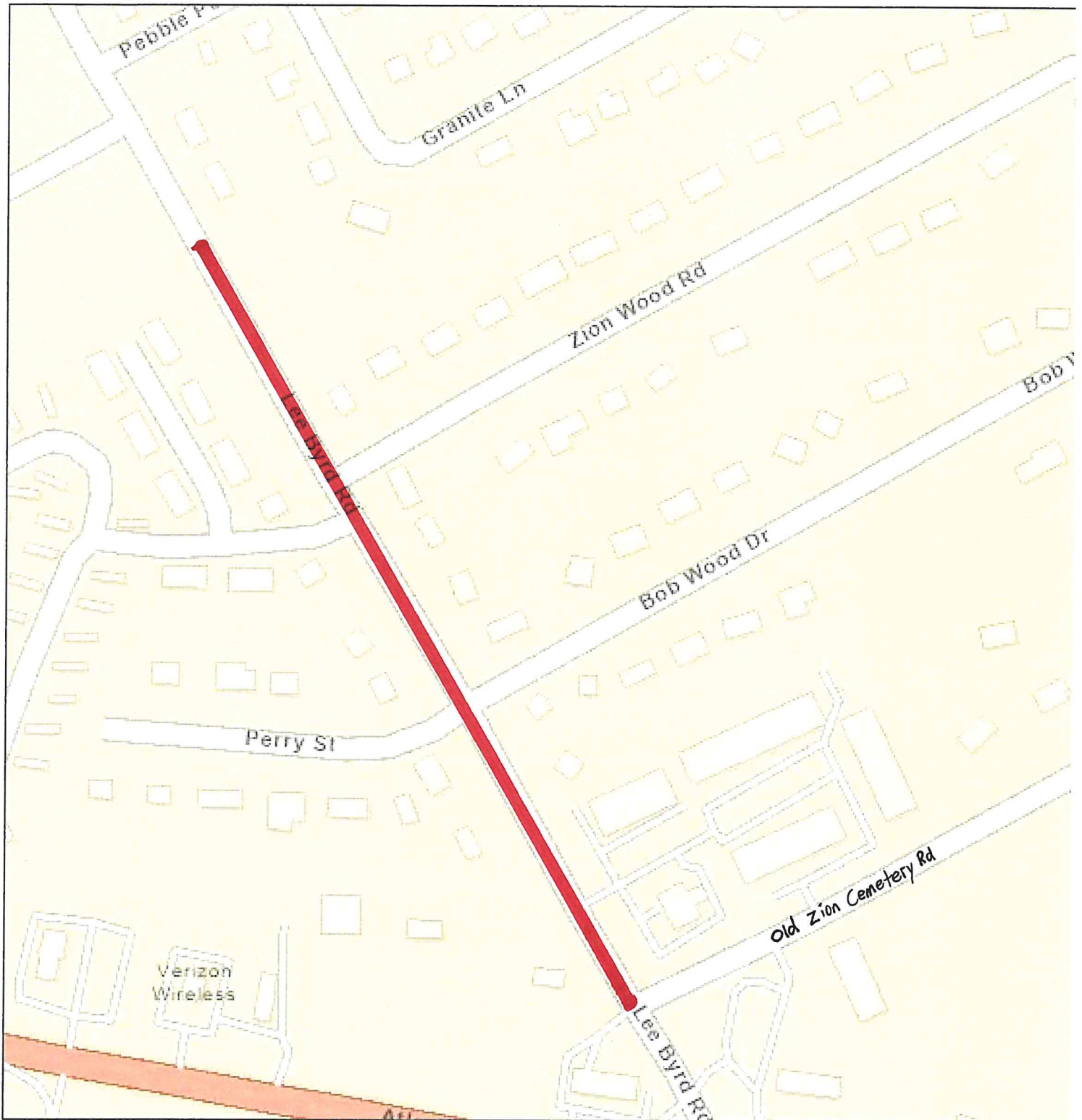


Old Zion Cemetery Road

My Map



My Map





CITY OF LOGANVILLE
ORDINANCE NO.

AN ORDINANCE TO ADOPT THE LOGANVILLE LANDSCAPE DESIGN STANDARDS AND GUIDELINES FOR STORMWATER AND DETENTION FACILITIES; TO AMEND THE DEVELOPMENT REGULATIONS FOR THE CITY OF LOGANVILLE, GEORGIA; TO AMEND CHAPTER 115 OF THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, ENTITLED POST CONSTRUCTION STORMWATER MANAGEMENT FOR DEVELOPMENT AND REDEVELOPMENT; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

Section 1. That the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities, attached to this Ordinance as Exhibit "A," be adopted in its entirety.

Section 2. That the Development Regulations for The City of Loganville, Georgia, adopted June 20, 2002, as amended, be amended as follows:

- A. Amend Article 8, Section 8.2.7. Detention Facility Construction Standards by deleting the text indicated by ~~strikeout~~ and inserting the text in **bold type** where indicated in the following subsections below:
 - d. **Where permitted by the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**, the Developer shall place a fence around the detention facility, it shall be a minimum 6 foot high fence of durable material, with a 12 foot wide access gate. The fence shall be contained within an easement at least 20 feet wide, shall not encroach upon the detention facility (although their easements may overlap by up to 10 feet), and shall comply with the location requirements of the Zoning Ordinance).
 - e. The side slope in graded areas is ~~recommended~~ **required** to be ~~3H:1V~~ **4H:1V** or flatter in zoning districts **unless otherwise indicated in the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**. The normal ponding surface elevation shall be defined as the elevation when the volume contained in the facility equals the runoff from a one and two-tenths (1.2) inch rainfall event. When the depth to the normal ponding surface is greater than 4 feet and the side slope is steeper than 4H:1V, a bench shall be provided. The bench shall be at least ten (10) feet in width and is recommended to be fifteen (15) feet in width. The slope of the bench shall be 10H:1V. The bench shall be located so that the normal ponding surface elevation is between the top and bottom edge of the bench. Please refer to the Loganville Storm Water Standard Drawings.
- B. Amend Article 8, Section 8.7.1 Wet Extended Detention Facility Design Requirements by deleting the text indicated by ~~strikeout~~ and inserting the text in **bold type** where indicated in the following subsections below:
 - e. Side Slopes along the Shoreline
 - (1) The side slope in graded areas is ~~recommended~~ **required** to be ~~3H:1V~~ **4H:1V** or flatter in zoning districts **unless otherwise indicated in the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**. When the depth to the normal

ponding surface is greater than 4 feet and the side slope is steeper than 4H:1V, a bench shall be provided. The bench shall be at least ten (10) feet in width and is recommended to be fifteen (15) feet in width. The slope of the bench shall be 10H:1V. The bench shall be located so that the normal ponding surface elevation is between the top and bottom edge of the bench. Please refer to the Loganville Storm Water Standard Drawings.

- C. Amend Article 8, Section 8.7.2 Dry Extended Detention Facility Design Requirements by deleting the text indicated by ~~strikeout~~ and inserting the text in **bold type** where indicated in the following subsections below:

d. Side Slopes along the Shoreline

The side slope in cut areas shall be not steeper than ~~2H:1V~~ **4H:1V** (Horizontal: Vertical) or and is recommended to be 3H:1V or flatter **unless otherwise indicated in the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**. The side slope in fill areas shall be ~~3H:1V~~ **4H:1V** or flatter. A flat bench at least 10 feet in width shall be provided 1 foot above the ponding level used to determine the minimum surface area.

- D. Amend Article 8, Section 8.8.1 Design Criteria General by inserting the text in **bold type** where indicated below:

8.8.1 Design Criteria – General

All design related to storm water shall be in accordance with the Georgia Stormwater Management Manual and the **Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**.

- E. Amend Article 8, Section 8.9.2 Green Infrastructure and Low Impact Development (GI/LID Practices) by deleting the text indicated by ~~strikeout~~ and inserting the text in **bold type** where indicated below:

8.9.2.b. Reducing stormwater impacts with GI/LID practices including the following nonstructural methods or BMPs (Best Management Practices) to be considered for each project:

- (1) Open Space Subdivision Overlay Zoning District;
- (2) ~~Tree Protection~~ **Loganville Tree Protection Ordinance** and Landscape Regulations;
- (3) Stream Buffer Protection;
- (4) **Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**

Section 3. That Chapter 115, Post-Construction Stormwater Management for New Development and Redevelopment, Section 115-7 Stormwater management standards, be amended by inserting the text in **bold type** where indicated in subsection 8.2.1.f below:

- f. All design related to storm water shall be in accordance with the Georgia Stormwater Management Manual **and with the Loganville Landscape Design Standards and Guidelines for Stormwater and Detention Facilities**.

Section 4. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

Section 4. This ordinance shall be effective on the date of its adoption.

This ____ day of _____, 202_.

ATTEST:

CITY OF LOGANVILLE:

City Manager Danny Roberts

Mayor Skip Baliles



DRAFT

City of Loganville
Landscape Design Standards and Guidelines for
Stormwater and Detention Facilities
November 30, 2022 – Final Draft



INTRODUCTION

The following standards and guidelines have been developed to improve the aesthetic design and maintenance of landscaping within storm drainage and detention facilities in Loganville. Currently the City of Loganville follows written standards for the technical design of drainage and detention facilities found in the *Georgia Stormwater Management Manual* and in the *Loganville Development Regulations*. Stormwater detention is required when a project meets the criteria established in Section 8.2 of the *Loganville Development Regulations*. Stormwater Management facilities represent a significant portion of open space within both public and private developments in the city. With the City's participation in the NPDES Municipal Separate Storm Sewer System (MS4) program, and with the adoption of the Metro North Georgia Water Planning District's Post Construction Stormwater requirements, the City of Loganville has recognized the need to provide more innovative policies and practices for stormwater management. As a result, these standards and guidelines will improve the overall character of our community, storm drainage function, reduce irrigation demand, improve wildlife habitat, and promote maintenance of these open areas.

VISION AND GOALS

These standards and guidelines are part of a larger vision of the City of Loganville to improve the appearance of the community through more appealing site design practices for stormwater management ponds. In order to help achieve this vision, these standards and guidelines for landscaping have been developed with the following goals:

- Promote water infiltration and improved water quality
- Habitat value and plant conservation
- Improve aesthetic quality
- Promote better maintenance practices

STRUCTURE

This document includes background information and describes concepts and objectives for design of stormwater facilities to meet the goals of improving the aesthetic appeal of stormwater management facilities in the City as well as promoting better site design practices. It includes both **guidelines** (suggested recommendations for design improvements) and **standards** (mandatory requirements for design or documentation).

This document is intended to supplement, not supersede (except where specifically listed), current regulatory documents which may include:

- *Loganville Zoning Ordinance*
- *Loganville Development Regulations*
- *Georgia Stormwater Management Manual*
- Loganville GI/LID Program (MS4 Program)
- Army Corps of Engineers

BACKGROUND

CONCEPTS

The basic concepts of stormwater management are not complicated. The goal is to restore the hydrological cycle to the extent possible and to utilize the available precipitation to promote a naturalized environment in developed areas. This requires understanding the pre-development conditions so they can be an integrated system in the development.

Site stormwater design should not simply focus on basin sizing and outfall rates, but should address site drainage as an integrated multi-use hydrologic system. This system may include detention, water quality treatments, stream bank erosion control, habitat creation, infiltration, energy dissipation, and/or recreational use. The concepts here illustrate specific measures which affect landscape treatments within this overall, integrated stormwater design approach.

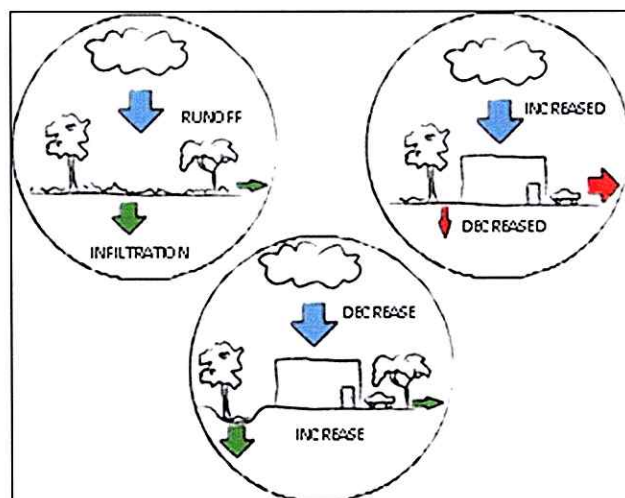
INFILTRATION VS. RUNOFF

Infiltration is a natural process by which precipitation is absorbed into the soil. Depending on the local soil type, some of the water remains in the top layers of soil and is used by vegetation. The rest of the water percolates through the soil and bedrock, recharging the groundwater system.

Runoff occurs when the soil is saturated, has become impermeable or when structures and impermeable materials are placed on the site. Runoff tends to contain silt and pollutants that require mitigation. Excessive runoff also contributes to adverse hydraulic downstream conditions causing unnatural stream bank erosion and limited groundwater recharge.

Appropriate site design promotes natural infiltration resulting in fewer downstream impacts including excessive stream flow, exaggerated geomorphology, and reduced stormwater capacity of natural systems.

PRE-DEVELOPMENT POST-DEVELOPMENT (TYPICAL)



GOAL: POST-DEVELOPMENT DESIGNED FOR INFILTRATION

HABITAT VALUE

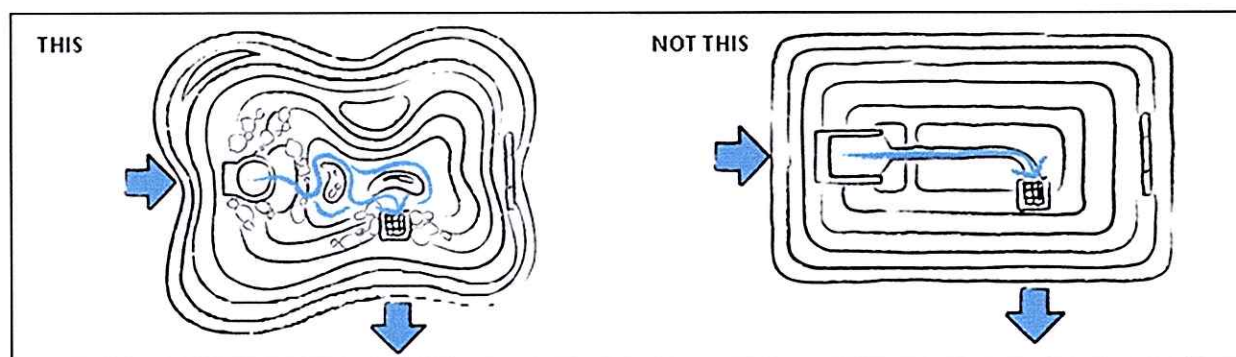
Historically, the area that is now Loganville was a pine forest with a large variety of plant and animal species. Many of these species have been displaced by the onset of development. Natural waterways and drainage patterns are altered by development. This decreases the functionality of existing hydrologic systems. It is beneficial to reasonably accommodate and/or reestablish the hydrologic systems that existed prior to development through the site and landscape design process.

STORMWATER IS AN AMENITY

Stormwater facilities have a reputation for being functional site features without natural qualities. The basic design parameters for a detention pond design is capacity or volume and rate of discharge. These parameters combined with economic factors typically result in designs that maximize the amount of stormwater detention within the smallest possible area.

These parameters are typically accomplished by the creation of geometric basins with calculated volume and outflow rates, connected to site and local utilities through standard gray concrete and steel structures. The typical detention basin is functional as a facility, yet, provides little or no aesthetic or habitat benefits. In many cases detention basins of this kind detract from the overall project image or appeal and adversely affect surrounding properties.

Detention ponds and waterways can instead be designed to both meet the engineering requirements and provide an attractive diverse space. A detention pond can serve as a multi-use area, wildlife habitat, picturesque scene, entry experience or educational opportunity while maintaining the necessary functions of stormwater detention and water quality improvement. Stormwater facilities should be considered an opportunity for aesthetic interest and natural integration rather than solely necessary features of a development. Section 2.3 of the *Georgia Stormwater Management Manual*, adopted by the City of Loganville, provides a comprehensive list of better site design practices which are encouraged to be used within the City limits, including Green Infrastructure and Low Impact Development (GI/LID) BMPs. GI/LID practices are also required to be considered as a part of the City's MS4 NPDES permit.



OBJECTIVES

In order to achieve the overall goals in better stormwater management pond design and development, the following objectives must be met:

1. INFILTRATION AND WATER QUALITY

Reduce excess runoff and downstream pollution by and showy flowers, fall leaf color, winter texture, and grasses that persist through the winter while they provide good wildlife habitat.

- Use vegetation to frame viewsheds and enhance the natural aesthetic qualities of the site.
- Increasing on-site infiltration and water quality. Maintain the primary functions of detention ponds and stream drainages to attenuate flows and improve water quality while creating and improving wildlife habitat.
- Increase pervious surface area and surface conveyance.
- Decrease flow concentration.
- Take advantage of natural processes through bio-filtration and bio-retention.
- Manage vegetation to insure proper drainage functions are maintained while allowing habitat values to be expressed to the extent possible.

2. HABITAT VALUE AND PLANT CONSERVATION

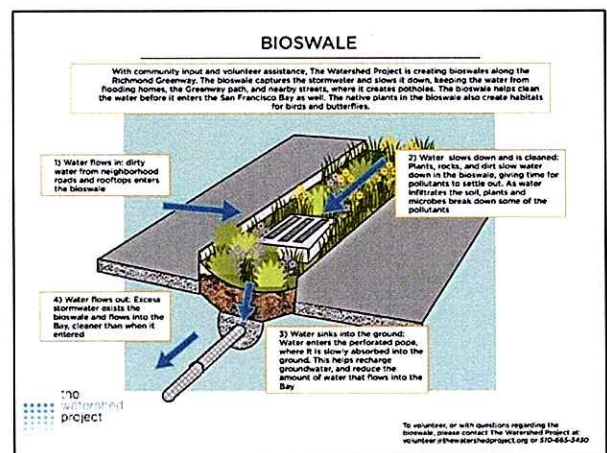
Create and protect habitat for a diverse array of plants and animals; birds, mammals, insects, amphibians, and wetland plants.

- Increase plant species diversity including the number and variety of butterfly host plant grasses, flowering plants, and shrubs as well as the number of nectar plants and shelter plants.
- Increase the number and variety of native shrubs and trees that provide valuable cover, berries, insects, nest sites and other resources for migratory, nesting, and wintering birds.
- Increase the number and variety of wetland species that provide optimal conditions for amphibian and reptile breeding to occur.

3. AESTHETIC APPEAL

Create a beautiful landscape that people will enjoy and appreciate without sacrificing function and value for wildlife and plant habitat.

- Increase the amount of shade and resting areas along trails and open spaces while providing habitat for wildlife and viewing opportunities for visitors.
- Use plant species that maintain their beauty in a variety of seasons, such as a species with colorful



DESIGN CONCEPTS

GENERAL CONSIDERATIONS

A significant portion of a developed site often must be used for drainage conveyance and site detention. In planning the site, designers should consider how the storm drainage facilities can contribute to the overall character of the project. Developers and designers should consider:

- How will the stormwater facilities be designed to achieve the goals of this document and the needs of the project?
- How will the stormwater facilities be designed as an amenity rather than a necessary nuisance for this project?

DESIGN POSSIBILITIES

Different development types will have differing needs that can be enhanced by thoughtful design of stormwater systems that can serve **multiple functions**. Some concepts to consider for detention areas based on development types include:

- **Residential Development** – neighborhood greenbelts, multi-purpose recreational fields*, pedestrian trails, entry features, water features, wildlife habitat, wetland/riparian amenities, community gardens*, orchards, natural playgrounds, off-leash dog play areas*.
- **Business / Retail Development** – Water features, entry features, loop trails, picnic shelters*, visual buffer to screen service areas from public spaces, bioswale/ landscape islands, etc.

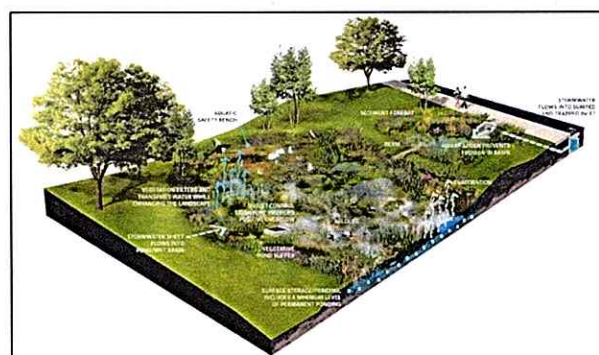
- **Industrial Development** – Visual buffer to screen service and loading areas, trail connections, recreation areas, etc.

* Structures should be designed for flooding conditions.

PLANNING/SITE CONTEXT

Obtain and understand information about **site conditions** and **site context** before designing the detention facilities, including:

- Adjacent and regional drainage, recreational, and open space patterns
- Site constraints
- On-site topography and drainage conditions
- Soil conditions
- Unique natural features, amenities or views
- Aesthetic expectations



Extended wet detention pond with extensive landscaping



Vegetated filter strip in a residential setting

Consider how the design of drainage facilities and detention areas can contribute to the overall plan and adjacent developments. **Collaborate** with adjacent property developers to formulate a more effective neighborhood or regional storm drainage plan. Look for opportunities to integrate storm drainage conveyance and water quality systems into the planned development. Using bioswales, linear conveyance with check dams, and inverted landscape islands throughout the project will increase **distributed infiltration** and can result in reduced land dedication requirements for larger detention ponds.

LANDFORM AND SLOPES

Detention ponds engineered solely to meet the minimum holding capacity of the required storm flows generally result in ponds with uniform side slopes with little natural character, or with vertical side walls that may create unsafe conditions. Design pond slopes in a way that they may also contribute to other goals.

If a detention pond is designed to also serve as a neighborhood recreation or athletic field, use **gentle side slopes** to allow for easy access to the play fields. Steeper side slopes can be designed with **terraced flat areas** to serve as spectator seating. Other greenbelt amenities such as picnic areas and pedestrian trails can be developed adjacent to these spaces to create a neighborhood park amenity that also serves as stormwater detention. While gentler slopes for detention may require more land for the pond, by combining the required pond area with required community uses, less land may be used for these open areas overall.

General access is a primary **safety consideration**. Ramped access and gentle side slopes allow people and animals to evacuate the basin in the event of high water. Gentle side slopes also make pond maintenance and mowing easier, which should result in a more aesthetically pleasing and better maintained pond.

Access for maintenance equipment and personnel is necessary for proper care and management of stormwater facilities. Design slopes to provide appropriate access for wheeled service vehicles, utility vehicles, lawn mowers and/or brush hogs. Consider that trash and debris must be regularly removed by maintenance personnel. Periodic cleanup operations may also require the use of heavy equipment. If walls are used, they shall be limited to the minimum required height and length needed. Ideally no more than 50% of a basin perimeter should be bound by walls. All walls shall be built of suitable materials matching adjacent architecture or designed into the landscape scheme with natural stone or integral color concrete with form liner (see technical design standards for more information).



Dry detention pond with planted bottom

TECHNICAL DESIGN STANDARDS

Stormwater Management Ponds

Detention ponds designed to be naturalized open space should include **varied side slopes and an undulating bottom**. Varied slope conditions will promote opportunities for plant diversity and wildlife habitat by creating subtle changes in elevation above the average water level. Combine these techniques to create a wide array of diverse soil conditions and exposures for plants and animals to inhabit and “naturalize”. Specific design criteria for Stormwater Ponds are listed in Article 4 of *Volume 2 of the Georgia Stormwater Management Manual*. However, to implement the practices discussed in this guidance document, the following criteria are being modified to match the standards in this document.

Design detention ponds with positive slopes (2% minimum) near the outlet to avoid standing water and limit mosquito habitat. Manicured turf areas that require regular mowing should also be sloped to drain appropriately. However, flatter areas are encouraged to increase infiltration, but must be landscaped appropriately with wetland plants, flowering plants and shrubs that do not require regular mowing and will tolerate wet and dry conditions. See **Table 1** for specific criteria for detention pond side slopes.

TABLE 1 STORMWATER MANAGEMENT POND SLOPES/WALLS

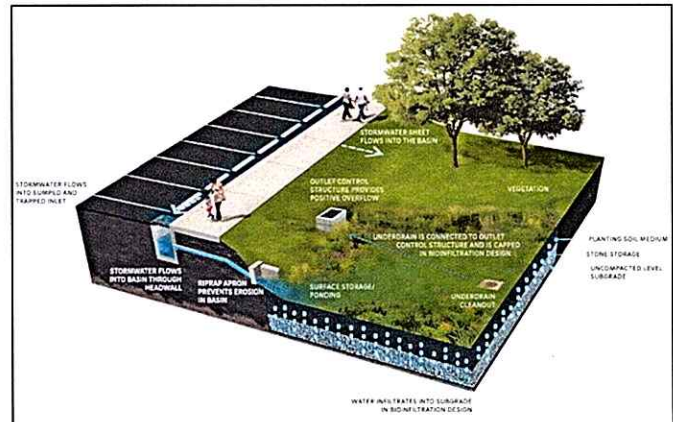
Zoning District	Zoning District Defined	Stormwater Management Pond Side Slopes
R-44	Single Family Rural Residential District	4:1 or flatter
RS-22	Single Family Suburban Residential	4:1 or flatter
CSO	Open Space Subdivision Overlay	4:1 or flatter
RM-4	Multifamily Residential Apartments	4:1 or flatter
RM-6	Multifamily Medium Density Apartments	4:1 or flatter
MHP	Manufactured Home Park	4:1 or flatter
PUV	Planned Urban Village	4:1 or flatter
O&I	Office/Institutional District	See Note 1
CH	Commercial Highway	See Note 1
CN	Commercial Neighborhoods	See Note 1
LI	Light Industrial	4:1 or flatter
HI	Heavy Industrial	4:1 or flatter
CBD	Commercial Central Business District	See Note 1
Note 1	Side slopes of 3:1 or underground detention facilities are permitted for office and commercial tracts under 1 acre in size; underground detention and GI/LID practices are encouraged to reduce the need for a pond when possible.	

Bioretention, Bioswales and Infiltration Practices

These practices are very useful for small sites (under 5 acres) and may provide all the stormwater management treatment needed. The benefit to these practices is that they can be designed to be aesthetically pleasing and wrapped around a building site to be less visually obtrusive. These practices are also beneficial to pretreating stormwater to reduce sediment load before entering a pond or other control for larger areas.

Bioretention areas are shallow stormwater basins or landscaped area that utilizes engineered soil or native, well drained soils and vegetation to capture and treat runoff. Bioswales also meet the criteria for Green Infrastructure/Low Impact Development and may be counted in the City's GI/LID program for MS4 reporting.

1. The maximum contributing drainage area is 5 acres for a bioretention area
2. The treatment area consists of ponding area, organic/mulch layer, plating media and vegetation.
3. Pretreatment is required to prevent clogging of underdrains or native soil
4. A landscaping plan will be required for the bioretention areas prepared in accordance with these regulations and using Georgia native plans whenever possible.
5. Ponding depth should be a maximum depth of 12 inches, with a preferable depth of 9 inches.
6. Landscaping in the area may also be counted towards tree protection requirements and/or landscaping requirements.

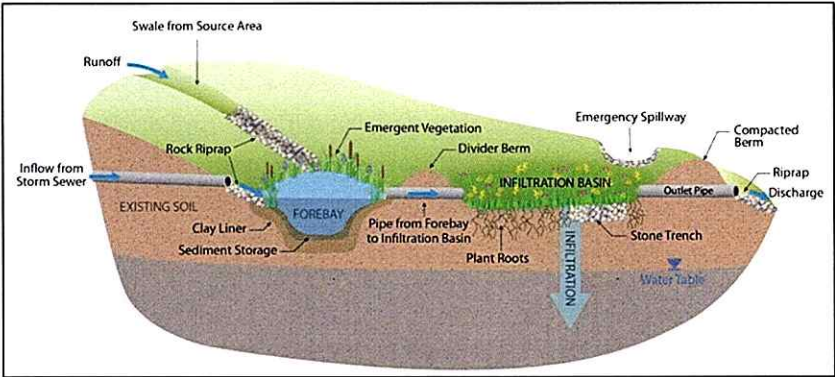


Bioswales are vegetated open channels that are explicitly designed and constructed to capture and treat runoff within dry or wet cells formed by check dams or other means. Adaptable to many linear situations, and often a small BMP used to treat runoff close to the source. Bioswales may also be used in conjunction with other stormwater controls to pretreat runoff.

1. Longitudinal slopes must be less than 4%
2. Bottom width of 2 to 8 feet
3. Side slopes 3:1 or flatter; 4:1 recommended
4. Convey the 25-year storm event with a minimum of 6 inches of freeboard.
5. A landscaping plan will be required for the bioretention areas prepared in accordance with these regulations and using Georgia native plans whenever possible.
6. Landscaping in the area may also be counted towards tree protection requirements and/or landscaping requirements.



Infiltration Practices, which may also be classified as a runoff reducing low impact development practices, are shallow excavations, typically filled with stone or an engineered soil mix, that are designed to intercept and temporarily store post-construction stormwater runoff until it infiltrates into the underlying and surrounding soils. If properly designed, they can provide significant reductions in post-construction stormwater runoff rates, volumes and pollutant loads. Infiltration practices also meet the criteria for Green Infrastructure/Low Impact Development and may be counted in the City’s GI/LID program for MS4 reporting. Infiltration basins are good for sites with porous soils and can be integrated into landscaping plans. General guidelines for infiltration practices are:



1. Pretreatment should be provided upstream of all infiltration practices
2. Infiltration practices should be designed to completely drain within 72 hours of the end of a rainfall event
3. Underlying native soils should have an infiltration rate of 0.5 in/hr or more
4. The distance from the bottom of an infiltration practice to the top of the water table should be 2 feet or more
5. Facilities include an excavated trench (2-10 foot depth) filled with stone media (1.5-2.5 inch diameter), as well as pea gravel and sand filter layers
6. A pretreatment device is recommended upstream from the practice
7. Observation wells are used to monitor percolation and performance of the practice
8. Infiltration practices must not be placed under pavement or concrete

Specific design criteria for these practices are listed in Article 4 of *Volume 2 of the Georgia Stormwater Management Manual*. **Table 3** lists the zoning districts in the City of Loganville and the applicability of these practices for stormwater management and retrofitting (i.e., when the stormwater management system of an older development must be improved to meet the City’s stormwater treatment guidelines.)

TABLE 3 BIOSWALES/BIORETENTION/INFILTRATION

Zoning District	Zoning District Defined	Primary Stormwater Treatment	Retrofitting
R-44	Single Family Rural Residential District	NO	Encouraged
RS-22	Single Family Suburban Residential	NO	Encouraged
CSO	Open Space Subdivision Overlay	NO	Encouraged
RM-4	Multifamily Residential Apartments	Encouraged on sites under 5 acres	Encouraged
RM-6	Multifamily Medium Density Apartments	Encouraged on sites under 5 acres	Encouraged
MHP	Manufactured Home Park	Encouraged on sites under 5 acres	Encouraged

PUV	Planned Urban Village	See Note 1	See Note 1
O&I	Office/Institutional District	Encouraged on sites under 5 acres	Encouraged
CH	Commercial Highway	Encouraged on sites under 5 acres	Encouraged
CN	Commercial Neighborhoods	Encouraged on sites under 5 acres	Encouraged
LI	Light Industrial	Encouraged on sites under 5 acres	Encouraged
HI	Heavy Industrial	Runoff may need to be treated to remove some pollutants before using one of these treatments	Runoff may need to be treated to remove some pollutants before using one of these treatments
CBD	Commercial Central Business District	Encouraged to be used with underground detention	Encouraged
Note 1	Planned Urban Village stormwater designs are integrated into the Detailed Master Plan; Open space and amenities shown on the Detailed Master Plan should provide many opportunities for bioswales, bioretention and infiltration		

PLANTING AND MAINTENANCE

PLANTING DESIGN

There is no universal approach to landscape design for stormwater management areas. Planting design must respond to site- specific stormwater functions, soil types and hydrology, slopes, solar aspect, availability and type of irrigation, habitat creation, planned uses and planned maintenance. A Landscape Architect, arborist or design professional can assist with a comprehensive plan for the landscape design for your project’s open space and detention areas. The following guidelines outline important criteria for the development of landscape plans for these areas.

Before finalizing planting plans and seed mixes, obtain **horticultural testing** of the on-site soils where planting will occur. Often planting plans must be completed before construction activities take place, so final soil conditions for areas to be planted are not available at the time of design. If mass grading is planned to occur after the planting plans are complete, require the contractor to incorporate 6” of topsoil from on-site or imported source into final grading operations, and indicate that the final seed mixes will be modified after final grading is complete and subsequent horticultural tests are evaluated.

NOTE – When developing a planting plan for a stormwater management pond or practice, be sure to check the Loganville Tree Protection Ordinance to see if the trees to be used in the pond/practice landscaping may be used to satisfy the tree protection/replacement requirements.

Use native and adapted plants. Proper landscape design with native plants based on a site’s unique conditions can:

- Reduce or eliminate need for supplemental irrigation
- Reduce fertilizer and chemical pest control needs
- Enhance wildlife habitat
- Reduce maintenance needs

PLANT SPECIES SELECTION

Delineate **planting zones** with similar characteristics and proposed function. Characteristics should include slope, aspect, soil type, and moisture levels. Functions may include wildlife habitat, recreational use, or visual amenity or visual screening. **Table 4** lists native Georgia plants appropriate for planting in and around stormwater management ponds.

Plants should be screened for invasiveness by using checking with the Georgia Department of Natural Resources:

<https://georgiawildlife.com/invasive-species>; and by using the Nature Conservancy’s Nature Serve Explorer website: <http://www.natureserve.org/explorer/servlet/NatureServe?init=Species>



Rough-leaf dogwood

TABLE 4: RECOMMENDED PLANT LIST

TREES AND SHRUBS

(From Appendix D, Section 5, Georgia Stormwater Management Manual)

Georgia Native Plant List							
	Scientific Name	Common Name	Habit			H ZONE*	Hardiness
TREES	<i>Acer negundo</i>	Boxelder	Tree	Deciduous	Native	3,4,5	USDA Zone 2-10
	<i>Acer rubrum</i>	Red Maple	Tree	Deciduous	Native	3,4,5	USDA Zone 3-9
	<i>Asimina triloba</i>	Common Pawpaw	Tree	Deciduous	Native	3,4,5	USDA Zone 5-9
	<i>Betula nigra</i>	River Birch	Tree	Deciduous	Native	2,3,4,5	USDA Zone 4-9
	<i>Carya aquatica</i>	Water Hickory	Tree	Deciduous	Native	3,4	USDA Zone 4-8
	<i>Carpinus caroliniana</i>	American Hornbeam	Tree	Deciduous	Native	4,5	USDA Zone 3-9
	<i>Carya cordiformis</i>	Bitternut Hickory	Tree	Deciduous	Native	3,4,5	USDA Zone 4-9
	<i>Carya illinoensis</i>	Pecan	Tree	Deciduous	Native	3,4,5	USDA Zone 5b-9a
	<i>Carya laciniosa</i>	Shellbark Hickory	Tree	Deciduous	Native	2,3,4,5	USDA Zone 5-8
	<i>Celtis laevigata</i>	Sugarberry	Tree	Deciduous	Native	3,4,5	USDA Zone 6-9
	<i>Chamaecyparis thyoides</i>	Atlantic White Cedar	Tree	Evergreen	Native	2,3,4,5	USDA Zone 4-8
	<i>Cornus drummondii</i>	Rough-Leaf Dogwood	Tree	Deciduous	Native	3,4,5	USDA Zone 5-8
	<i>Crataegus spp.</i>	Hawthornes	Tree	Deciduous	Native	4,5	USDA Zone 5-8
	<i>Diospyros virginiana</i>	Common Persimmon	Tree	Deciduous	Native	4,5	USDA Zone 4-9
	<i>Fraxinus caroliniana</i>	Carolina Ash	Tree	Deciduous	Native	3,4,5	USDA Zone 4-8
	<i>Fraxinus pennsylvanica</i>	Green Ash	Tree	Deciduous	Native	3,4,5	USDA Zone 3-9a
	<i>Fraxinus profunda</i>	Pumpkin Ash	Tree	Deciduous	Native	3,4,5	USDA Zone 5-9
	<i>Gordonia lasianthus</i>	Loblolly Bay	Tree	Evergreen	Native	3,4	USDA Zone 6-9
	<i>Juniperus silicicola</i>	Southern Red Cedar	Tree	Evergreen	Native	3,4,5	USDA Zone 8a-10b
	<i>Juniperus virginiana</i>	Eastern Red Cedar	Tree	Evergreen	Native	3,4,5	USDA Zone 2-9
	<i>Liquidambar styraciflua</i>	Sweetgum	Tree	Deciduous	Native	3,4,5	USDA Zone 5b-10a
	<i>Liriodendron tulipifera</i>	Yellow Poplar	Tree	Deciduous	Native	3,4,5	USDA Zone 4-9
	<i>Magnolia virginiana</i>	Sweetbay	Tree	Semi-Evergreen	Native	3,4,5	USDA Zone 5-10
	<i>Morus rubra</i>	Red Mulberry	Tree	Deciduous	Native	4,5	USDA Zone 4-8
	<i>Myrica cerifera</i>	Southern Bayberry	Tree	Evergreen	Native	3,4,5	USDA Zone 7-10
	<i>Nyssa aquatica</i>	Water Tupelo	Tree	Deciduous	Native	3,4,5	USDA Zone 6-9
	<i>Nyssa ogeche</i>	Ogeechee Tupelo	Tree	Deciduous	Native	3,4,5	USDA Zone 7a-9b
	<i>Nyssa sylvatica</i>	Black Gum/ Swamp Tupelo	Tree	Deciduous	Native	3,4,5	USDA Zone 4b-9
	<i>Pinus elliotii</i>	Slash Pine	Tree	Evergreen	Native	4,5	USDA Zone 7-11
	<i>Pinus glabra</i>	Spruce Pine	Tree	Evergreen	Native	4,5	USDA Zone 8,9
	<i>Pinus serotina</i>	Pond Pine	Tree	Evergreen	Native	4,5	USDA Zone 7-9
	<i>Pinus taeda</i>	Loblolly Pine	Tree	Evergreen	Native	5	USDA Zone 6b-9
	<i>Platanus occidentalis</i>	American Sycamore	Tree	Deciduous	Native	3,4,5	USDA Zone 4-9

*Hydrologic Zone for Stormwater Pond or Wetland

Georgia Native Plant List (continued)

	Scientific Name	Common Name	Habit			H ZONE*	Hardiness
TREES	<i>Populus deltoides</i>	Eastern Cottonwood	Tree	Deciduous	Native	4,5	USDA Zone 3-9
	<i>Populus heterophylla</i>	Swamp Cottonwood	Tree	Deciduous	Native	3,4,5	USDA Zone 7-8
	<i>Ptelea trifoliata</i>	Wafer Ash	Tree	Deciduous	Native	5	USDA Zone 4-9
	<i>Quercus bicolor</i>	Swamp White Oak	Tree	Deciduous	Native	3,4,5	USDA Zone 3-8
	<i>Quercus laurifolia</i>	Laurel Oak	Tree	Deciduous	Native	4,5	USDA Zone 7-9
	<i>Quercus lyrata</i>	Overcup Oak	Tree	Deciduous	Native	3,4,5	USDA Zone 5-9
	<i>Quercus michauxii</i>	Swamp Chestnut Oak	Tree	Deciduous	Native	4,5	USDA Zone 6-8
	<i>Quercus nigra</i>	Water Oak	Tree	Deciduous	Native	4,5	USDA Zone 5-9
	<i>Quercus pagoda</i>	Cherrybark Oak	Tree	Deciduous	Native	4,5	USDA Zone 4-8
	<i>Quercus palustris</i>	Pin Oak	Tree	Deciduous	Native	4,5	USDA Zone 4-8
	<i>Quercus phellos</i>	Willow Oak	Tree	Deciduous	Native	3,4,5	USDA Zone 5-9
	<i>Quercus shumardii</i>	Shumard Oak	Tree	Deciduous	Native	4,5	USDA Zone 5-9
	<i>Salix caroliniana</i>	Coastal Plain Willow	Tree	Deciduous	Native	3,4,5	USDA Zone 7-8
	<i>Salix nigra</i>	Black Willow	Tree	Deciduous	Native	3,4,5	USDA Zone 2-8
	<i>Taxodium distichum</i> var. <i>distichum</i>	Baldcypress	Tree	Deciduous	Native	2,3,4	USDA Zone 4-9
	<i>Taxodium distichum</i> var. <i>nutans</i>	Pondcypress	Tree	Deciduous	Native	2,3,4	USDA Zone 4-9
	<i>Ulmus americana</i>	American Elm	Tree	Deciduous	Native	3,4,5	USDA Zone 2-9
	<i>Ulmus rubra</i>	Slippery Elm	Tree	Deciduous	Native	3,4,5	USDA Zone 3-9
SHRUBS	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	Shrub	Deciduous	Native	3,4,5	USDA Zone 4-8
	<i>Aesculus pavia</i>	Red Buckeye	Shrub	Deciduous	Native	3,4,5	USDA Zone 4-8
	<i>Alnus serrulata</i>	Hazel Alder	Shrub	Deciduous	Native	3,4,5	USDA Zone 5-8
	<i>Aronia arbutifolia</i>	Red Chokeberry	Shrub	Deciduous	Native	3,4,5	USDA Zone 4-9
	<i>Cephalanthus occidentalis</i>	Common Buttonbush	Shrub	Deciduous	Native	2,3,4	USDA Zone 5-9
	<i>Euonymus atropurpureus</i>	Eastern Burning Bush	Shrub	Deciduous	Native	4,5	USDA Zone 3-7
	<i>Fothergilla gardenii</i>	Fothergilla	Shrub	Deciduous	Native	4,5	USDA Zone 5-8
	<i>Hamamelis virginiana</i>	Witch Hazel	Shrub	Deciduous	Native	3,4,5	USDA Zone 3-8
	<i>Hypericum densiflorum</i>	Common St. Johns Wort	Shrub	Deciduous	Native	4,5	USDA Zone 5-9
	<i>Ilex glabra</i>	Inkberry	Shrub	Evergreen	Native	3,4,5	USDA Zone 4-9
	<i>Ilex verticillata</i>	Winterberry	Shrub	Deciduous	Native	2,3,4	USDA Zone 3-9
	<i>Illex decidua</i>	Decidious Holly	Shrub	Deciduous	Native	3,4,5	USDA Zone 5-9
	<i>Juniperus horizontalis</i>	Creeping Juniper	Shrub	Evergreen	Native	5	USDA Zone 3-9
	<i>Lindera benzoin</i>	Spicebush	Shrub	Deciduous	Native	3,4,5	USDA Zone 4-9

*Hydrologic Zone for Stormwater Pond or Wetland

GRASSES

(From Appendix D, Section 5, Georgia Stormwater Management Manual)

Georgia Native Plant List (continued)							
GRASSES/HERBACEOUS	Scientific Name	Common Name	Habit		H ZONE*		Hardiness
	<i>Andropogon glomeratus</i>	Bushy Broom Grass	Grass	Perennial	Native	3	USDA Zone 5-9
	<i>Andropogon virginicus</i>	Broom Grass	Grass	Perennial	Native	4	USDA Zone 5-8
	<i>Chasmanthium latifolium</i>	Upland Sea-Oats	Grass	Perennial	Native	3	USDA Zone 3-8
	<i>Leersia oryzoides</i>	Rice Cut Grass	Grass	Perennial	Native	2	USDA Zone 3a-9b
	<i>Panicum virgatum</i>	Switchgrass	Grass	Perennial	Native	2	USDA Zone 5-9
	<i>Sorghastrum nutans</i>	Yellow Indian Grass	Grass	Perennial	Native	4	USDA Zone 5-9
	<i>Osmunda cinnamomea</i>	Cinnamon Fern	Fern	Perennial	Native	3	USDA Zone 2-10
	<i>Osmunda regalis</i>	Royal Fern	Fern	Perennial	Native	3	USDA Zone 3-9
	<i>Woodwardia virginica</i>	Virginia Chain Fern	Fern	Perennial	Native	2	USDA Zone 3-10
	<i>Carex</i> spp.	Carex Sedges	Sedge		Use only Native	2	Varies
	<i>Cyperus odoratus</i>	Flat Sedge	Sedge		Native	2	USDA Zone 7-11
	<i>Juncus effusus</i>	Soft Rush	Sedge		Native	2	USDA Zone 4-9
	<i>Scirpus californicus</i>	Giant Bulrush	Sedge		Native	2	USDA Zone 6-9
	<i>Scirpus cyperinus</i>	Woolgrass	Sedge		Native		USDA Zone 4-8
	<i>Scirpus validus</i>	Softstem Bulrush	Sedge		Native	2	USDA Zone 3-9
	<i>Canna flaccida</i>	Golden Canna	Perennial	Perennial	Native	2	USDA Zone 8-11
	<i>Coreopsis leavenworthii</i>	Tickseed	Perennial	Perennial	Native	2	USDA Zone 8-11
	<i>Coreopsis tinctoria</i>	Dwarf Tickseed	Perennial	Perennial	Native	3	USDA Zone 3-11
	<i>Crinum americanum</i>	Swamp Lily	Perennial	Perennial	Native	2	USDA Zone 7-11
	<i>Eleocharis cellulosa</i>	Coastal Spikerush	Perennial	Perennial	Native	2	USDA Zone 8-11
	<i>Eleocharis interstincta</i>	Jonited Spikerush	Perennial	Perennial	Native	2	USDA Zone 8-10
	<i>Eupatorium fistulosum</i>	Joe Pye Weed	Perennial	Perennial	Native	4	USDA Zone 4-8
	<i>Eupatorium purpureum</i>	Joe Pye Weed	Perennial	Perennial	Native		USDA Zone 4-9
	<i>Helianthus angustifolius</i>	Swamp Sunflower	Perennial	Perennial	Native	2	USDA Zone 6-9
	<i>Hibiscus coccineus</i>	Swamp Hibiscus	Perennial	Perennial	Native	2	USDA Zone 6-9
	<i>Iris louisiana</i>	Louisiana Iris	Perennial	Perennial	Native	2	USDA Zone 5-9
	<i>Iris virginica</i>	Southern Blue-Flag	Perennial	Perennial	Native	2	USDA Zone 5-9
	<i>Liatris spicata</i>	Spiked Gayfeather	Perennial	Perennial	Native	3	USDA Zone 3-8
	<i>Lobelia cardinalis</i>	Cardinal Flower	Perennial	Perennial	Native	3	USDA Zone 3-9
	<i>Peltandra virginica</i>	Green Arum	Perennial	Perennial	Native	2	USDA Zone 5-9
	<i>Polygonum hydropiperoides</i>	Smartweed	Perennial	Perennial	Native	2	USDA Zone 3-10
	<i>Pontederia cordata</i>	Pickeralweed	Perennial	Perennial	Native	2	USDA Zone 3-10

*Hydrologic Zone for Stormwater Pond or Wetland

Georgia Native Plant List (continued)

GRASSES/HERBACEOUS	Scientific Name	Common Name	Habit			H ZONE*	Hardiness
	<i>Pontederia lanceolata</i>	Pickerselweed	Perennial	Perennial	Native	2	USDA Zone 3-10
	<i>Rudbeckia hirta</i>	Black-eyed Susan	Perennial	Perennial	Native	4	USDA Zone 3-9
	<i>Rudbeckia laciniata</i>	Greenhead Coneflower	Perennial	Perennial	Native	4	USDA Zone 3-9
	<i>Sagittaria lancifolia</i>	Lance-leaf Arrowhead	Perennial	Perennial	Native	2	USDA Zone 5-10
	<i>Sagittaria latifolia</i>	Duck Potato	Perennial	Perennial	Native	2	USDA Zone 5-10
	<i>Saururus cernuus</i>	Lizard's Tail	Perennial	Perennial	Native	2	USDA Zone 3-9
	<i>Scirpus americanus</i>	Three-square	Perennial	Perennial	Native	2	USDA Zone 3-9
	<i>Thalia geniculata</i>	Alligator Flag	Perennial	Perennial	Native	2	USDA Zone 7-9
	<i>Typha latifolia</i>	Broadleaf Cattail	Perennial	Perennial	Native	2	USDA Zone 3-10
	<i>Vernonia gigantea</i>	Ironweed	Perennial	Perennial	Native	4	USDA Zone 5-8
	<i>Nuphar luteum</i>	Water Lily	Water Lily	Perennial	Native	1	USDA Zone 4-10
	<i>Nymphaea mexicana</i>	Yellow Water Lily	Water Lily	Perennial	Native	1	USDA Zone 3-11
	<i>Nymphaea odorata</i>	Fragrant Water Lily	Water Lily	Perennial	Native	1	USDA Zone 3-11

*Hydrologic Zone for Stormwater Pond or Wetland

PLANTING TECHNIQUES

(adapted from Appendix D, Section 7 of the Georgia Stormwater Management Manual)

Establishment

Slope stabilization methods (such as planted erosion control mats or fiber rolls) should be utilized for slopes susceptible to washout. Erosion control mats and fabrics should also be utilized to protect channels that are susceptible to washing out. Flows should be diverted temporarily from seeded areas until they are stabilized. Aquatic and safety benches should be stabilized with emergent wet-land plants and wet seed mixes

Irrigation

Planting design should minimize the need for a permanent irrigation system, however, irrigation is an important aspect of any landscape establishment. New plantings need two to three years of irrigation to become established but this varies by location and seasonal conditions. Temporary irrigation systems, hand watering or alternative methods of irrigation for landscape establishment should be specified. After that period, native plants will need little to no supplemental irrigation. Where permanent irrigation systems are utilized, they should include a weather-based controller to avoid watering during wet weather. Because bio-retention soils are formulated to infiltrate, irrigation application rates must be properly designed to avoid overwatering and prevent potential discharges via underdrains.



Wet pond in a commercial development acting as a first point of treatment. Note the inclusion of several species of trees and shrubs.

Staking

Provide extra support to trees, especially in high wind areas. They should be securely staked during establishment and inspected once or twice a year and following storm events. Stakes should be removed as soon as they are no longer needed to stabilize the tree (between one and two years).

Weeding

Weeds compete with plants for nutrients, water and sunlight. They should be regularly removed, with their roots, by hand pulling or with manual pincer-type weeding tools. Care should be given to avoid unnecessary compaction of soils while weeding. **Regular mowing** helps prevent weed seeds from being produced. Careful spot spraying is also acceptable, but many herbicides affect seedling grasses and non-target plants. Always read and follow label directions. After the initial establishment period, if chemical weed controls are needed in the pond bottoms of wet detention areas, herbicides should be selected that have an aquatic label. Even herbicides approved for aquatic use should only be used during periods of dry weather and dryer conditions to reduce the amount of herbicide that gets into the water itself. Side slopes generally above the high water line can be sprayed with non-aquatic but non-persistent herbicides as per the manufacturer's recommendations.

Leaf litter and trimmings present during maintenance should be removed from BMP rather than left to decompose because nitrogen levels can be affected and can change the function of the BMP.

Mulching

Compost Mulch (1" - 2") should be applied to specified areas to retain moisture, prevent erosion and suppress weed growth. Reapply annually as the mulch breaks down. Use a compost mulch and avoid bark mulches that can float during storm events.

Fertilization

The design for plantings shall minimize the need for herbicides, fertilizers, pesticides, or soil amendments at any time before, during, and after construction and on a long-term basis. Instead, a compost top dressing or application of compost tea can be used to introduce nutrients and beneficial microorganisms to the soil. Apply compost mulch once per year in spring or fall or spray apply compost tea once per year between March and June.

Plant Replacement

At the end of the first year and again at the end of the two-year warranty period, all plants that do not survive must be replaced to avoid spreading disease, establishment of weeds in bare areas and reduced LID function. Before replacing with the same species, determine if another species may be better suited to the conditions.

MODIFICATION/APPEAL PROCEDURES

These standards and guidelines illustrate and regulate the implementation of the concepts and objectives of the overall goal of improved aesthetics of the City. Their purpose is to convey these fundamental concepts, but also to foster design innovation and collaboration between city staff, developers, and design professionals. Proposed designs that illustrate the spirit and accomplish the goals, but do not conform to these standards must be submitted to the Planning and Development Department on the applicable forms.

NOTE – An Appeal of these Standards may be required in the treatment method is not approved in a zoning district based on these Standards (i.e., site conditions make designing 4:1 side slopes for a proposed pond in a qualifying residential zoning district infeasible.)

NOTE - A Modification of these Standards may be requested when there is a technical issue to meeting these Standards (i.e., soil types, pretreatment requirements or other engineering criteria may make the standard difficult to achieve on a particular site.)

Requests to modify or appeal requirements of these standards will be processed in the same manner as modifications or appeals to other City development criteria, found in *Article 13* of the *Development Regulations*.

The request (s) shall include:

- **Identifying Issue:** Identification of the standard to be waived or varied and why the standard is infeasible.
- **Alternate Design:** Identification of the proposed alternative design or construction criteria.
- **Comparison to Standards:** A thorough description of the variance request and how the new design compares to the standard.
- **Justification:** Indication of how the proposed plan (as varied) advances the purpose of the standard sought to be varied equally well or better than would compliance with such standard.
- **Review Fee:** The owner will be required to pay a Modification Fee to cover administrative costs and engineering review of the request. The fee shall be established by City Council and may be amended from time to time.

Based upon review of the plans and additional information submitted, the City may approve or deny the appeal or modification request. If the City approves the modification/appeal request, the plans will continue to be reviewed and approved within the typical review process. If the City denies the request, the applicant shall subsequently submit revised plans in compliance with these Standards. The City shall provide a written response outlining the basis for all approvals or denials of requests.

NOTE – Any modification requests to steepen side slopes to 2H:1V or for vertical walls, if approved, will include a requirement for additional landscaping and plantings to screen the stormwater management facility from public view above and beyond what is required in these guidelines or in the Loganville Zoning Ordinance and/or Development Regulations.

APPENDICES

GLOSSARY OF TERMS & CONCEPTS

Base Flow – The portion of stream flow that is not runoff and results from seepage of water from the ground into a channel over time. The primary source of running water in a stream during dry weather.

Best Management Practice (BMP), nonstructural– Strategies implemented to control stormwater runoff that focus on pollution prevention, such as alternative site design, education, and good housekeeping measures.

Best Management Practice (BMP), structural – Engineered devices implemented to control, treat, or prevent stormwater runoff.

Bio-filtration – The use of vegetation such as grasses and wetland plants to filter and treat stormwater runoff as it is conveyed through an open channel or swale, or collects in an infiltration basin (see Bio-retention).

Biological Diversity – The concept of multiple species or organisms living together in balance with their environment and each other.

Bio-retention – The use of vegetation in retention areas designed to allow infiltration of runoff into the ground. The plants provide additional pollutant removal and filtering functions.

Detention - The storage and slow release of stormwater following a precipitation event by means of an excavated pond, enclosed depression, or tank. Detention is used for both pollutant removal, stormwater storage, and peak flow reduction. Both wet and dry detention methods can be applied.

Evapotranspiration - The loss of water to the atmosphere through the combined processes of evaporation and transpiration, the process by which plants release water they have absorbed into the atmosphere.

Filter Strip - Grassed strips situated along roads or parking areas that remove pollutants from runoff as it passes through, allowing some infiltration, and reductions of velocity.

Floodplain - Can be either a natural feature or statistically derived area adjacent to a stream or river where water from the stream or river overflows its banks at some frequency during extreme storm events.

Green Roof - A contained space over a building that is covered, partially or entirely, with living plants.

Groundwater - Water that flows below the ground surface through saturated soil, glacial deposits, or rock.

Hydrologic Soil Groups - Soil groups based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- *Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- *Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately

deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

- **Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.
- If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Hydrology - The science addressing the properties, distribution, and circulation of water across the landscape, through the ground, and in the atmosphere.

Impervious surface - A surface that cannot be penetrated by water such as pavement, rock, or a rooftop and thereby prevents infiltration and generates runoff.

Imperviousness - The percentage of impervious cover within a defined area.

Infiltration - The process or rate at which water percolates from the land surface into the ground. Infiltration is also a general category of BMP designed to collect runoff and allow it to flow through the ground for treatment.

Metered Detention and Discharge - A system where stormwater is collected in a cistern pond and then slowly released into the landscape beds or the storm drain in the following hours at the rate that allows for better filtration and is less taxing to the overall community storm drain.

National Pollutant Discharge Elimination System (NPDES) - A provision of the Clean Water Act that prohibits discharge of pollutants into waters of the United States unless a special permit is issued by the EPA, a state, or (where delegated) a tribal government or an Indian reservation.

Outfall - The point of discharge from a river, pipe, drain, etc. to a receiving body of water.

Peak discharge - The greatest volume of stream flow occurring during a storm event.

Pervious - Admitting of passage or entrance. Material that permits elements such as water and oxygen to enter and or pass through.

Polluted runoff - Rainwater or snow melt that picks up pollutants and sediments as it runs off roads, highways, parking lots, lawns, agricultural lands, logging areas, mining sites, septic systems, and other land-use activities that can generate pollutants.

Porous pavement and pavers - Alternatives to conventional asphalt that utilize a variety of porous media, often supported by a structural matrix, concrete grid, or modular pavement, which allow water to percolate through to a sub-base for gradual infiltration.

Retrofit - The creation or modification of a stormwater management practice, usually in a developed area, that improves or combines treatment with existing stormwater infrastructure.

Runoff - Water from rainfall, snow melt, or otherwise discharged that flows across the ground surface instead of infiltrating the ground.

Sanitary sewer system - Underground pipes that carry only domestic or industrial wastewater to a sewage treatment plant or receiving water.

Sedimentation - A solid-liquid separation process utilizing gravitational settling to remove soil or rock particles from the water column.

Siltation - A solid-liquid separation process utilizing gravitational settling to remove fine-grained soil or rock particles from the water column.

Storm sewer system - A system of pipes and channels that carry stormwater runoff from the surfaces of building, paved surfaces, and the land to discharge areas.

Stormwater - Water derived from a storm event or conveyed through a storm sewer system.

Surface water - Water that flows across the land surface, in channels, or is contained in depressions on the land surface (e.g. Runoff, Ponds, Lakes, Rivers, and Streams).

Swale - A natural or human-made open depression or wide, shallow ditch that intermittently contains or conveys runoff. Swales can be equipped with an underdrain or other man-made drainage device and can be used as a BMP to detain and filter runoff.

Urban runoff - Runoff derived from urban or suburban land- uses that is distinguished from agricultural or industrial runoff sources.

Water (hydrologic) cycle - The flow and distribution of water from the sky, to the Earth's surface, through various routes on or in the Earth, and back to the atmosphere. The main components are precipitation, infiltration, surface runoff, evapotranspiration, channel and depression storage, and groundwater.

Water table - The level underground below which the ground is wholly saturated with water.

Watershed - The land area, or catchment, that contributes water to a specific water body. All the rain or snow that falls within this area flows to the water bodies as surface runoff, in tributary streams, or as groundwater.



CALLED COUNCIL MEETING MINUTES

Monday, November 07, 2022 at 6:00 PM

Council Chambers

1. CALL TO ORDER

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

PRESENT

Mayor Skip Baliles

Council Member Jay Boland

Council Member Linda Dodd

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Branden Whitfield

2. MAYOR AND COUNCIL ITEMS

A. LDA Applicant Interviews

Mayor and Council held interviews for a vacant position on the Loganville Development Authority.

Applicants were Tara Argo, Catherine Swanson and Lee Hicks. Each applicant was asked the same questions as listed below and allowed to answer.

Applicants were thanked for their time and the Mayor announced that a recommendation by the Council would be made on Thursday night.

3. ADJOURNMENT

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

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

Meeting adjourned at 6:23pm.

Skip Baliles

Mayor

Kristi Ash

Deputy Clerk



CITY COUNCIL MEETING MINUTES
Thursday, November 10, 2022 at 6:30 PM
Council Chambers

1. CALL TO ORDER

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

PRESENT

Mayor Skip Baliles

Council Member Jay Boland

Council Member Linda Dodd

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Branden Whitfield

A. Invocation and Pledge to the Flag

Dr. Joel Martinez, Loganville Christian Church gave the invocation. In honor of Veteran's Day, Army Veteran Lynn Arnold and Navy Veteran Joel Martinez led the pledge to the flag.

B. Adoption of Agenda

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

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

C. LDA Appointment and Resolution

Motion made by Council Member Dodd to appoint Tara Argo to the LDA and approve the Resolution. Seconded by Council Member Whitfield.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

2. CONSENT AGENDA

Council Member DuVall made a motion to approve the consent agenda as follows:

A. 2023 Pension Payment - \$250,000 General Fund / \$250,000 Water Fund

B. Purchase of Ballistic Shields - \$10,051.92 - Donated Funds from Master's Car Club

C. Purchase of Vehicle for Police Dept - \$50,000.00 NTE from 2019 WCSPLST

D. Southeast Corrections Probation Contract

E. 10-13-2022 Regular Council Meeting Minutes

F. October Financial Report

Seconded by Council Member Huntsinger.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Move to table the following: Case #A22-008; Case #R22-009; Case #A22-012; Case #R22-013; Case #A22-014; Case #R22-015

Motion made by Council Member Dodd to table to the following cases due to Walton County not receiving proper notification from the post office: Case #A22-008; Case #R22-009; Case #A22-012; Case #R22-013; Case #A22-014; Case #R22-015. Seconded by Council Member Long.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. City Manager Purchasing Limit

Increase General Limit to \$15,000.00 and Chemical/Fuel Limit to \$20,000.00.

Motion made by Council Member Huntsinger to increase the City's purchasing limit to \$15,000.00 for General purchases and \$20,000.00 for Chemical/Fuel purchases. Seconded by Council Member DuVall.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Whitfield

Voting Nay: Council Member Long

Motion carried 5-1.

- B. Tyler Technologies Annual Invoice - \$70,912.00 (\$35,456.00 GF / \$35,456.00 WF)

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

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

5. PUBLIC SAFETY COMMITTEE REPORT

- A. Donut Dash Presentation by Police Department

Police Chief Dick Lowry and members of the Loganville Police Department presented a check to Walton County Special Olympics for \$15,313.41 raised from the 2022 Donut Dash.

Motion made by Council Member Huntsinger to approve the donation to the Walton County Special Olympics. Seconded by Council Member Long.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

6. CONTRACT APPROVALS

Tyler Technologies Contract Amendment - Removing ESS Time and Attendance

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

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.

Motion carried 6-0.

7. CITY MANAGER’S REPORT

- A. Authority to Negotiate 2023 LOST in line with other Walton County Cities
Motion made by Council Member Huntsinger to allow City Manager Danny Roberts the authority to negotiate LOST in line with the other Walton County Cities. Seconded by Council Member Dodd.
Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.
Motion carried 6-0.
- B. Letter of Support for Gwinnett County Application for SMART Grant
Motion made by Council Member Whitfield, Seconded by Council Member Boland.
Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.
Motion carried 6-0.

8. CITY ATTORNEY’S UPDATES / REPORTS

- A. Rules of Decorum
Motion made by Council Member Dodd to amend the Rules of Decorum to allow for citizens to address the council for up to 5 minutes following Council Work Sessions. Seconded by Council Member Huntsinger.
Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.
Motion carried 6-0.

9. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Long.
Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Whitfield.
Motion carried 6-0.
Meeting Adjourned at 7:31pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



CALLED CITY COUNCIL MEETING MINUTES

Thursday, December 01, 2022 at 6:30 PM

Council Chambers

1. CALL TO ORDER

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

2. MAYOR AND COUNCIL ITEMS

A. Adoption of the Agenda

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

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Long, Council Member Whitfield.

Motion carried 5-0.

B. Walton County LOST Resolution - Approval

Motion made by Council Member DuVall to adopt the Walton County LOST Resolution and allow the Mayor to sign the necessary documents related to this agreement. Seconded by Council Member Whitfield.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Long, Council Member Whitfield.

Motion carried 5-0.

3. ADJOURNMENT

Motion made by Council Member Dodd, Seconded by Council Member Boland.

Voting Yea: Council Member Boland, Council Member Dodd, Council Member DuVall, Council Member Long, Council Member Whitfield.

Motion carried 5-0.

Meeting adjourned at 6:38pm.

Skip Baliles

Mayor

Kristi Ash

Deputy Clerk



City of Loganville

Section 2, Item G.

Income Statement Account Summary

For Fiscal: 2022-2023 Period Ending: 11/30/2022

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund							
Revenue							
Department: 0000 - Non-Departmental							
100-0000-311100	Real Property Taxes - Current	6,300,000.00	6,300,000.00	-4,996.51	6,846,801.33	6,846,801.33	-546,801.33
100-0000-311131	Motor Vehicle Tax - Current	40,000.00	40,000.00	3,750.72	11,584.20	11,584.20	28,415.80
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	11.04	707.39	707.39	6,292.61
100-0000-311133	Intangible Tax - Current	120,000.00	120,000.00	21,021.30	61,833.31	61,833.31	58,166.69
100-0000-311300	Personal Property - Current	425,000.00	425,000.00	4,222.92	453,052.02	453,052.02	-28,052.02
100-0000-311315	Motor Vehicle Tavt Taxes	450,000.00	450,000.00	64,601.92	212,698.95	212,698.95	237,301.05
100-0000-311600	Real Estate Transfer Tax	45,000.00	45,000.00	6,873.20	15,028.53	15,028.53	29,971.47
100-0000-311700	Electric Franchise Tax	610,000.00	610,000.00	0.00	0.00	0.00	610,000.00
100-0000-311730	Gas Franchise Tax	92,000.00	92,000.00	0.00	104,969.30	104,969.30	-12,969.30
100-0000-311750	Television Cable Franchise Tax	125,000.00	125,000.00	-3,424.54	60,476.50	60,476.50	64,523.50
100-0000-311760	Telephone Franchise Tax	6,600.00	6,600.00	0.00	2,591.87	2,591.87	4,008.13
100-0000-313100	Local Option Sales Tax & Use Tax	1,800,000.00	1,800,000.00	182,731.20	752,987.12	752,987.12	1,047,012.88
100-0000-314100	Excise Tax By Drink	35,000.00	35,000.00	4,256.08	14,411.02	14,411.02	20,588.98
100-0000-314200	Alcoholic Beverage Excise Tax	460,000.00	460,000.00	37,938.38	193,253.89	193,253.89	266,746.11
100-0000-316100	Business & Occupation Taxes	500,000.00	500,000.00	114,530.23	144,021.77	144,021.77	355,978.23
100-0000-316200	Insurance Premium Taxes	900,000.00	900,000.00	0.00	1,206,197.04	1,206,197.04	-306,197.04
100-0000-316400	Energy Excise Tax Gw	500.00	500.00	172.02	529.65	529.65	-29.65
100-0000-319110	Real Property Tax Penalties	25,000.00	25,000.00	3,952.03	4,259.65	4,259.65	20,740.35
100-0000-319120	Personal Property Tax Penalties	5,000.00	5,000.00	650.49	966.85	966.85	4,033.15
100-0000-319500	Fifa	8,000.00	8,000.00	0.00	200.00	200.00	7,800.00
100-0000-321110	Beer & Wine License / Permit	32,000.00	32,000.00	12,500.00	26,000.00	26,000.00	6,000.00
100-0000-321140	Liquor License / Permit	35,000.00	35,000.00	21,650.00	33,500.00	33,500.00	1,500.00
100-0000-322200	Sign Permits	6,000.00	6,000.00	275.00	2,625.00	2,625.00	3,375.00
100-0000-322240	Development Permits	7,000.00	7,000.00	0.00	3,525.00	3,525.00	3,475.00
100-0000-323100	Building Permits	200,000.00	200,000.00	3,002.47	203,997.57	203,997.57	-3,997.57
100-0000-323190	Fire Inspections	60,000.00	60,000.00	8,334.00	20,622.20	20,622.20	39,377.80
100-0000-331150	Lci Study Grant	125,000.00	125,000.00	0.00	0.00	0.00	125,000.00
100-0000-334500	Miscellaneous Grants	0.00	0.00	0.00	28,720.00	28,720.00	-28,720.00
100-0000-335120	Intergovernmental Revenues	55,000.00	55,000.00	0.00	143,807.30	143,807.30	-88,807.30
100-0000-335121	Lmig Road Work	137,552.00	137,552.00	0.00	0.00	0.00	137,552.00
100-0000-338000	Housing Auth - In Lieu Of Taxes	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-0000-341120	Probation Fee	200,000.00	200,000.00	14,107.75	76,242.25	76,242.25	123,757.75
100-0000-341300	Administrative Fee - Capital Recove	50,000.00	50,000.00	2,394.80	79,291.82	79,291.82	-29,291.82
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	0.00	2,550.00	2,550.00	12,450.00
100-0000-341302	Administrative Plan Review Fees	50,000.00	50,000.00	4,887.85	111,337.81	111,337.81	-61,337.81
100-0000-341303	Annexation Application	0.00	0.00	0.00	900.00	900.00	-900.00
100-0000-341304	Alcoholic Beverage Application	1,600.00	1,600.00	0.00	0.00	0.00	1,600.00
100-0000-341305	Rezoning Application	1,500.00	1,500.00	0.00	3,000.00	3,000.00	-1,500.00
100-0000-341306	Variance Application	1,500.00	1,500.00	0.00	300.00	300.00	1,200.00
100-0000-341390	Epd - Npdes Fees	4,000.00	4,000.00	0.00	752.80	752.80	3,247.20
100-0000-341391	Sign Reimbursements	0.00	0.00	0.00	50.00	50.00	-50.00
100-0000-341392	Land Disturbance Permit	2,000.00	2,000.00	0.00	1,778.20	1,778.20	221.80
100-0000-341400	Printing & Duplicating Services	500.00	500.00	17.27	240.66	240.66	259.34
100-0000-341700	Admin Charges	60,000.00	60,000.00	1,650.00	36,500.00	36,500.00	23,500.00
100-0000-342120	Accident Reports	6,500.00	6,500.00	50.00	2,970.00	2,970.00	3,530.00
100-0000-342320	Fingerprinting Fees	250.00	250.00	0.00	-51.50	-51.50	301.50
100-0000-346400	Background Check Fees	5,000.00	5,000.00	935.00	5,030.00	5,030.00	-30.00
100-0000-349300	Bad Check Fees	200.00	200.00	30.00	30.00	30.00	170.00
100-0000-351170	Municipal Court Fines	500,000.00	500,000.00	22,787.00	130,993.00	130,993.00	369,007.00
100-0000-351171	Code Enforcement Fines	200.00	200.00	100.00	150.00	150.00	50.00

Income Statement

For Fiscal: 2022-2023 Per

Section 2, ItemG.

2

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-351175	Fire Fines And Fees	0.00	0.00	125.00	725.00	725.00	-725.00
100-0000-361000	Interest Revenues	5,000.00	5,000.00	0.00	6,337.03	6,337.03	-1,337.03
100-0000-371250	Police Fund Donations	1,000.00	1,000.00	-18,407.63	9,527.95	-487.97	1,487.97
100-0000-371300	D.A.R.E. Fund Donations	3,000.00	3,000.00	-170.00	0.00	0.00	3,000.00
100-0000-389000	Bank Charges & Misc.	3,000.00	3,000.00	1,036.16	1,883.93	1,883.93	1,116.07
100-0000-389150	Rental Receipts	40,000.00	40,000.00	1,275.00	25,437.50	25,437.50	14,562.50
100-0000-389175	Event Receipts	60,000.00	60,000.00	5,149.09	34,826.41	34,826.41	25,173.59
100-0000-391220	Transfers In - Sanitation Fund	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
100-0000-391230	Transfer In - Hotel/Motel	40,000.00	40,000.00	0.00	1,160.63	1,160.63	38,839.37
Department: 0000 - Non-Departmental Total:		13,964,402.00	13,964,402.00	518,019.24	11,081,330.95	11,071,315.03	2,893,086.97
Revenue Total:		13,964,402.00	13,964,402.00	518,019.24	11,081,330.95	11,071,315.03	2,893,086.97

Expense

Department: 1100 - Legislative

100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	18,840.00	18,840.00	29,160.00
100-1100-512200	Fica & Medicare	3,672.00	3,672.00	306.00	1,441.27	1,441.27	2,230.73
100-1100-512400	Pmts To Retirement Sys	6,400.00	6,400.00	564.75	2,808.91	2,808.91	3,591.09
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1100-521201	Legal Expenses	15,000.00	15,000.00	3,325.00	3,401.00	3,401.00	11,599.00
100-1100-521301	Computer Services	1,000.00	1,000.00	158.76	-309.29	-179.44	1,179.44
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
100-1100-523500	Travel	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-1100-523600	Dues & Fees	0.00	0.00	0.00	875.00	875.00	-875.00
100-1100-523700	Education & Training	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1100-523900	Other	1,000.00	1,000.00	0.00	381.56	381.56	618.44
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	150.00	150.00	850.00
100-1100-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-531100	General Supplies & Mater	500.00	500.00	0.00	126.12	126.12	373.88
100-1100-531300	Food	1,000.00	1,000.00	0.00	84.20	84.20	915.80
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		103,322.00	103,322.00	8,354.51	27,798.77	27,928.62	75,393.38

Department: 1300 - Executive

100-1300-511100	Salaries & Wages - Executive	260,000.00	260,000.00	26,633.99	101,072.43	101,072.43	158,927.57
100-1300-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-1300-512100	Group Insurance	82,000.00	82,000.00	6,843.14	34,149.97	34,149.97	47,850.03
100-1300-512200	Fica & Medicare	21,000.00	21,000.00	2,009.07	7,633.63	7,633.63	13,366.37
100-1300-512400	Pmts To Retirement Sys	36,000.00	36,000.00	3,058.89	15,214.47	15,214.47	20,785.53
100-1300-512700	Workers Compensation	800.00	800.00	0.00	249.48	249.48	550.52
100-1300-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
100-1300-521200	Professional Services	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-1300-521201	Legal Expenses	6,000.00	6,000.00	1,615.00	2,071.00	2,071.00	3,929.00
100-1300-521202	Engineering Fees	10,000.00	10,000.00	1,396.75	11,784.75	14,721.00	-4,721.00
100-1300-523500	Travel	1,000.00	1,000.00	0.00	0.00	559.50	440.50
100-1300-523510	City Manager Car Allowance	9,100.00	9,100.00	700.00	3,398.50	3,398.50	5,701.50
100-1300-523600	Dues & Fees	250.00	250.00	25.00	3,727.36	3,727.36	-3,477.36
100-1300-523700	Education & Training	2,500.00	2,500.00	0.00	435.00	435.00	2,065.00
100-1300-523900	Other	3,500.00	3,500.00	0.00	362.88	362.88	3,137.12
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,500.00	1,500.00	0.00	0.00	148.53	1,351.47
100-1300-531101	Office Supplies	1,000.00	1,000.00	122.36	122.36	122.36	877.64
100-1300-531102	Computer Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531114	Flowers & Plants	500.00	500.00	178.66	276.23	276.23	223.77
100-1300-531300	Food	1,500.00	1,500.00	171.81	1,950.64	4,626.43	-3,126.43
100-1300-531600	Sm Equip Purchase <\$5,000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1300 - Executive Total:		446,150.00	446,150.00	42,754.67	182,448.70	188,768.77	257,381.23

Department: 1510 - Financial Administration

100-1510-511100	Salaries & Wages - Gen Adm/Ch	297,205.00	297,205.00	27,618.48	113,606.60	113,606.60	183,598.40
100-1510-511300	Overtime Pay	3,200.00	3,200.00	20.55	717.25	717.25	2,482.75

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100-1510-512100	Group Insurance	101,300.00	101,300.00	8,440.50	42,202.50	42,202.50	59,097.50
100-1510-512200	Fica & Medicare	22,985.00	22,985.00	2,052.71	8,477.93	8,477.93	14,507.07
100-1510-512400	Pmts To Retirement Sys	41,650.00	41,650.00	3,496.60	17,391.59	17,391.59	24,258.41
100-1510-512700	Workers Compensation	5,900.00	5,900.00	0.00	2,307.48	2,307.48	3,592.52
100-1510-521101	Fifa Expense	1,500.00	1,500.00	0.00	42.00	42.00	1,458.00
100-1510-521200	City Attorney & Retainer	10,000.00	10,000.00	1,026.00	1,026.00	1,026.00	8,974.00
100-1510-521202	Engineering Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-1510-521203	Audit Fees	20,000.00	20,000.00	0.00	3,500.00	3,500.00	16,500.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	0.00	0.00	0.00	12,000.00
100-1510-521207	Codification Of City Code	1,800.00	1,800.00	0.00	203.22	203.22	1,596.78
100-1510-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-523130	General Liability	43,000.00	43,000.00	0.00	47,904.00	47,904.00	-4,904.00
100-1510-523201	Postage	8,500.00	8,500.00	0.00	3,320.88	3,320.88	5,179.12
100-1510-523301	Advertising Expense	1,500.00	1,500.00	216.00	984.00	1,194.00	306.00
100-1510-523400	Printing & Binding	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1510-523600	Dues & Fees	12,000.00	12,000.00	0.00	4,726.20	4,726.20	7,273.80
100-1510-523700	Education & Training	1,000.00	1,000.00	229.00	229.00	229.00	771.00
100-1510-523900	Other	1,500.00	1,500.00	1,250.20	3,677.79	3,677.79	-2,177.79
100-1510-531100	General Supplies & Materials	3,203.00	3,203.00	302.20	1,197.30	1,736.37	1,466.63
100-1510-531101	Office Supplies	7,000.00	7,000.00	1,000.76	3,512.50	3,512.50	3,487.50
100-1510-531112	Flowers & Plants	500.00	500.00	284.32	284.32	284.32	215.68
100-1510-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-541200	Site Improvements	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-1510-541300	Buildings	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-1510-581200	Principal - Lease	109,501.00	109,501.00	0.00	27,151.27	27,151.27	82,349.73
100-1510-582200	Interest - Leases	23,442.00	23,442.00	0.00	6,084.05	6,084.05	17,357.95
Department: 1510 - Financial Administration Total:		787,186.00	787,186.00	45,937.32	288,545.88	289,294.95	497,891.05
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	132,000.00	132,000.00	15,289.93	53,089.04	53,089.04	78,910.96
100-1535-511300	Overtime Pay	1,000.00	1,000.00	0.00	455.55	455.55	544.45
100-1535-512100	Group Insurance	40,000.00	40,000.00	2,387.00	11,935.00	11,935.00	28,065.00
100-1535-512200	Fica & Medicare	10,175.00	10,175.00	1,146.51	3,995.24	3,995.24	6,179.76
100-1535-512400	Pmts To Retirement Sys	20,000.00	20,000.00	1,552.97	7,724.26	7,724.26	12,275.74
100-1535-512810	Uniforms	750.00	750.00	0.00	231.93	390.11	359.89
100-1535-521208	Professional Service	1,050.00	1,050.00	0.00	0.00	0.00	1,050.00
100-1535-521301	Computer Services	120,000.00	120,000.00	45,023.45	63,413.23	73,681.34	46,318.66
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	32,315.00	32,315.00	4,710.44	16,770.10	16,770.10	15,544.90
100-1535-522206	Computer Repair & Maint	21,950.00	21,950.00	27.96	5,600.19	4,195.16	17,754.84
100-1535-523130	General Liability	9,311.00	9,311.00	0.00	12,438.40	12,438.40	-3,127.40
100-1535-523200	Telephone	49,930.00	49,930.00	5,227.41	21,249.49	21,249.49	28,680.51
100-1535-523201	Postage	250.00	250.00	0.00	15.79	15.79	234.21
100-1535-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1535-523700	Education & Training	7,200.00	7,200.00	0.00	0.00	330.00	6,870.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	800.00	800.00	0.00	199.00	199.00	601.00
100-1535-531101	Office Supplies	1,500.00	1,500.00	81.36	818.74	927.43	572.57
100-1535-531102	Computer Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531600	Sm Equip Purchase <\$5,000	53,275.00	53,275.00	311.87	2,231.34	3,873.69	49,401.31
100-1535-531700	Other Supplies	100.00	100.00	0.00	0.00	0.00	100.00
100-1535-541400	Infrastructure	71,000.00	71,000.00	0.00	42,961.44	42,961.44	28,038.56
100-1535-542200	Vehicles	40,500.00	40,500.00	0.00	0.00	0.00	40,500.00
100-1535-542400	Computer Equipment	0.00	0.00	819.50	1,229.25	0.00	0.00
Department: 1535 - It - Data Processing/Mis Total:		616,656.00	616,656.00	76,578.40	244,357.99	254,231.04	362,424.96
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	57,000.00	57,000.00	5,141.91	36,263.46	36,263.46	20,736.54
100-1565-512100	Group Insurance	18,000.00	18,000.00	2,943.25	14,716.25	14,716.25	3,283.75
100-1565-512200	Fica & Medicare	4,360.00	4,360.00	374.47	2,626.39	2,626.39	1,733.61
100-1565-512400	Pmts To Retirement Sys	8,000.00	8,000.00	670.60	3,335.48	3,335.48	4,664.52

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100-1565-512700	Workers Compensation	8,000.00	8,000.00	0.00	7,801.60	7,801.60	198.40
100-1565-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1565-521200	Contracted Professional Services	30,000.00	30,000.00	8,554.50	15,116.34	19,096.34	10,903.66
100-1565-521301	Computer Services	0.00	0.00	0.00	29.99	29.99	-29.99
100-1565-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-1565-522203	Mach & Equip Rep & Maint	0.00	0.00	872.00	872.00	872.00	-872.00
100-1565-522204	Building Repairs & Maint	130,000.00	130,000.00	1,726.08	27,715.21	25,950.25	104,049.75
100-1565-522207	Park Maintenance & Recreation	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-1565-523140	Property Insurance	17,000.00	17,000.00	0.00	17,000.00	17,000.00	0.00
100-1565-523200	Telephone	0.00	0.00	0.00	82.50	82.50	-82.50
100-1565-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-1565-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1565-523800	Licenses	100.00	100.00	0.00	0.00	0.00	100.00
100-1565-523900	Other	2,500.00	2,500.00	0.00	52.99	52.99	2,447.01
100-1565-531100	General Supplies & Mater	10,000.00	10,000.00	254.24	942.93	942.93	9,057.07
100-1565-531105	Hand Tools	1,000.00	1,000.00	0.00	98.16	98.16	901.84
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	5,065.93	20,801.46	20,801.46	39,198.54
100-1565-531220	Natural Gas	35,000.00	35,000.00	1,532.38	4,082.47	4,082.47	30,917.53
100-1565-531230	Electricity	190,000.00	190,000.00	12,247.76	55,682.09	55,682.09	134,317.91
100-1565-531600	Sm Equip Purchase <\$5,000	3,000.00	3,000.00	0.00	488.56	488.56	2,511.44
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-1565-541200	Site Improvements	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1565-542100	Machinery	20,000.00	20,000.00	19,517.76	19,517.76	19,517.76	482.24
Department: 1565 - General Gov Building & PI Total:		623,560.00	623,560.00	58,900.88	227,225.64	229,440.68	394,119.32
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Judge	222,500.00	222,500.00	13,883.95	56,740.37	56,740.37	165,759.63
100-2000-511300	Overtime Pay	250.00	250.00	0.00	95.17	95.17	154.83
100-2000-512100	Group Insurance	60,000.00	60,000.00	2,986.25	14,931.25	14,931.25	45,068.75
100-2000-512200	Fica & Medicare	15,500.00	15,500.00	1,017.69	4,155.89	4,155.89	11,344.11
100-2000-512400	Pmts To Retirement Sys	28,000.00	28,000.00	2,382.40	11,849.72	11,849.72	16,150.28
100-2000-521201	Legal Expenses	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-2000-521202	JUDGE	25,000.00	25,000.00	2,083.33	10,416.65	10,416.65	14,583.35
100-2000-521204	Solicitor	14,000.00	14,000.00	0.00	7,000.00	7,000.00	7,000.00
100-2000-521205	Public Defender	20,000.00	20,000.00	501.00	6,973.20	8,298.45	11,701.55
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	300.00	825.00	825.00	2,675.00
100-2000-523500	Travel	1,000.00	1,000.00	0.00	86.87	86.87	913.13
100-2000-523600	Dues & Fees	300.00	300.00	0.00	0.00	0.00	300.00
100-2000-523700	Education & Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-2000-523900	Other	500.00	500.00	0.00	0.00	0.00	500.00
100-2000-531100	General Supplies & Mater	3,000.00	3,000.00	0.00	951.91	951.91	2,048.09
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	3,348.78	10,431.67	10,431.67	34,568.33
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	3,485.24	10,428.59	10,428.59	39,571.41
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,445.64	4,864.87	4,864.87	20,135.13
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	392.73	2,513.84	2,513.84	4,486.16
100-2000-571060	Courtware Solutions	52,000.00	52,000.00	5,500.00	12,115.14	12,115.14	39,884.86
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	6,343.41	21,207.18	21,207.18	73,792.82
Department: 2000 - Judicial Total:		675,050.00	675,050.00	43,670.42	175,587.32	176,912.57	498,137.43
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	1,860,000.00	1,860,000.00	166,586.20	677,809.56	677,809.56	1,182,190.44
100-3200-511300	Overtime Pay	92,300.00	92,300.00	21,454.63	53,751.46	53,751.46	38,548.54
100-3200-511301	Overtime Pay Dea	42,000.00	42,000.00	0.00	9,099.61	9,099.61	32,900.39
100-3200-512100	Group Insurance	650,000.00	650,000.00	51,472.75	244,460.75	244,460.75	405,539.25
100-3200-512200	Fica & Medicare	153,500.00	153,500.00	13,751.01	53,922.71	53,922.71	99,577.29
100-3200-512400	Pmts To Retirement Sys	252,000.00	252,000.00	21,882.81	108,841.92	108,841.92	143,158.08
100-3200-512700	Workers Compensation	101,000.00	101,000.00	0.00	30,505.59	30,505.59	70,494.41
100-3200-512810	Uniforms	25,000.00	25,000.00	5,001.07	11,373.78	11,740.01	13,259.99
100-3200-521201	Legal Expenses	0.00	0.00	0.00	228.00	228.00	-228.00
100-3200-521209	Professional Service	5,200.00	5,200.00	568.02	2,972.08	3,110.10	2,089.90
100-3200-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00

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100-3200-521302	Pre-Employment Screening	1,500.00	1,500.00	0.00	555.00	555.00	945.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	9.17	4,209.48	4,209.48	4,290.52
100-3200-523160	Law Enforcement Liabili	19,000.00	19,000.00	0.00	18,982.00	18,982.00	18.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	0.00	548.00	548.00	1,452.00
100-3200-523500	Travel	2,000.00	2,000.00	0.00	727.70	727.70	1,272.30
100-3200-523600	Dues & Fees	2,000.00	2,000.00	330.00	761.95	1,032.95	967.05
100-3200-523700	Education & Training	4,000.00	4,000.00	0.00	750.00	750.00	3,250.00
100-3200-523900	Other	2,500.00	2,500.00	0.00	2,748.95	2,748.95	-248.95
100-3200-523905	Police Fund Expenses	3,000.00	3,000.00	0.00	771.42	771.42	2,228.58
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	18,000.00	18,000.00	339.26	5,263.71	6,220.69	11,779.31
100-3200-531101	Office Supplies	13,000.00	13,000.00	862.32	4,327.27	4,712.62	8,287.38
100-3200-531102	Computer Supplies	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-531104	Ammunition	12,000.00	12,000.00	0.00	0.00	10,193.48	1,806.52
100-3200-531270	Gasoline Expense	0.00	0.00	0.00	240.13	240.13	-240.13
100-3200-531600	Sm Equip Purchase <\$5,000	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-542200	Vehicles	102,000.00	102,000.00	0.00	0.00	0.00	102,000.00
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		3,389,500.00	3,389,500.00	282,257.24	1,232,851.07	1,245,162.13	2,144,337.87

Department: 3500 - Fire

100-3500-511100	Salaries & Wages - Fire Dept	1,855,394.00	1,855,394.00	152,523.84	635,763.47	635,763.47	1,219,630.53
100-3500-511300	Overtime Pay	61,303.00	61,303.00	2,699.26	9,526.31	9,526.31	51,776.69
100-3500-512100	Group Insurance	645,357.00	645,357.00	39,279.75	205,333.75	205,333.75	440,023.25
100-3500-512110	Fire Cancer Insurance-Hb 146	5,256.00	5,256.00	2,404.95	2,404.95	2,404.95	2,851.05
100-3500-512200	Fica & Medicare	146,625.00	146,625.00	11,264.07	46,714.97	46,714.97	99,910.03
100-3500-512400	Pmts To Retirement Sys	249,000.00	249,000.00	21,828.62	108,572.41	108,572.41	140,427.59
100-3500-512700	Workers Compensation	50,340.00	50,340.00	0.00	16,621.87	16,621.87	33,718.13
100-3500-512810	Uniforms	20,100.00	20,100.00	0.00	0.00	0.00	20,100.00
100-3500-512108	Professional -Med Service	11,480.00	11,480.00	0.00	0.00	11,480.00	0.00
100-3500-521302	Drug Testing	250.00	250.00	0.00	200.00	200.00	50.00
100-3500-522203	Mach & Equip Rep & Maint	26,850.00	26,850.00	422.00	4,878.39	19,798.39	7,051.61
100-3500-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523600	Dues & Fees	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523700	Education & Training	10,000.00	10,000.00	0.00	1,345.50	1,345.50	8,654.50
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523800	Licenses	500.00	500.00	0.00	223.25	180.00	320.00
100-3500-523900	Other	3,500.00	3,500.00	0.00	0.00	2,000.00	1,500.00
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	1,340.43	4,050.13	5,949.87
100-3500-531101	Office Supplies	2,000.00	2,000.00	0.00	445.58	431.79	1,568.21
100-3500-531600	Sm Equip Purchase <\$5,000	46,353.00	46,353.00	0.00	331.06	331.06	46,021.94
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	729.24	270.76
100-3500-531710	Medical Supplies	17,000.00	17,000.00	1,330.16	1,428.79	5,652.27	11,347.73
100-3500-541300	Buildings	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-3500-581200	Principal - Lease	146,170.00	146,170.00	0.00	0.00	146,169.08	0.92
100-3500-582200	Interest - Leases	11,332.00	11,332.00	0.00	0.00	11,331.19	0.81
Department: 3500 - Fire Total:		3,333,810.00	3,333,810.00	231,752.65	1,035,130.73	1,228,636.38	2,105,173.62

Department: 4100 - Public Works

100-4100-511100	Salaries & Wages - Public Works	377,912.00	377,912.00	34,085.57	117,878.56	117,878.56	260,033.44
100-4100-511300	Overtime Pay	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4100-512100	Group Insurance	213,033.00	213,033.00	14,096.75	72,466.00	72,466.00	140,567.00
100-4100-512200	Fica & Medicare	30,674.00	30,674.00	2,414.96	8,256.39	8,256.39	22,417.61
100-4100-512400	Pmts To Retirement Sys	54,000.00	54,000.00	4,446.12	22,114.35	22,114.35	31,885.65
100-4100-512700	Workers Compensation	46,137.00	46,137.00	0.00	15,737.03	15,737.03	30,399.97
100-4100-512810	Uniforms	7,000.00	7,000.00	132.72	1,891.22	2,007.65	4,992.35
100-4100-521302	Drug Testing	50.00	50.00	0.00	50.00	50.00	0.00
100-4100-522140	Lawn Care	7,000.00	7,000.00	489.50	2,740.90	2,740.90	4,259.10
100-4100-522203	Mach & Equip Rep & Maint	7,000.00	7,000.00	0.00	4,868.16	4,943.16	2,056.84

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100-4100-522320	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	1,211.60	-211.60
100-4100-523900	Other	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4100-531100	General Supplies & Materials	7,000.00	7,000.00	849.50	5,420.77	5,599.11	1,400.89
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4100-531250	Oil Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4100-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	466.09	466.09	4,533.91
100-4100-531700	Other Supplies	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 4100 - Public Works Total:		769,806.00	769,806.00	56,515.12	251,889.47	253,470.84	516,335.16
Department: 4200 - Highways And Streets							
100-4200-511100	Regular Pay	194,366.00	194,366.00	16,045.40	62,493.02	62,493.02	131,872.98
100-4200-511300	Overtime Pay	5,000.00	5,000.00	50.02	348.97	348.97	4,651.03
100-4200-512100	Group Insurance	73,454.00	73,454.00	6,293.00	27,993.00	27,993.00	45,461.00
100-4200-512200	Fica & Medicare	14,869.00	14,869.00	1,180.37	4,586.66	4,586.66	10,282.34
100-4200-512400	Pmts To Retirement Sys	27,069.00	27,069.00	2,286.71	11,373.76	11,373.76	15,695.24
100-4200-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
100-4200-521202	Engineering Fees	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
100-4200-521302	Drug Test & Med Service	200.00	200.00	0.00	100.00	100.00	100.00
100-4200-521303	Technical Services	3,000.00	3,000.00	0.00	2,940.00	2,940.00	60.00
100-4200-521307	Technical Service-Mapping	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-4200-522203	Mach & Equip Rep & Maint	7,000.00	7,000.00	0.00	5,578.09	7,244.99	-244.99
100-4200-522211	Sidewalk Repair & Maint	15,000.00	15,000.00	0.00	0.00	2,580.00	12,420.00
100-4200-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-4200-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523700	Education & Training	2,500.00	2,500.00	975.75	975.75	975.75	1,524.25
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4200-531100	General Supplies & Mater	8,000.00	8,000.00	0.00	818.78	2,449.28	5,550.72
100-4200-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4200-531105	Hand Tools	3,500.00	3,500.00	0.00	593.00	593.00	2,907.00
100-4200-531109	Chemicals	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-4200-531110	Street Repair	137,000.00	137,000.00	0.00	18,626.50	20,621.50	116,378.50
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531112	Lmig Street Repair & Maint	346,317.00	346,317.00	5,469.16	426,047.61	426,047.61	-79,730.61
100-4200-531113	Street Signs	7,500.00	7,500.00	627.79	829.79	6,921.45	578.55
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-4200-531532	Street Light - Utility	160,000.00	160,000.00	15,834.78	63,556.70	63,556.70	96,443.30
100-4200-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4200-531610	Infrastructure < \$25,000	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00
100-4200-542100	Machinery	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
Department: 4200 - Highways And Streets Total:		1,198,275.00	1,198,275.00	48,762.98	626,861.63	640,825.69	557,449.31
Department: 4900 - Fleet Maintenance & Shop							
100-4900-511100	Regular Pay-Fleet Maint & Shop	190,500.00	190,500.00	16,659.27	67,619.77	67,619.77	122,880.23
100-4900-511300	Overtime Pay	1,500.00	1,500.00	0.00	129.67	129.67	1,370.33
100-4900-512100	Group Insurance	80,000.00	80,000.00	6,061.00	25,718.75	25,718.75	54,281.25
100-4900-512200	Fica & Medicare	15,000.00	15,000.00	1,207.72	4,906.42	4,906.42	10,093.58
100-4900-512400	Payments To Retirement	29,000.00	29,000.00	2,241.22	11,147.51	11,147.51	17,852.49
100-4900-512700	Workers Compensation	5,500.00	5,500.00	0.00	2,132.58	2,132.58	3,367.42
100-4900-512810	Uniforms	4,500.00	4,500.00	634.81	1,429.49	1,548.75	2,951.25
100-4900-521302	Drug Testing	50.00	50.00	0.00	50.00	50.00	0.00
100-4900-522202	Auto & Truck Rep & Maint	130,000.00	130,000.00	9,681.49	35,962.34	53,350.69	76,649.31
100-4900-522203	Mach & Equip Rep & Maint	5,000.00	5,000.00	0.00	145.00	1,827.00	3,173.00
100-4900-523170	Auto Liability	88,700.00	88,700.00	0.00	93,778.38	93,778.38	-5,078.38
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	43.50	43.50	206.50
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-531100	General Supplies & Mater	4,000.00	4,000.00	30.84	1,906.16	2,490.50	1,509.50
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00

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100-4900-531105	Hand Tools	5,000.00	5,000.00	118.65	966.53	1,269.52	3,730.48
100-4900-531250	Oil Expense	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-4900-531270	Gasoline Expense	190,000.00	190,000.00	12,848.97	72,145.58	76,484.31	113,515.69
100-4900-531600	Sm Equip Purchase <\$5000	5,000.00	5,000.00	0.00	689.35	689.35	4,310.65
100-4900-542100	Machinery	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-4900-542200	Vehicles	0.00	0.00	0.00	89,574.00	0.00	0.00
Department: 4900 - Fleet Maintenance & Shop Total:		779,500.00	779,500.00	49,483.97	408,345.03	343,186.70	436,313.30
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	33,309.50	33,309.50	99,928.50
Department: 6500 - Libraries Total:		140,738.00	140,738.00	0.00	33,309.50	33,309.50	107,428.50
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	289,541.00	289,541.00	24,503.79	91,768.69	91,768.69	197,772.31
100-7400-511300	Overtime Pay	1,000.00	1,000.00	46.89	46.89	46.89	953.11
100-7400-512100	Group Insurance	84,000.00	84,000.00	6,036.25	30,147.25	30,147.25	53,852.75
100-7400-512200	Fica & Medicare	20,144.00	20,144.00	1,822.90	6,722.38	6,722.38	13,421.62
100-7400-512400	Pmts To Retirement Sys	40,000.00	40,000.00	3,406.44	16,943.13	16,943.13	23,056.87
100-7400-512810	Uniforms	1,500.00	1,500.00	248.04	700.01	700.01	799.99
100-7400-521201	Legal Expenses	10,000.00	10,000.00	794.50	794.50	794.50	9,205.50
100-7400-521202	Engineering Fees	20,000.00	20,000.00	0.00	2,900.00	2,900.00	17,100.00
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	0.00	0.00	2,400.00
100-7400-523301	Advertising Expense	500.00	500.00	40.00	80.00	80.00	420.00
100-7400-523400	Printing & Binding	1,000.00	1,000.00	0.00	800.00	800.00	200.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	549.00	549.00	451.00
100-7400-523600	Dues & Fees	400.00	400.00	0.00	0.00	0.00	400.00
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	490.00	490.00	4,010.00
100-7400-523800	Licenses	400.00	400.00	11.95	47.80	47.80	352.20
100-7400-523900	Other	1,000.00	1,000.00	551.33	610.33	610.33	389.67
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	200.98	361.15	361.15	2,138.85
100-7400-531101	Office Supplies	2,500.00	2,500.00	0.00	351.28	351.28	2,148.72
100-7400-531102	Computer Supplies	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7400-531600	Sm Equip Purchase <\$5,000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 7400 - Planning & Zoning Total:		486,485.00	486,485.00	37,663.07	153,312.41	153,312.41	333,172.59
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	112,467.00	112,467.00	9,650.76	38,346.14	38,346.14	74,120.86
100-7545-511300	Overtime Pay	52,200.00	52,200.00	590.44	15,552.74	15,552.74	36,647.26
100-7545-512100	Group Insurance	37,200.00	37,200.00	2,152.25	10,693.25	10,693.25	26,506.75
100-7545-512200	Fica & Medicare	12,705.00	12,705.00	748.33	3,908.14	3,908.14	8,796.86
100-7545-512400	Payments To Retirement	16,650.00	16,650.00	1,323.17	6,581.26	6,581.26	10,068.74
100-7545-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
100-7545-523301	Advertising Expense	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
100-7545-523400	Printing	2,000.00	2,000.00	0.00	0.00	136.32	1,863.68
100-7545-523600	Dues & Fees	1,000.00	1,000.00	0.00	499.63	499.63	500.37
100-7545-523900	Other	500.00	500.00	0.00	175.00	175.00	325.00
100-7545-531100	General Supplies & Materials	11,000.00	11,000.00	6,204.40	7,111.57	8,006.99	2,993.01
100-7545-531112	Flowers	250.00	250.00	0.00	0.00	0.00	250.00
100-7545-531300	Food	12,000.00	12,000.00	2,403.56	3,739.72	3,755.72	8,244.28
100-7545-572010	Events - Etc.	86,635.00	86,635.00	4,875.31	33,974.55	35,074.55	51,560.45
Department: 7545 - Economic Development - Total:		348,607.00	348,607.00	27,948.22	120,582.00	122,729.74	225,877.26
Department: 7550 - 7550							
100-7550-511100	Salaries & Wages	65,900.00	65,900.00	0.00	0.00	0.00	65,900.00
100-7550-512100	Group Insurance	25,707.00	25,707.00	0.00	0.00	0.00	25,707.00
100-7550-512200	Fica & Medicare	5,050.00	5,050.00	0.00	0.00	0.00	5,050.00
100-7550-512400	Retirement	10,000.00	10,000.00	0.00	1,537.10	1,537.10	8,462.90
100-7550-512700	Workers Compensation	500.00	500.00	0.00	0.00	0.00	500.00
100-7550-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00

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100-7550-521201	Legal Fees	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7550-521202	Engineering Fees	150,000.00	150,000.00	5,000.00	5,000.00	5,000.00	145,000.00
100-7550-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7550-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-7550-523600	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
100-7550-523900	Other	1,000.00	1,000.00	0.00	768.55	768.55	231.45
100-7550-531100	General Supplies & Materials	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-7550-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7550-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
Department: 7550 - 7550 Total:		265,757.00	265,757.00	5,000.00	7,305.65	7,305.65	258,451.35
Expense Total:		13,964,402.00	13,964,402.00	1,015,579.45	5,015,551.79	5,194,515.67	8,769,886.33
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-497,560.21	6,065,779.16	5,876,799.36	-5,876,799.36

Fund: 210 - Confiscated Asset Fund

Revenue

Department: 0000 - Non-Departmental

210-0000-381001	Confiscated Assets	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
210-0000-381010	Federal Confiscated Assets	100,000.00	100,000.00	29,940.26	39,374.33	39,374.33	60,625.67
Department: 0000 - Non-Departmental Total:		105,000.00	105,000.00	29,940.26	39,374.33	39,374.33	65,625.67
Revenue Total:		105,000.00	105,000.00	29,940.26	39,374.33	39,374.33	65,625.67

Expense

Department: 3200 - Police

210-3200-512810	Uniforms	0.00	0.00	0.00	4,403.00	4,403.00	-4,403.00
210-3200-523901	Other -- Federal Forfeiture	50,000.00	50,000.00	0.00	2,768.00	2,768.00	47,232.00
210-3200-531100	General Supplies & Mater	0.00	0.00	2,032.50	2,032.50	2,032.50	-2,032.50
210-3200-531600	Sm Equip Federal <\$5000	50,000.00	50,000.00	3,600.00	3,600.00	7,296.00	42,704.00
210-3200-531601	Small Equip Confiscated <\$5000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		105,000.00	105,000.00	5,632.50	12,803.50	16,499.50	88,500.50
Expense Total:		105,000.00	105,000.00	5,632.50	12,803.50	16,499.50	88,500.50
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	24,307.76	26,570.83	22,874.83	-22,874.83

Fund: 275 - Hotel/Motel Fund

Revenue

Department: 0000 - Non-Departmental

275-0000-314100	Hotel / Motel Tax	58,000.00	58,000.00	909.04	22,935.80	22,935.80	35,064.20
Department: 0000 - Non-Departmental Total:		58,000.00	58,000.00	909.04	22,935.80	22,935.80	35,064.20
Revenue Total:		58,000.00	58,000.00	909.04	22,935.80	22,935.80	35,064.20

Expense

Department: 7540 - Tourism

275-7540-523301	Advertising Expense	13,111.00	13,111.00	2,020.00	9,277.61	9,277.61	3,833.39
275-7540-572010	Chamber - Hotel/Motel	10,089.00	10,089.00	0.00	10,089.00	10,089.00	0.00
275-7540-611050	Transfer Out - General	34,800.00	34,800.00	13,524.70	14,210.48	14,210.48	20,589.52
Department: 7540 - Tourism Total:		58,000.00	58,000.00	15,544.70	33,577.09	33,577.09	24,422.91
Expense Total:		58,000.00	58,000.00	15,544.70	33,577.09	33,577.09	24,422.91
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	-14,635.66	-10,641.29	-10,641.29	10,641.29

Fund: 320 - Gw Splost 2017

Revenue

Department: 0000 - Non-Departmental

320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	46,362.07	46,362.07	1,292,418.93
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	128,072.01	128,072.01	1,192,576.99
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	35,580.27	35,580.27	345,023.73
320-0000-361000	Interest Revenues	0.00	0.00	0.00	367.38	367.38	-367.38
Department: 0000 - Non-Departmental Total:		3,040,034.00	3,040,034.00	0.00	210,381.73	210,381.73	2,829,652.27
Revenue Total:		3,040,034.00	3,040,034.00	0.00	210,381.73	210,381.73	2,829,652.27

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Expense							
Department: 4200 - Highways And Streets							
320-4200-541410	Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
Department: 4200 - Highways And Streets Total:		1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
Department: 4400 - Water							
320-4400-541400	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 4400 - Water Total:		380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 6200 - Parks							
320-6200-541300	Buildings-Park	1,338,781.00	1,338,781.00	7,261.88	18,622.20	18,622.20	1,320,158.80
Department: 6200 - Parks Total:		1,338,781.00	1,338,781.00	7,261.88	18,622.20	18,622.20	1,320,158.80
Expense Total:		3,040,034.00	3,040,034.00	7,261.88	18,622.20	18,622.20	3,021,411.80
Fund: 320 - Gw Splost 2017 Surplus (Deficit):		0.00	0.00	-7,261.88	191,759.53	191,759.53	-191,759.53
Fund: 321 - Wc Splost 2019							
Revenue							
Department: 0000 - Non-Departmental							
321-0000-337103	Transportation Wc Splost 2019	3,218,899.00	3,218,899.00	120,607.59	376,123.32	376,123.32	2,842,775.68
321-0000-337104	Public Safety Wc Splost 2019	2,354,726.00	2,354,726.00	88,228.25	407,522.37	407,522.37	1,947,203.63
321-0000-337105	Parks And Rec Walton Splost 2019	226,193.00	226,193.00	8,475.13	39,146.24	39,146.24	187,046.76
321-0000-361000	Interest Revenues	0.00	0.00	432.32	2,085.20	2,085.20	-2,085.20
321-0000-389000	Bank Charges & Misc.	0.00	0.00	-10.00	-50.00	-50.00	50.00
Department: 0000 - Non-Departmental Total:		5,799,818.00	5,799,818.00	217,733.29	824,827.13	824,827.13	4,974,990.87
Revenue Total:		5,799,818.00	5,799,818.00	217,733.29	824,827.13	824,827.13	4,974,990.87
Expense							
Department: 3200 - Police							
321-3200-541300	Public Safety Buildings	2,354,726.00	2,354,726.00	0.00	0.00	0.00	2,354,726.00
321-3200-542100	Machinery/ Equipment	0.00	0.00	0.00	128,733.00	405,509.10	-405,509.10
321-3200-542200	Vehicles	0.00	0.00	48,542.32	189,655.70	48,543.32	-48,543.32
Department: 3200 - Police Total:		2,354,726.00	2,354,726.00	48,542.32	318,388.70	454,052.42	1,900,673.58
Department: 4200 - Highways And Streets							
321-4200-521202	Engineering Fees	0.00	0.00	0.00	292.50	292.50	-292.50
321-4200-541400	Transportation Infrastructure	3,218,899.00	3,218,899.00	0.00	0.00	0.00	3,218,899.00
321-4200-541410	Paving	0.00	0.00	585.00	585.00	585.00	-585.00
Department: 4200 - Highways And Streets Total:		3,218,899.00	3,218,899.00	585.00	877.50	877.50	3,218,021.50
Department: 6200 - Parks							
321-6200-542100	Machinery/ Equipment	226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Department: 6200 - Parks Total:		226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Expense Total:		5,799,818.00	5,799,818.00	49,127.32	319,266.20	454,929.92	5,344,888.08
Fund: 321 - Wc Splost 2019 Surplus (Deficit):		0.00	0.00	168,605.97	505,560.93	369,897.21	-369,897.21
Fund: 371 - ARPA							
Revenue							
Department: 0000 - Non-Departmental							
371-0000-331000	ARPA Grant	0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Department: 0000 - Non-Departmental Total:		0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Revenue Total:		0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Fund: 371 - ARPA Total:		0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Fund: 375 - Capital Recovery-Impact Fees							
Revenue							
Department: 0000 - Non-Departmental							
375-0000-341320	Capital Recovery Impact Fee	600,000.00	600,000.00	0.00	0.00	0.00	600,000.00
375-0000-361000	Intrest Revenues	2,500.00	2,500.00	0.00	924.02	924.02	1,575.98
Department: 0000 - Non-Departmental Total:		602,500.00	602,500.00	0.00	924.02	924.02	601,575.98
Revenue Total:		602,500.00	602,500.00	0.00	924.02	924.02	601,575.98

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Expense							
Department: 4320 - Stormwater							
375-4320-541400	Infrastructure Huntington Storm	0.00	0.00	0.00	14,896.72	14,896.72	-14,896.72
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	14,896.72	14,896.72	-14,896.72
Department: 4400 - Water							
375-4400-541400	Infrastructure	602,500.00	602,500.00	0.00	0.00	0.00	602,500.00
Department: 4400 - Water Total:		602,500.00	602,500.00	0.00	0.00	0.00	602,500.00
Expense Total:		602,500.00	602,500.00	0.00	14,896.72	14,896.72	587,603.28
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	0.00	-13,972.70	-13,972.70	13,972.70
Fund: 505 - Water & Sewer Fund							
Revenue							
Department: 0000 - Non-Departmental							
505-0000-341320	Capital Recovery Fee	550,000.00	550,000.00	26,851.42	715,495.51	715,495.51	-165,495.51
505-0000-341321	Capital Recovery - Plan Review	8,000.00	8,000.00	446.48	4,222.76	4,222.76	3,777.24
505-0000-344190	Other Charges	0.00	0.00	213.74	-136.26	-136.26	136.26
505-0000-344211	Water Sales / Collection	3,650,000.00	3,650,000.00	308,918.96	1,383,524.15	1,383,524.15	2,266,475.85
505-0000-344212	Water Tap Fees	560,000.00	560,000.00	20,400.00	614,250.00	614,250.00	-54,250.00
505-0000-344213	Backflow	10,000.00	10,000.00	240.00	7,255.81	7,255.81	2,744.19
505-0000-344214	Sprinkler Meter Fees	6,000.00	6,000.00	0.00	1,500.00	1,500.00	4,500.00
505-0000-344215	Hydrant Meter Fees	3,500.00	3,500.00	773.76	5,159.85	5,159.85	-1,659.85
505-0000-344255	Sewer Sales / Collection	3,050,000.00	3,050,000.00	263,378.84	1,160,197.16	1,160,197.16	1,889,802.84
505-0000-344256	Sewer Tap Fees	950,000.00	950,000.00	36,000.00	1,337,900.00	1,337,900.00	-387,900.00
505-0000-344257	Dumping Tickets	550,000.00	550,000.00	42,975.00	136,350.00	136,350.00	413,650.00
505-0000-344258	Grease Trap Fees	15,000.00	15,000.00	2,850.00	3,750.00	3,750.00	11,250.00
505-0000-344260	Storm Water Utility	600,000.00	600,000.00	47,298.00	212,796.32	212,796.32	387,203.68
505-0000-349300	Bad Check Fees	3,000.00	3,000.00	-1,547.25	681.96	681.96	2,318.04
505-0000-349900	Water & Sewer Late Fees	200,000.00	200,000.00	12,353.78	65,933.71	65,933.71	134,066.29
505-0000-349910	Administrative Fees	120,000.00	120,000.00	5,825.00	41,547.54	41,547.54	78,452.46
505-0000-361000	Interest Revenues	2,000.00	2,000.00	0.00	2,745.68	2,745.68	-745.68
505-0000-389000	Bank Charges & Etc.	4,000.00	4,000.00	10,984.27	6,662.49	6,662.49	-2,662.49
505-0000-391100	Collections -Bad Debt	0.00	0.00	-953.04	-2,115.67	-2,115.67	2,115.67
Department: 0000 - Non-Departmental Total:		10,281,500.00	10,281,500.00	777,008.96	5,697,721.01	5,697,721.01	4,583,778.99
Revenue Total:		10,281,500.00	10,281,500.00	777,008.96	5,697,721.01	5,697,721.01	4,583,778.99
Expense							
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	551,587.00	551,587.00	42,245.08	150,694.93	150,694.93	400,892.07
505-4300-511300	Overtime Pay	15,000.00	15,000.00	1,436.10	6,422.33	6,422.33	8,577.67
505-4300-512100	Group Insurance	254,480.00	254,480.00	17,374.25	95,344.25	95,344.25	159,135.75
505-4300-512200	Fica & Medicare	42,197.00	42,197.00	3,108.77	13,951.14	13,951.14	28,245.86
505-4300-512400	Pmts To Retirement Sys	74,000.00	74,000.00	6,489.39	32,277.30	32,277.30	41,722.70
505-4300-512810	Uniforms	59,000.00	59,000.00	1,488.50	14,367.26	15,706.91	43,293.09
505-4300-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-521208	Professional -Med Service	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4300-521301	Computer Services	76,600.00	76,600.00	41,664.61	57,155.11	57,155.11	19,444.89
505-4300-521302	Drug Testing	600.00	600.00	0.00	275.00	275.00	325.00
505-4300-521307	Technical Service	36,000.00	36,000.00	0.00	466.00	466.00	35,534.00
505-4300-521320	Outside Lab Service	15,000.00	15,000.00	170.68	5,485.62	5,587.62	9,412.38
505-4300-521330	W E T Sampling	7,000.00	7,000.00	2,268.65	6,805.95	6,805.95	194.05
505-4300-522110	Disposal (Sludge)	10,000.00	10,000.00	6,000.79	6,000.79	6,000.79	3,999.21
505-4300-522201	Office Equip-Rep & Maint	12,000.00	12,000.00	797.09	3,661.12	3,995.11	8,004.89
505-4300-522202	Auto & Truck Rep & Maint	45,000.00	45,000.00	7,115.70	21,840.61	28,924.16	16,075.84
505-4300-522203	Mach & Equip Rep & Maint	60,000.00	60,000.00	2,590.00	26,265.29	26,470.29	33,529.71
505-4300-522204	Building Repairs & Maint	35,000.00	35,000.00	46.00	4,934.24	5,184.28	29,815.72
505-4300-522205	Infrastructure Rep & Main	270,000.00	270,000.00	6,171.49	30,540.16	41,699.98	228,300.02
505-4300-522206	Computer Repair & Maint	10,000.00	10,000.00	0.00	1,114.96	1,143.84	8,856.16
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	130.00	130.00	1,870.00
505-4300-523130	General Liability	44,000.00	44,000.00	0.00	44,000.00	44,000.00	0.00

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505-4300-523140	Property Insurance	33,000.00	33,000.00	0.00	26,422.00	26,422.00	6,578.00
505-4300-523170	Auto Liability	18,000.00	18,000.00	0.00	19,207.62	19,207.62	-1,207.62
505-4300-523200	Telephone	20,000.00	20,000.00	1,241.41	4,652.88	4,652.88	15,347.12
505-4300-523301	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
505-4300-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523600	Dues & Fees	3,000.00	3,000.00	0.00	1,306.25	806.25	2,193.75
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	1,935.00	1,935.00	8,065.00
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-523900	Other	2,000.00	2,000.00	0.00	104.75	354.75	1,645.25
505-4300-531100	General Supplies & Mater	16,500.00	16,500.00	65.00	1,237.58	1,665.96	14,834.04
505-4300-531101	Office Supplies	4,000.00	4,000.00	0.00	923.15	1,639.99	2,360.01
505-4300-531102	Computer Supplies	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4300-531103	Lab Supplies	20,000.00	20,000.00	3,881.25	11,510.50	12,942.17	7,057.83
505-4300-531105	Hand Tools	1,500.00	1,500.00	0.00	135.98	135.98	1,364.02
505-4300-531109	Chemicals	150,000.00	150,000.00	0.00	46,891.69	62,018.89	87,981.11
505-4300-531220	Natural Gas	1,200.00	1,200.00	104.82	424.17	424.17	775.83
505-4300-531230	Electricity	415,000.00	415,000.00	29,620.54	120,692.18	120,692.18	294,307.82
505-4300-531250	Oil Expense	1,000.00	1,000.00	0.00	1,693.88	1,693.88	-693.88
505-4300-531270	Gasoline Expense	45,000.00	45,000.00	3,805.37	27,047.22	28,314.14	16,685.86
505-4300-531271	Gasoline Fuel Surcharge	10,000.00	10,000.00	0.00	0.00	834.99	9,165.01
505-4300-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-541200	Site Improvements	0.00	0.00	0.00	35,977.00	35,977.00	-35,977.00
505-4300-542100	Machinery	12,000.00	12,000.00	0.00	42,397.82	42,397.82	-30,397.82
505-4300-542400	Computer Equipment	8,000.00	8,000.00	0.00	409.75	0.00	8,000.00
505-4300-561000	Depreciation	381,200.00	381,200.00	0.00	0.00	0.00	381,200.00
505-4300-562000	Amortization	24,100.00	24,100.00	0.00	0.00	0.00	24,100.00
505-4300-581100	Principal - Bonds	985,000.00	985,000.00	0.00	0.00	0.00	985,000.00
505-4300-582100	Interest - Bonds	634,754.00	634,754.00	299,225.00	299,225.00	329,365.02	305,388.98
Department: 4300 - Water Quality Control Total:		4,455,718.00	4,455,718.00	476,910.49	1,163,926.48	1,233,715.68	3,222,002.32
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	204,665.00	204,665.00	17,367.77	67,752.74	67,752.74	136,912.26
505-4320-511300	Overtime Pay	6,000.00	6,000.00	112.70	1,943.59	1,943.59	4,056.41
505-4320-512100	Group Insurance	53,872.00	53,872.00	4,178.00	20,890.00	20,890.00	32,982.00
505-4320-512200	Fica & Medicare	15,657.00	15,657.00	1,315.49	5,795.50	5,795.50	9,861.50
505-4320-512400	Pmts To Retirement Sys	28,491.00	28,491.00	2,407.87	11,976.41	11,976.41	16,514.59
505-4320-512700	Workers Compensation	3,800.00	3,800.00	0.00	0.00	0.00	3,800.00
505-4320-521202	Engineering Fees	50,000.00	50,000.00	4,357.50	10,268.12	11,518.12	38,481.88
505-4320-521302	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	1,416.66	5,666.64	5,666.64	19,333.36
505-4320-521320	Outside Lab Service	15,000.00	15,000.00	3,620.72	7,371.76	3,620.72	11,379.28
505-4320-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-522203	Mach & Equip Rep & Maint	8,000.00	8,000.00	334.95	771.41	771.41	7,228.59
505-4320-522205	Infrastructure Rep & Main	100,000.00	100,000.00	7,037.82	22,297.82	26,515.82	73,484.18
505-4320-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-523301	Advertising Expense	1,500.00	1,500.00	0.00	0.00	500.00	1,000.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	0.00	2,595.00	405.00
505-4320-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523600	Dues & Fees	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	150.00	1,850.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523900	Other	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	1,185.06	1,185.06	8,814.94
505-4320-531101	Office Supplies	2,000.00	2,000.00	184.99	737.88	737.88	1,262.12
505-4320-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-531109	Chemicals	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4320-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4320-531700	Other Supplies	3,000.00	3,000.00	0.00	0.00	440.00	2,560.00
505-4320-541400	Infrastructure	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00

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505-4320-542100	Machinery	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00
505-4320-561000	Depreciation	76,000.00	76,000.00	0.00	0.00	0.00	76,000.00
Department: 4320 - Stormwater Total:		701,985.00	701,985.00	42,334.47	156,706.93	162,108.89	539,876.11
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	243,090.00	243,090.00	17,058.00	66,924.03	66,924.03	176,165.97
505-4330-511300	Overtime Pay	20,000.00	20,000.00	837.90	8,377.95	8,377.95	11,622.05
505-4330-512100	Group Insurance	109,742.00	109,742.00	5,416.00	29,684.00	29,684.00	80,058.00
505-4330-512200	Fica & Medicare	18,597.00	18,597.00	1,314.17	5,971.04	5,971.04	12,625.96
505-4330-512400	Retirement	33,136.00	33,136.00	2,859.94	14,224.94	14,224.94	18,911.06
505-4330-521202	Engineering Fees	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4330-521302	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
505-4330-521303	Tech Services	7,500.00	7,500.00	0.00	0.00	2,945.00	4,555.00
505-4330-521306	Tech Service Generator	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
505-4330-521307	Tech Sev Gis Mapping	20,000.00	20,000.00	6,966.00	6,966.00	6,966.00	13,034.00
505-4330-522110	Septic Disposal	12,000.00	12,000.00	0.00	0.00	0.00	12,000.00
505-4330-522203	Mach & Equip Rep & Maint	20,000.00	20,000.00	0.00	1,184.12	1,542.46	18,457.54
505-4330-522205	Infrastructure Rep & Maint	120,000.00	120,000.00	6,565.83	22,226.50	48,972.17	71,027.83
505-4330-522320	Rental Equip/ Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4330-523600	Dues & Fees	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-523700	Education & Training	4,500.00	4,500.00	402.38	2,482.38	3,527.38	972.62
505-4330-523800	Licenses	1,000.00	1,000.00	112.00	142.00	142.00	858.00
505-4330-523900	Other	1,500.00	1,500.00	0.00	675.00	675.00	825.00
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	0.00	1,808.42	2,361.48	7,638.52
505-4330-531101	Office Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4330-531105	Hand Tools	2,500.00	2,500.00	0.00	0.00	768.37	1,731.63
505-4330-531109	Chemicals	18,400.00	18,400.00	0.00	3,256.00	3,256.00	15,144.00
505-4330-531220	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531600	Sm Equip <\$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-542100	Machinery	100,000.00	100,000.00	0.00	24,571.85	110,555.85	-10,555.85
Department: 4330 - Sewer Collections Total:		783,965.00	783,965.00	41,532.22	188,544.23	306,943.67	477,021.33
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	619,616.00	619,616.00	52,033.94	189,891.51	189,891.51	429,724.49
505-4400-511300	Overtime Pay	35,000.00	35,000.00	1,376.96	12,019.45	12,019.45	22,980.55
505-4400-512100	Group Insurance	258,422.00	258,422.00	18,412.00	86,846.00	86,846.00	171,576.00
505-4400-512200	Fica & Medicare	47,401.00	47,401.00	3,900.27	16,247.30	16,247.30	31,153.70
505-4400-512400	Pmts To Retirement Sys	85,000.00	85,000.00	7,289.75	36,258.18	36,258.18	48,741.82
505-4400-512700	Workers Compensation	70,000.00	70,000.00	0.00	21,765.88	21,765.88	48,234.12
505-4400-521201	Legal Expenses	5,000.00	5,000.00	152.00	152.00	152.00	4,848.00
505-4400-521202	Engineering Fees	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
505-4400-521203	Audit Fees	16,000.00	16,000.00	0.00	14,000.00	14,000.00	2,000.00
505-4400-521302	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
505-4400-521304	Tech Service -Utlty Prot	3,500.00	3,500.00	4,123.89	4,123.89	4,123.89	-623.89
505-4400-521305	Techserv -Utility Service	40,000.00	40,000.00	6,069.71	12,139.42	12,139.42	27,860.58
505-4400-521307	Technical Service	35,000.00	35,000.00	4,069.80	14,709.80	21,909.80	13,090.20
505-4400-521320	Outside Lab Service	1,800.00	1,800.00	121.00	1,300.12	969.90	830.10
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-522202	Auto & Truck Rep & Maint	0.00	0.00	0.00	116.00	116.00	-116.00
505-4400-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	506.53	2,053.90	12,946.10
505-4400-522205	Infrastructure Rep & Main	160,000.00	160,000.00	19,031.82	89,745.23	98,549.63	61,450.37
505-4400-522320	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523201	Postage	34,000.00	34,000.00	4,707.15	12,616.13	12,616.13	21,383.87
505-4400-523301	Advertising Expense	100.00	100.00	0.00	0.00	0.00	100.00
505-4400-523400	Printing & Binding	15,000.00	15,000.00	1,882.91	4,009.83	3,684.83	11,315.17
505-4400-523500	Travel	1,721.00	1,721.00	0.00	0.00	0.00	1,721.00
505-4400-523600	Dues & Fees	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
505-4400-523700	Education & Training	7,000.00	7,000.00	180.00	2,265.00	2,265.00	4,735.00

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4400-523800	Licenses	1,000.00	1,000.00	30.00	30.00	30.00	970.00
505-4400-523900	Other	1,000.00	1,000.00	94.41	150.19	150.19	849.81
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	3,877.64	10,420.65	11,383.43	6,616.57
505-4400-531101	Office Supplies	2,000.00	2,000.00	225.00	225.00	225.00	1,775.00
505-4400-531103	Lab Supplies	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4400-531105	Hand Tools	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4400-531109	Chemicals	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531210	Water & Sewer Utility	24,000.00	24,000.00	1,001.78	4,503.27	4,503.27	19,496.73
505-4400-531510	Purchased Water	1,800,000.00	1,800,000.00	143,291.32	683,297.21	683,297.21	1,116,702.79
505-4400-531591	Water Meters	80,000.00	80,000.00	122,458.00	132,220.70	142,675.70	-62,675.70
505-4400-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	1,961.75	1,961.75	3,038.25
505-4400-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-541400	Infrastructure	275,000.00	275,000.00	0.00	0.00	0.00	275,000.00
505-4400-541410	Infrastructure-Walton Water Line	382,872.00	382,872.00	2,173.72	2,173.72	2,173.72	380,698.28
505-4400-542200	Vehicles	0.00	0.00	0.00	0.00	160,296.00	-160,296.00
505-4400-542400	Computer Equipment	0.00	0.00	0.00	49,325.00	49,325.00	-49,325.00
505-4400-561000	Depreciation	243,000.00	243,000.00	0.00	0.00	0.00	243,000.00
505-4400-562000	Amortization	13,900.00	13,900.00	0.00	0.00	0.00	13,900.00
Department: 4400 - Water Total:		4,339,832.00	4,339,832.00	396,503.07	1,403,069.76	1,591,680.09	2,748,151.91
Expense Total:		10,281,500.00	10,281,500.00	957,280.25	2,912,247.40	3,294,448.33	6,987,051.67
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	-180,271.29	2,785,473.61	2,403,272.68	-2,403,272.68
Fund: 540 - Solid Waste Fund							
Revenue							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	80,000.00	80,000.00	0.00	23,576.82	23,576.82	56,423.18
540-0000-344110	Sanitation Sales / Collection	2,400,000.00	2,400,000.00	217,584.60	1,027,101.72	1,027,101.72	1,372,898.28
540-0000-361000	Interest Revenues	500.00	500.00	0.00	4,127.26	4,127.26	-3,627.26
Department: 0000 - Non-Departmental Total:		2,480,500.00	2,480,500.00	217,584.60	1,054,805.80	1,054,805.80	1,425,694.20
Revenue Total:		2,480,500.00	2,480,500.00	217,584.60	1,054,805.80	1,054,805.80	1,425,694.20
Expense							
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,600,000.00	1,600,000.00	145,635.78	581,347.75	581,347.75	1,018,652.25
540-4510-522111	Roll Off Dumpsters	580,500.00	580,500.00	37,257.75	190,592.12	190,592.12	389,907.88
540-4510-611050	Transfer Out - General	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 4510 - Solid Waste Admin Total:		2,480,500.00	2,480,500.00	182,893.53	771,939.87	771,939.87	1,708,560.13
Expense Total:		2,480,500.00	2,480,500.00	182,893.53	771,939.87	771,939.87	1,708,560.13
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	34,691.07	282,865.93	282,865.93	-282,865.93
Report Surplus (Deficit):		0.00	0.00	-472,124.24	12,238,326.00	11,527,785.55	

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
Revenue						
0000 - Non-Departmental	13,964,402.00	13,964,402.00	518,019.24	11,081,330.95	11,071,315.03	2,893,086.97
Revenue Total:	13,964,402.00	13,964,402.00	518,019.24	11,081,330.95	11,071,315.03	2,893,086.97
Expense						
1100 - Legislative	103,322.00	103,322.00	8,354.51	27,798.77	27,928.62	75,393.38
1300 - Executive	446,150.00	446,150.00	42,754.67	182,448.70	188,768.77	257,381.23
1510 - Financial Administration	787,186.00	787,186.00	45,937.32	288,545.88	289,294.95	497,891.05
1535 - It - Data Processing/Mis	616,656.00	616,656.00	76,578.40	244,357.99	254,231.04	362,424.96
1565 - General Gov Building & Pl	623,560.00	623,560.00	58,900.88	227,225.64	229,440.68	394,119.32
2000 - Judicial	675,050.00	675,050.00	43,670.42	175,587.32	176,912.57	498,137.43
3200 - Police	3,389,500.00	3,389,500.00	282,257.24	1,232,851.07	1,245,162.13	2,144,337.87
3500 - Fire	3,333,810.00	3,333,810.00	231,752.65	1,035,130.73	1,228,636.38	2,105,173.62
4100 - Public Works	769,806.00	769,806.00	56,515.12	251,889.47	253,470.84	516,335.16
4200 - Highways And Streets	1,198,275.00	1,198,275.00	48,762.98	626,861.63	640,825.69	557,449.31
4900 - Fleet Maintenance & Shop	779,500.00	779,500.00	49,483.97	408,345.03	343,186.70	436,313.30
6500 - Libraries	140,738.00	140,738.00	0.00	33,309.50	33,309.50	107,428.50
7400 - Planning & Zoning	486,485.00	486,485.00	37,663.07	153,312.41	153,312.41	333,172.59
7545 - Economic Development -	348,607.00	348,607.00	27,948.22	120,582.00	122,729.74	225,877.26
7550 - 7550	265,757.00	265,757.00	5,000.00	7,305.65	7,305.65	258,451.35
Expense Total:	13,964,402.00	13,964,402.00	1,015,579.45	5,015,551.79	5,194,515.67	8,769,886.33
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-497,560.21	6,065,779.16	5,876,799.36	-5,876,799.36
Fund: 210 - Confiscated Asset Fund						
Revenue						
0000 - Non-Departmental	105,000.00	105,000.00	29,940.26	39,374.33	39,374.33	65,625.67
Revenue Total:	105,000.00	105,000.00	29,940.26	39,374.33	39,374.33	65,625.67
Expense						
3200 - Police	105,000.00	105,000.00	5,632.50	12,803.50	16,499.50	88,500.50
Expense Total:	105,000.00	105,000.00	5,632.50	12,803.50	16,499.50	88,500.50
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	24,307.76	26,570.83	22,874.83	-22,874.83
Fund: 275 - Hotel/Motel Fund						
Revenue						
0000 - Non-Departmental	58,000.00	58,000.00	909.04	22,935.80	22,935.80	35,064.20
Revenue Total:	58,000.00	58,000.00	909.04	22,935.80	22,935.80	35,064.20
Expense						
7540 - Tourism	58,000.00	58,000.00	15,544.70	33,577.09	33,577.09	24,422.91
Expense Total:	58,000.00	58,000.00	15,544.70	33,577.09	33,577.09	24,422.91
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-14,635.66	-10,641.29	-10,641.29	10,641.29
Fund: 320 - Gw Splost 2017						
Revenue						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	0.00	210,381.73	210,381.73	2,829,652.27
Revenue Total:	3,040,034.00	3,040,034.00	0.00	210,381.73	210,381.73	2,829,652.27
Expense						
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	7,261.88	18,622.20	18,622.20	1,320,158.80
Expense Total:	3,040,034.00	3,040,034.00	7,261.88	18,622.20	18,622.20	3,021,411.80
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	-7,261.88	191,759.53	191,759.53	-191,759.53
Fund: 321 - Wc Splost 2019						
Revenue						
0000 - Non-Departmental	5,799,818.00	5,799,818.00	217,733.29	824,827.13	824,827.13	4,974,990.87
Revenue Total:	5,799,818.00	5,799,818.00	217,733.29	824,827.13	824,827.13	4,974,990.87

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Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Expense						
3200 - Police	2,354,726.00	2,354,726.00	48,542.32	318,388.70	454,052.42	1,900,673.58
4200 - Highways And Streets	3,218,899.00	3,218,899.00	585.00	877.50	877.50	3,218,021.50
6200 - Parks	226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Expense Total:	5,799,818.00	5,799,818.00	49,127.32	319,266.20	454,929.92	5,344,888.08
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	168,605.97	505,560.93	369,897.21	-369,897.21
Fund: 371 - ARPA						
Revenue						
0000 - Non-Departmental	0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Revenue Total:	0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Fund: 371 - ARPA Total:	0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
Fund: 375 - Capital Recovery-Impact Fees						
Revenue						
0000 - Non-Departmental	602,500.00	602,500.00	0.00	924.02	924.02	601,575.98
Revenue Total:	602,500.00	602,500.00	0.00	924.02	924.02	601,575.98
Expense						
4320 - Stormwater	0.00	0.00	0.00	14,896.72	14,896.72	-14,896.72
4400 - Water	602,500.00	602,500.00	0.00	0.00	0.00	602,500.00
Expense Total:	602,500.00	602,500.00	0.00	14,896.72	14,896.72	587,603.28
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	0.00	-13,972.70	-13,972.70	13,972.70
Fund: 505 - Water & Sewer Fund						
Revenue						
0000 - Non-Departmental	10,281,500.00	10,281,500.00	777,008.96	5,697,721.01	5,697,721.01	4,583,778.99
Revenue Total:	10,281,500.00	10,281,500.00	777,008.96	5,697,721.01	5,697,721.01	4,583,778.99
Expense						
4300 - Water Quality Control	4,455,718.00	4,455,718.00	476,910.49	1,163,926.48	1,233,715.68	3,222,002.32
4320 - Stormwater	701,985.00	701,985.00	42,334.47	156,706.93	162,108.89	539,876.11
4330 - Sewer Collections	783,965.00	783,965.00	41,532.22	188,544.23	306,943.67	477,021.33
4400 - Water	4,339,832.00	4,339,832.00	396,503.07	1,403,069.76	1,591,680.09	2,748,151.91
Expense Total:	10,281,500.00	10,281,500.00	957,280.25	2,912,247.40	3,294,448.33	6,987,051.67
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	-180,271.29	2,785,473.61	2,403,272.68	-2,403,272.68
Fund: 540 - Solid Waste Fund						
Revenue						
0000 - Non-Departmental	2,480,500.00	2,480,500.00	217,584.60	1,054,805.80	1,054,805.80	1,425,694.20
Revenue Total:	2,480,500.00	2,480,500.00	217,584.60	1,054,805.80	1,054,805.80	1,425,694.20
Expense						
4510 - Solid Waste Admin	2,480,500.00	2,480,500.00	182,893.53	771,939.87	771,939.87	1,708,560.13
Expense Total:	2,480,500.00	2,480,500.00	182,893.53	771,939.87	771,939.87	1,708,560.13
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	34,691.07	282,865.93	282,865.93	-282,865.93
Total Surplus (Deficit):	0.00	0.00	-472,124.24	12,238,326.00	11,527,785.55	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	0.00	-497,560.21	6,065,779.16	5,876,799.36	-5,876,799.36
210 - Confiscated Asset Fund	0.00	0.00	24,307.76	26,570.83	22,874.83	-22,874.83
275 - Hotel/Motel Fund	0.00	0.00	-14,635.66	-10,641.29	-10,641.29	10,641.29
320 - Gw Splost 2017	0.00	0.00	-7,261.88	191,759.53	191,759.53	-191,759.53
321 - Wc Splost 2019	0.00	0.00	168,605.97	505,560.93	369,897.21	-369,897.21
371 - ARPA	0.00	0.00	0.00	2,404,930.00	2,404,930.00	-2,404,930.00
375 - Capital Recovery-Impact ...	0.00	0.00	0.00	-13,972.70	-13,972.70	13,972.70
505 - Water & Sewer Fund	0.00	0.00	-180,271.29	2,785,473.61	2,403,272.68	-2,403,272.68
540 - Solid Waste Fund	0.00	0.00	34,691.07	282,865.93	282,865.93	-282,865.93
Total Surplus (Deficit):	0.00	0.00	-472,124.24	12,238,326.00	11,527,785.55	



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
Phone 770.466.2633

Planning and Development Staff Report

Case #: A22-008
R22-009

Applicant: Split Silk Properties LLC
P.O. Box 1725
Loganville Ga. 30052

Property Owner: Teresa King Needham
4900 Atlanta Hwy
Loganville GA 30052

Property Location: 4900 Atlanta Highway

Tax Map/Parcel: CO210016 (Walton County)

Property Size: 5.84 acres

Current Zoning: B-2 A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant’s Request

The applicant proposes to redevelop the property as a Retail Development. The site plan submitted proposes a retail with an entrance on to Atlanta Hwy and an entrance on to Old Zion Cemetery Rd.

Existing Conditions

The property is currently an island located on Atlanta Hwy and Old Zion Cemetery Rd. 3 sides of the property abut to commercial hwy zonings inside the city limits. It was previously occupied by a single-family dwelling that is no longer habitable. Except for the parcel across Old Zion Cemetery Rd which is in incorporated Loganville and residentially zoned, it is abutted on all sides by CH zoned properties in the City. Abutting uses include the recently developed c-store on Commerce Drive consisting of a gas station and other multi-tenant retail uses. The parcel directly across Atlanta Hwy is Maxie Price Auto Sales. Property to the west consist of Popeyes and a Mr. Clean Car Wash zoned CH.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will increase traffic in the immediate vicinity. The site plan indicates an access drive on each of the two abutting streets. The Atlanta Highway driveway would probably be right in/right out only (determined by GDOT)

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

Yes. The Future Development Map suggests that the US78 corridor is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

None. The proposed development could be built under the existing zoning in unincorporated Walton County.

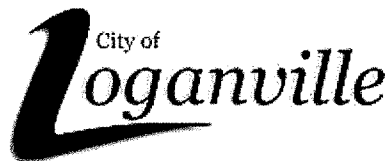
Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city's boundary and the proposed use is consistent with surrounding zoning and development. Therefore, the staff recommends that A22-008 be APPROVED and R22-009 be APPROVED.

Recommended Conditions

Planning Commission Recommendation



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

Section 3, Item A.

Date: 8-29-22

Application # A22-008

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Split Silk Properties, LLC</u>	NAME: <u>Teresa King Needham</u>
ADDRESS: <u>P.O. Box 1725</u>	ADDRESS: <u>4900 Hwy 78</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>678-439-1776</u>	PHONE: _____
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Jeff Timler</u> PHONE: <u>678-439-1776</u>	
EMAIL: <u>splitsilkproperties@gmail.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0210016</u> PRESENT ZONING: <u>B2 & A2</u> (Separate rezoning request required)	
ADDRESS: <u>4900 Hwy 78 Loganville, GA 30052</u> COUNTY: <u>Walton</u> ACREAGE: <u>5.84</u>	
PROPOSED DEVELOPMENT: <u>Commercial/Retail Center</u>	

You must attach: ☐ Application Fee ☐ Legal Description ☐ Plat of Property ☐ Letter of Intent
☐ Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: 8-29-22

Accepted by Planning & Development: [Signature]

DATE: 8-29-22

FEE PAID: \$300.00

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

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

Commission Chairman: _____

DATE: _____

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

Mayor _____

City Clerk _____

Date _____

Application # A**Applicant's Certification**

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



Applicant's Signature



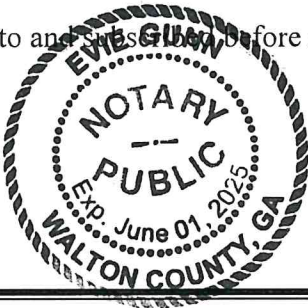
Date

Jeff Timler, Owner-Split Silk Properties, LLC

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022

(Seal)



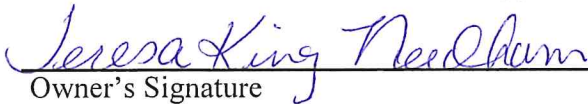

Signature of Notary Public

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

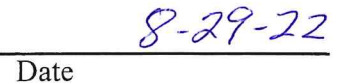
The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
- b) X 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



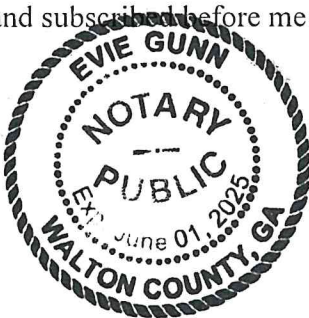
Date

Teresa King Needham

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)




Signature of Notary Public

CRICKET CURRENCY LLC
P O BOX 704
LOGANVILLE, GA 30052

HIGHWAY 81 LLC
P O BOX 2149
LOGANVILLE, GA 30052

FAHHAD INVESTMENTS LLC
5783 VANTAGE COURT
STONE MOUNTAIN, GA 30087

TRINITY PREP CAMPUS LLC
2213 COMMERCE DR
LOGANVILLE, GA 30052

RUSU ALEXANDRU
P O BOX 3433
LOGANVILLE, GA 30052

WENDELL GEIGER
P O BOX 324
LOGANVILLE, GA 30052

WALTON PLACE CONDOMINIUM
OWNERS ASSOCIATION
2900 BART JOHNSON RD
BUFORD, GA 30519

HUTTON LOGANVILLE GA ST LLC
C/O CARNETTS MANAGEMENT CO
1265 OAKBROOK DRIVE
NORCROSS, GA 30093

SPLIT SILK PROPERTIES, LLC.
P.O. BOX 1725
LOGANVILLE, GA 30052

August 29, 2022

Mr. Tim Prater

Department of Planning & Development

4303 Lawrenceville Road

Loganville, GA 30052

RE: Letter of Intent for rezoning and annexation, Tax Parcel C 0210016 (5.84 acres zoned B2 & A2)

Dear Mr. Prater:

The undersigned (the applicant) is representing Teresa and Danny Needham (the owners), who are seeking rezoning and annexation for the subject property. The property has been in the Needham family since the house was constructed in 1960. The intent of this application is to rezone & annex the 5.84 acres from the County designated zoning of B2 & A2 to the Loganville zoning of CH consistent with the properties that surround it.

The proposed annexation and zoning would allow the owners to market and sell the estimated \$10,000,000.00 project per the concept plan. As currently zoned, the property has little economic value and does not add to the aesthetics of the area. In terms of economic development, the City's tax base would benefit tremendously or a 1,600 percent increase from the current assessment of \$580,000.00. Since most of the infrastructure like water, sewer, roads are in place, there would be little if any additional impact upon city services. Traffic congestion is always a concern; however, most commercial businesses are built because of the existing market and existing traffic counts. This property having multiple (2-3) public road access points would also lessen any impact as customers would have multiple ingress and egress options that most properties in Loganville do not have. As you are aware, state law encourages the elimination of islands through annexation from a service delivery standpoint. Providing services to an unincorporated island can be problematic, especially for emergency services. Lastly, the 2017 Loganville Comprehensive Plan states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces. Clearly this request is consistent with adjacent and nearby properties uses and meets the comprehensive plan intent. The plan goes on to state that "The vast majority of Loganville's workforce leaves the city for employment (94%), while 95% of jobs within the city belong to people commuting from elsewhere". Creating more jobs and services would increase more opportunities for existing residents and possibly require less trips outside the city for necessary retail and services.

SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

We feel that the proposed rezoning and annexation will be a great asset to the community and consistent with the corridor. Thank you for your time and consideration and please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Timler', written over the word 'Sincerely,'.

Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052

678-439-1776, splitsilkproperties@gmail.com

Legal Description:

All that 5.844 acres lying and being in Land Lot 151 of the 4th Land District of Walton County, Georgia, known as street number 4900 Highway 78 and being tax parcel C0210016 as shown on a Retracement Boundary Survey for Teresa King Needham, dated 9/5/2019, last revised 9/24/2020, prepared by Alcovy Surveying & Engineering, Inc. and being more particularly described as follows:

Commencing at the intersection of the westerly 60 foot right of way of Commerce Drive and the northerly 130 foot right of way of U. S. Highway 78 and running thence along the northerly 130 foot right of way of U. S. Highway 78 in a westerly direction 274.33 feet to a ½ inch rebar and the **Point of Beginning**, thence continuing along the northerly 130 foot right of way of U. S. Highway 78 North 78 degrees 17 minutes 09 seconds West a distance of 399.12 feet to a ½ inch rebar, thence leaving the aforesaid right of way, North 12 degrees 37 minutes 12 seconds East a distance of 277.62 feet to a ½ inch rebar, thence North 27 degrees 50 minutes 13 seconds West a distance of 159.47 feet to a ½ inch rebar on the southerly 70 foot right of way of Old Zion Cemetery Road, thence along the aforesaid right of way North 63 degrees 02 minutes 54 seconds East a distance of 401.10 feet to a ½ inch rebar, thence leaving the aforesaid right of way South 33 degrees 51 minutes 10 seconds East a distance of 200.00 feet to a 1 inch angle iron, thence South 33 degrees 45 minutes 09 seconds East a distance of 340.82 feet to a 1 inch open top pipe, thence North 77 degrees 24 minutes 31 seconds West a distance of 195.19 feet to a 4 inch square concrete monument, thence South 13 degrees 16 minutes 40 seconds West a distance of 275.19 feet to a ½ inch rebar on the northerly 130 foot right of way of U. S. Highway 78 and the **Point of Beginning**.

CRICKET CURRENCY LLC
P O BOX 704
LOGANVILLE, GA 30052

HIGHWAY 81 LLC
P O BOX 2149
LOGANVILLE, GA 30052

FAHHAD INVESTMENTS LLC
5783 VANTAGE COURT
STONE MOUNTAIN, GA 30087

TRINITY PREP CAMPUS LLC
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LOGANVILLE, GA 30052

RUSU ALEXANDRU
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WENDELL GEIGER
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WALTON PLACE CONDOMINIUM
OWNERS ASSOCIATION
2900 BART JOHNSON RD
BUFORD, GA 30519

HUTTON LOGANVILLE GA ST LLC
C/O CARNETTS MANAGEMENT CO
1265 OAKBROOK DRIVE
NORCROSS, GA 30093



Planning & Development
 4303 Lawrenceville Rd.
 Loganville, GA 30052
 Phone 770.466.2633

Planning and Development Staff Report

Case #: A22-008
 R22-009

Applicant: Split Silk Properties LLC
 P.O. Box 1725
 Loganville Ga. 30052

Property Owner: Teresa King Needham
 4900 Atlanta Hwy
 Loganville GA 30052

Property Location: 4900 Atlanta Highway

Tax Map/Parcel: CO210016 (Walton County)

Property Size: 5.84 acres

Current Zoning: B-2 A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant's Request

The applicant proposes to redevelop the property as a Retail Development. The site plan submitted proposes a retail with an entrance on to Atlanta Hwy and an entrance on to Old Zion Cemetery Rd.

Existing Conditions

The property is currently an island located on Atlanta Hwy and Old Zion Cemetery Rd. 3 sides of the property abut to commercial hwy zonings inside the city limits. It was previously occupied by a single-family dwelling that is no longer habitable. Except for the parcel across Old Zion Cemetery Rd which is in incorporated Loganville and residentially zoned, it is abutted on all sides by CH zoned properties in the City. Abutting uses include the recently developed c-store on Commerce Drive consisting of a gas station and other multi-tenant retail uses. The parcel directly across Atlanta Hwy is Maxie Price Auto Sales. Property to the west consist of Popeyes and a Mr. Clean Car Wash zoned CH.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will increase traffic in the immediate vicinity. The site plan indicates an access drive on each of the two abutting streets. The Atlanta Highway driveway would probably be right in/right out only (determined by GDOT)

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

Yes. The Future Development Map suggests that the US78 corridor is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

None. The proposed development could be built under the existing zoning in unincorporated Walton County.

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?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city's boundary and the proposed use is consistent with surrounding zoning and development. Therefore, the staff recommends that A22-008 be APPROVED and R22-009 be APPROVED.

Recommended Conditions

Planning Commission Recommendation



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

Section 3, Item B.

Date: 8-29-22

Application # R 22-009

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>Split Silk Properties, LLC</u>	NAME: <u>Teresa Needham</u>
ADDRESS: <u>P.O. Box 1725</u>	ADDRESS: <u>4900 Hwy 78</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>678-439-1776</u>	PHONE: _____
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Jeff Timler</u> PHONE: <u>678-439-1776</u>	
EMAIL: <u>splitsilkproperties@gmail.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0210016</u> PRESENT ZONING: <u>B2 & A2</u> REQUESTED ZONING: <u>CH</u>	
ADDRESS: <u>4900 Hwy 78 Loganville, GA 30052</u> COUNTY: <u>Walton</u> ACREAGE: <u>5.84</u>	
PROPOSED DEVELOPMENT: <u>Commercial Center</u>	

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

Pre-Application Conference Date: 8-29-22

Accepted by Planning & Development: [Signature]

DATE: 8-29-22

FEE PAID: \$500.00

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

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

Commission Chairman: _____

DATE: _____

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

Mayor _____

City Clerk _____

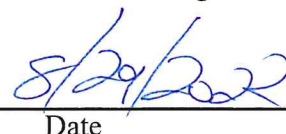
Date _____

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.



Applicant's Signature



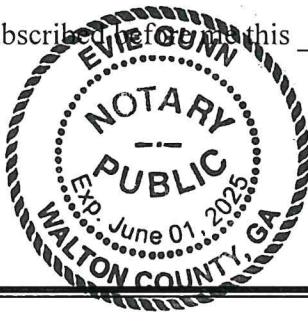
Date

Jeff Timler, Split Silk Properties, LLC Owner

Print Name and Title

 Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)




Signature of Notary Public

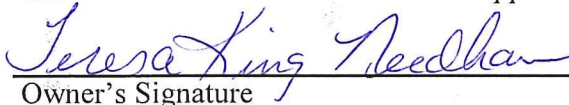
Property Owner's Certification

(complete a separate form for each owner)

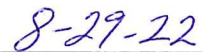
The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
 b) X 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



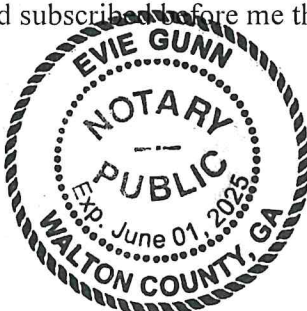
Date

Teresa King Needham

Print Name and Title

 Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)






Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

 _____ Applicant's Signature	_____ Date	Split Silk Properties, LLC / Jeff Timler _____ Print Name
 _____ Signature of Applicant's Attorney or Agent	_____ Date	Split Silk Properties, LLC / Jeff Timler _____ Print Name

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

_____ **YES** **X** **NO**

If YES, complete the following:

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

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

Application # **R** _____**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?

The current residential use is not consistent with the area being wedged in between commercial uses and zoning. Developing a commercial center will add to the overall appearance of the city and will be consistent with adjacent parcels and those across Hwy 78.

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

The proposed use will not impact thoroughfares in terms of congestion and traffic safety as it will have 2-3 access points from 2-3 public streets. Not many developments in the city have this access ability and typically only have one access point. If adjoining commercial developments allow inter parcel access, then this development has the potential to reduce the congestion created by the existing developments and possibly access a 3rd public street.

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

Commercial follows residential so the population density, overcrowding and urban sprawl will not be adversely effected.

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

Water and sewerage are available in this area and we are not aware of any capacity issues. Transportation and other urban infrastructure will also be addressed in accordance with the City of Loganville development regulations. Again, having access off of Old Zion Cemetery Road and Highway 78 will give customer access options and reduce potential transportation congestion derived from this development.

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

The current 1440 SF house was built in 1960 and in its current condition might be considered blight and possibly depreciates the area verses what we are proposing. The proposed \$10,000,000.00 development will add to the aesthetics of the area, provide needed commercial retail/ services, as well as additional tax base for the City of Loganville.

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

This property is located in unincorporated Walton County, necessitating the attached annexation application, and therefore it is not addressed in the FLU map. However the property is wedged in between commercial uses so it is logical to assume this property would be designated as commercial on the FLU. This proposal complies the comp plan which states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces.

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

The adjoining uses are commercial, which is consistent with our proposal and therefore their value would only be improved with this development. There is potential for inter-parcel access with adjoining property owners should they agree with this access and therefore reducing the need to get onto public roadways.

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

There residential structure and use currently provides no value to the adjacent property owners, if anything possibly reduces their value because of aesthetics.

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.

This zoning will provide valuable retail and commercial services to the current and future residents. Instead of having to drive to other cities, having additional retail/commercial options will reduce trips for current residents.

SPLIT SILK PROPERTIES, LLC.

Section 3, ItemB.

P.O. BOX 1725

LOGANVILLE, GA 30052

August 29, 2022

Mr. Tim Prater

Department of Planning & Development

4303 Lawrenceville Road

Loganville, GA 30052

RE: Letter of Intent for rezoning and annexation, Tax Parcel C 0210016 (5.84 acres zoned B2 & A2)

Dear Mr. Prater:

The undersigned (the applicant) is representing Teresa and Danny Needham (the owners), who are seeking rezoning and annexation for the subject property. The property has been in the Needham family since the house was constructed in 1960. The intent of this application is to rezone & annex the 5.84 acres from the County designated zoning of B2 & A2 to the Loganville zoning of CH consistent with the properties that surround it.

The proposed annexation and zoning would allow the owners to market and sell the estimated \$10,000,000.00 project per the concept plan. As currently zoned, the property has little economic value and does not add to the aesthetics of the area. In terms of economic development, the City's tax base would benefit tremendously or a 1,600 percent increase from the current assessment of \$580,000.00. Since most of the infrastructure like water, sewer, roads are in place, there would be little if any additional impact upon city services. Traffic congestion is always a concern; however, most commercial businesses are built because of the existing market and existing traffic counts. This property having multiple (2-3) public road access points would also lessen any impact as customers would have multiple ingress and egress options that most properties in Loganville do not have. As you are aware, state law encourages the elimination of islands through annexation from a service delivery standpoint. Providing services to an unincorporated island can be problematic, especially for emergency services. Lastly, the 2017 Loganville Comprehensive Plan states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces. Clearly this request is consistent with adjacent and nearby properties uses and meets the comprehensive plan intent. The plan goes on to state that "The vast majority of Loganville's workforce leaves the city for employment (94%), while 95% of jobs within the city belong to people commuting from elsewhere". Creating more jobs and services would increase more opportunities for existing residents and possibly require less trips outside the city for necessary retail and services.

SPLIT SILK PROPERTIES, LLC.

Section 3, ItemB.

P.O. BOX 1725

LOGANVILLE, GA 30052

We feel that the proposed rezoning and annexation will be a great asset to the community and consistent with the corridor. Thank you for your time and consideration and please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,



Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052

678-439-1776, splitsilkproperties@gmail.com



Legal Description:

All that 5.844 acres lying and being in Land Lot 151 of the 4th Land District of Walton County, Georgia, known as street number 4900 Highway 78 and being tax parcel C0210016 as shown on a Retracement Boundary Survey for Teresa King Needham, dated 9/5/2019, last revised 9/24/2020, prepared by Alcovy Surveying & Engineering, Inc. and being more particularly described as follows:

Commencing at the intersection of the westerly 60 foot right of way of Commerce Drive and the northerly 130 foot right of way of U. S. Highway 78 and running thence along the northerly 130 foot right of way of U. S. Highway 78 in a westerly direction 274.33 feet to a ½ inch rebar and the **Point of Beginning**, thence continuing along the northerly 130 foot right of way of U. S. Highway 78 North 78 degrees 17 minutes 09 seconds West a distance of 399.12 feet to a ½ inch rebar, thence leaving the aforesaid right of way, North 12 degrees 37 minutes 12 seconds East a distance of 277.62 feet to a ½ inch rebar, thence North 27 degrees 50 minutes 13 seconds West a distance of 159.47 feet to a ½ inch rebar on the southerly 70 foot right of way of Old Zion Cemetery Road, thence along the aforesaid right of way North 63 degrees 02 minutes 54 seconds East a distance of 401.10 feet to a ½ inch rebar, thence leaving the aforesaid right of way South 33 degrees 51 minutes 10 seconds East a distance of 200.00 feet to a 1 inch angle iron, thence South 33 degrees 45 minutes 09 seconds East a distance of 340.82 feet to a 1 inch open top pipe, thence North 77 degrees 24 minutes 31 seconds West a distance of 195.19 feet to a 4 inch square concrete monument, thence South 13 degrees 16 minutes 40 seconds West a distance of 275.19 feet to a ½ inch rebar on the northerly 130 foot right of way of U. S. Highway 78 and the **Point of Beginning**.

CRICKET CURRENCY LLC
P O BOX 704
LOGANVILLE, GA 30052

HIGHWAY 81 LLC
P O BOX 2149
LOGANVILLE, GA 30052

FAHHAD INVESTMENTS LLC
5783 VANTAGE COURT
STONE MOUNTAIN, GA 30087

TRINITY PREP CAMPUS LLC
2213 COMMERCE DR
LOGANVILLE, GA 30052

RUSU ALEXANDRU
P O BOX 3433
LOGANVILLE, GA 30052

WENDELL GEIGER
P O BOX 324
LOGANVILLE, GA 30052

WALTON PLACE CONDOMINIUM
OWNERS ASSOCIATION
2900 BART JOHNSON RD
BUFORD, GA 30519

HUTTON LOGANVILLE GA ST LLC
C/O CARNETTS MANAGEMENT CO
1265 OAKBROOK DRIVE
NORCROSS, GA 30093



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
Phone 770.466.2633

Planning and Development Staff Report

Case #s: A22-012, R22-013
A22-014, R22-015

Applicant: Mark Myers
2130 Highway 81 S.
Loganville GA 30052

Property Owner: A22-012, R22-013
Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

Rodney Don Smith
113 Sherman Ct.
Piedmont, SC 29673

A22-014, R22-015
Peggy Byrd
4255 Eddie Byrd Lane
Loganville, Ga 30052

Donald Minsk
1801 Peachtree Street
Atlanta, GA 30309

Property Location: 4706 Hwy 81 N. (A22-012, R22-013)
4746 Hwy 81 N. (A22-014, R22-015)

Tax Map/Parcel: CO160006 (Walton County) (A22-012, R22-013)
CO160006A00 (Walton County) (A22-014, R22-015)

Property Size: 2.5 acres (A22-012, R22-013)
10.0 acres (A22-014, R22-015)

Current Zoning: A-2 (Walton County)
A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant’s Request

The applicant proposes to combine and develop the property as a Retail Development. The site plan submitted proposes a retail development with a gas station with the realignment of Rock Road to align with Lee Byrd Road. The property would consist of a 50’ strip to remain in the county along Hwy 81 to prevent the creation of an island to the property across Hwy 81 N.

Existing Conditions

The property is currently in unincorporated Walton County located on Hwy 81 N. and Rock Rd. Property is occupied by a single-family dwelling at present time. Except for the parcel across Hwy 81 N. which is in unincorporated Loganville residentially zoned and an existing parcel to the north zoned A-2, it is abutted on all sides by zoned properties in the City.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will not increase traffic in the immediate vicinity. The site plan indicates a realignment of two of the abutting streets Rock Road and Lee Byrd Road. The City is currently in discussion with GDOT in regards to either a round-a-bout or a traffic light at the newly formed intersection.

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

The Future Development Map does not show this property however the 81 corridor is a state route and is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

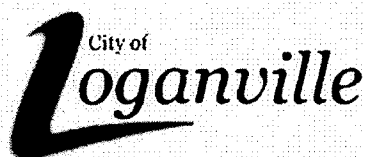
None. The proposed development could be built in unincorporated Walton County.

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?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city’s boundary and the proposed road improvements would be a positive to improve traffic flow and reduce wrecks at the Rock Road intersection. Therefore, the staff recommends that A22-012 and R22-013 be APPROVED and A22-014 and R22-015 be APPROVED.

Recommended Conditions
Planning Commission Recommendation



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: 07-29-2022Application # A 22-012**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Mark Myers	NAME:	Smith, Richard Byrd & Rodney Don
ADDRESS:	2130 Highway 81	ADDRESS:	(see attached)
CITY:	Loganville	CITY:	
STATE:	GA Zip: 30052	STATE:	Zip:
PHONE:	1-770-231-7444	PHONE:	
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Mark Myers		PHONE: 1-770-231-7444	
EMAIL: mark.myers@myersteam.org		FAX: 1-770-554-6310	
PROPERTY INFORMATION			
PID: C0160006			
MAP & PARCEL #	PRESENT ZONING: <u>A2</u> (Separate rezoning request required)		
ADDRESS: 4706 HWY 81	COUNTY: <u>WALTON</u>	ACREAGE: <u>2.5+/-</u>	
PROPOSED DEVELOPMENT: <u>RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS</u>			

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$300.00CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNEPLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn_____
Mayor_____
City Clerk_____
Date

Application # A**Applicant's Certification**

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

Mark Myers
Applicant's Signature

8-26-22
Date

Mark Myers Broker
Print Name and Title

Sworn to and subscribed before me this 26 day of Aug, 2022.

(Seal)



Marsha Harrell
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.

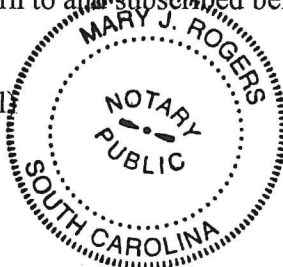
Paul K. Smith
Owner's Signature

8-22-22
Date

Richard B. Smith
Print Name and Title

Sworn to and subscribed before me this 22 day of August, 2022.

(Seal)



My Commission Expires
July 1, 2030
Mary J. Rogers

Mary J. Rogers
Signature of Notary Public

August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052


RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006. This parcel, approximately 2.5 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

864 666-0803
747express@gmail.com

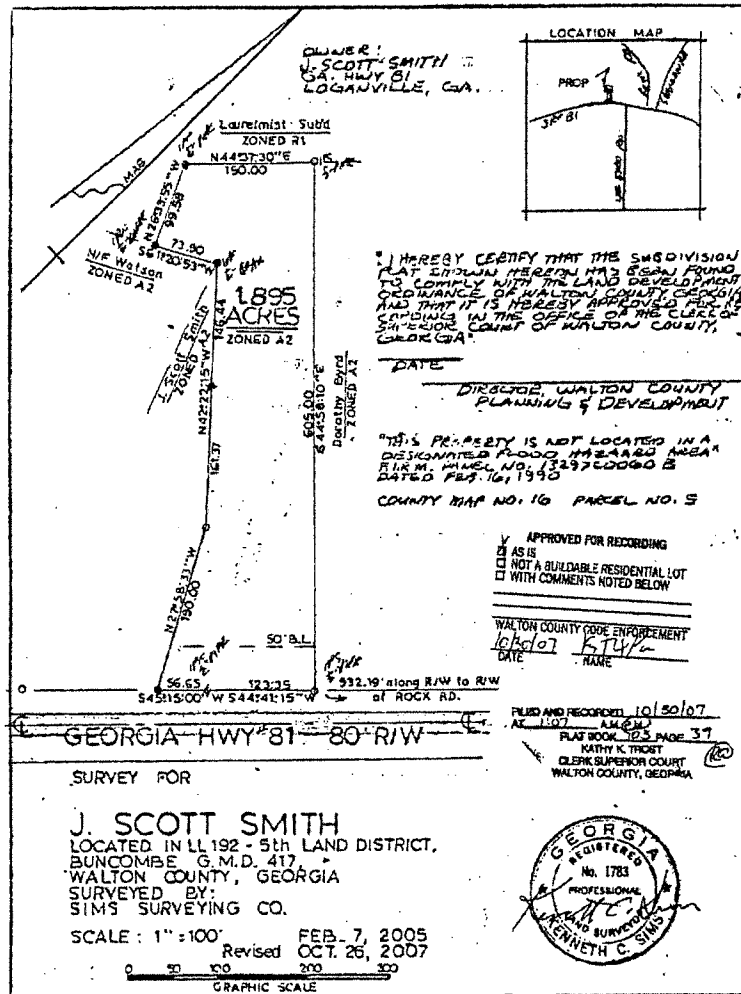
PROPERTY OWNERS FOR PARCEL ID" C0160006

Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

Phone: 864 666-0803

Rodney Don Smith
113 Sherman Court
Piedmont, SC 29673

Phone: 770 337-7639



Deerd

Doc: WD

Georgia Transfer Tax Paid : \$0.00

Pg 0237-0238

THOMAS C. GRE

STATE OF SOUTH CAROLINA)
)
COUNTY OF WALTON) NO TITLE EXAMINATION

11

THAT I, ANNIE BROWN, in the State aforesaid, with One (\$1.00) Dollar and no other consideration have granted, bargained, released, and by these presents do grant, bargain, sell and release unto J. SCOTT SMITH, his heirs and/or assigns forever all my right, title and interest in the following described property:

Grantees Address: 141 Knox Landing Drive
Seneca, South Carolina 29672

ALL that tract or parcel of land lying and being in Land Lot 192, 5th Land District, Buncombe G.M.D. 417 in Walton County, Georgia described in that plat or survey dated February 7, 2005, revised October 26, 2007 by Kenneth Sims, Registered Land Surveyor No. 1783 and recorded in Plat Book 103 at Page 39 in the deed records of Walton County, Georgia.

THIS being the same property conveyed to Annie Brown by deed of J. Scott Smith on November 6, 2007 and recorded in the Register of Deeds Office for Walton County, Georgia in Deed Book 03069 at Page 0410 on July 31, 2009.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs against every person whomsoever

Exhibit "A"

All the Estate's one-half (1/2) undivided right, title, interest and equity in and to the following:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, Buncombe GMD 417, containing 10.595 acres, more or less, according to a plat of survey entitled "Survey for Dorothy Byrd", dated February 6, 2006, prepared by Sims Surveying Company, Certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, recorded in Plat Book 98, page 138, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 4746 Hwy 81, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. C0160006A00

Being the same property conveyed to the grantor herein by Warranty Deed dated January 11, 2008, recorded in Deed Book 3301, page 481, Walton County, Georgia records.

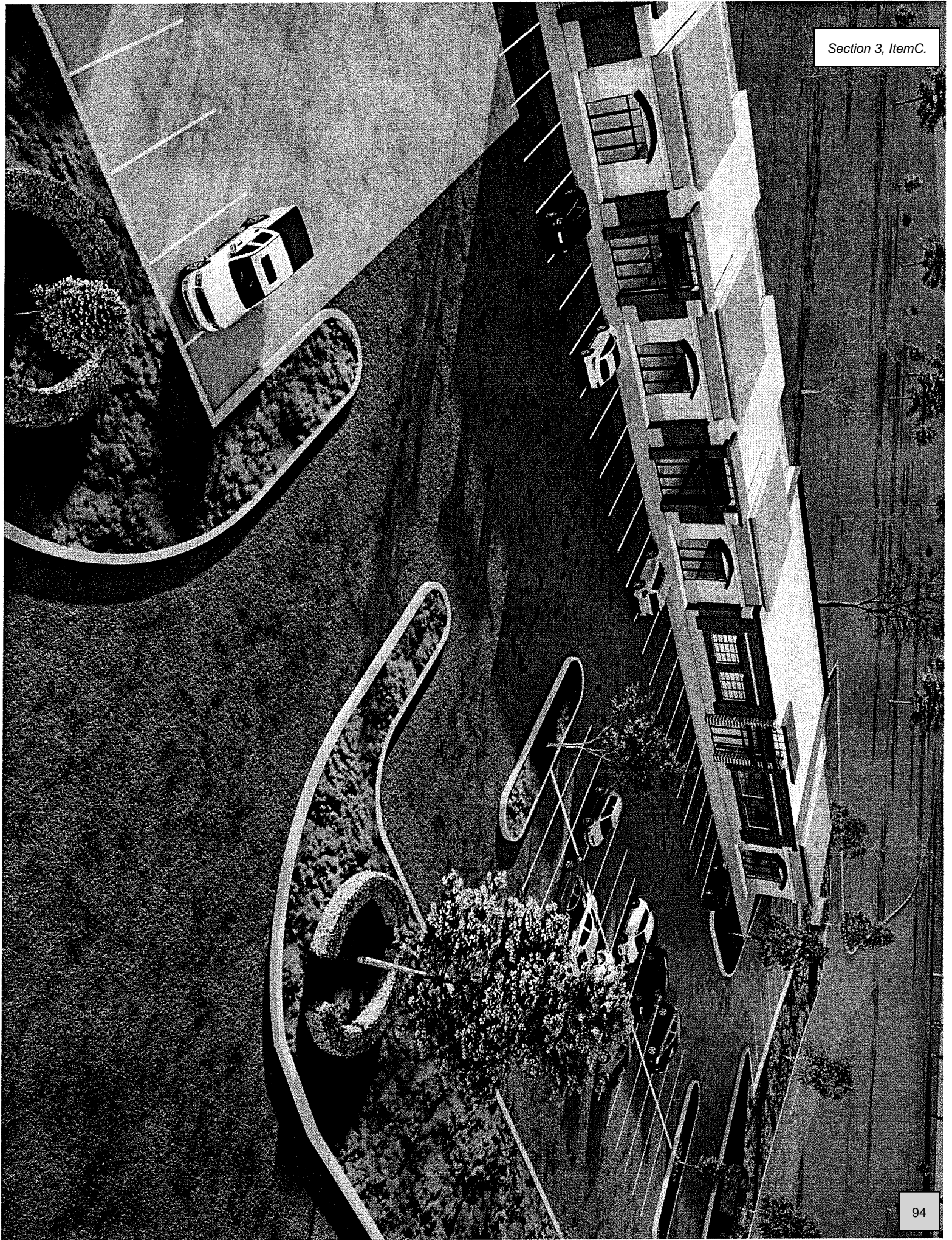
R. M. B.

C-STORE LOGANVILLE
Proposed Convenience Store, Carwash, and Residential Living

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CENTRAL OFFICE OF ALLOCATION NO. 10000
104 THIRD AVENUE • WEST POINT, GEORGIA, 31093
PHONE: (770) 425-1200

DATE 06/30/2007
DRAWN BY JN
CHECKED BY JSH
FILE NAME CH007016
FOR NO 6A220174





August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052

RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006. This parcel, approximately 2.5 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Rodney Don Smith
113 Sherman Court
Piedmont, SC 29673

8-16-22

770 337-7639
smithbodi@gmail.com

NL09C108
LAUREL MIST HOMEOWNERS
ASSOCIATION INC

C0160006A00
PEGGY BYRD
4255 EDDIE BYRD LANE
LOGANVILLE, GA 30052
DONALD MINSK
1801 PEACHTREE STREET
ATLANTA, GA 30309

LG090019
HENDERSON GARY KENT &
HENDERSON DOLLIE M
620 GEORGIA HIGHWAY 81
LOGANVILLE, GA 30052

LG090016
GUERRA FRANKLIN A &
GUERRA TANYA P
606 WINDER HIGHWAY
LOGANVILLE, GA 30052

GARCIA MARTIN JR
944 LEE BYRD RD
LOGANVILLE, GA 30052



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
Phone 770.466.2633

Planning and Development Staff Report

Case #s: A22-012, R22-013
A22-014, R22-015

Applicant: Mark Myers
2130 Highway 81 S.
Loganville GA 30052

Property Owner: A22-012, R22-013
Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

Rodney Don Smith
113 Sherman Ct.
Piedmont, SC 29673

A22-014, R22-015
Peggy Byrd
4255 Eddie Byrd Lane
Loganville, Ga 30052

Donald Minsk
1801 Peachtree Street
Atlanta, GA 30309

Property Location: 4706 Hwy 81 N. (A22-012, R22-013)
4746 Hwy 81 N. (A22-014, R22-015)

Tax Map/Parcel: CO160006 (Walton County) (A22-012, R22-013)
CO160006A00 (Walton County) (A22-014, R22-015)

Property Size: 2.5 acres (A22-012, R22-013)
10.0 acres (A22-014, R22-015)

Current Zoning: A-2 (Walton County)
A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant’s Request

The applicant proposes to combine and develop the property as a Retail Development. The site plan submitted proposes a retail development with a gas station with the realignment of Rock Road to align with Lee Byrd Road. The property would consist of a 50’ strip to remain in the county along Hwy 81 to prevent the creation of an island to the property across Hwy 81 N.

Existing Conditions

The property is currently in unincorporated Walton County located on Hwy 81 N. and Rock Rd. Property is occupied by a single-family dwelling at present time. Except for the parcel across Hwy 81 N. which is in unincorporated Loganville residentially zoned and an existing parcel to the north zoned A-2, it is abutted on all sides by zoned properties in the City.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will not increase traffic in the immediate vicinity. The site plan indicates a realignment of two of the abutting streets Rock Road and Lee Byrd Road. The City is currently in discussion with GDOT in regards to either a round-a-bout or a traffic light at the newly formed intersection.

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

The Future Development Map does not show this property however the 81 corridor is a state route and is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

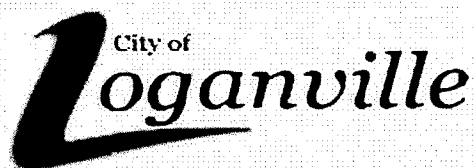
None. The proposed development could be built in unincorporated Walton County.

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?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city’s boundary and the proposed road improvements would be a positive to improve traffic flow and reduce wrecks at the Rock Road intersection. Therefore, the staff recommends that A22-012 and R22-013 be APPROVED and A22-014 and R22-015 be APPROVED.

<p>Recommended Conditions</p> <p>Planning Commission Recommendation</p>



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: 07-29-2022Application # R 22-013**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:	Mark Myers	NAME:	Smith, Richard Byrd & Rodney Don
ADDRESS:	2130 Highway 81	ADDRESS:	(see attached)
CITY:	Loganville	CITY:	
STATE:	GA Zip: 30052	STATE:	Zip:
PHONE:	1-706-645-5885	PHONE:	
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Mark Myers		PHONE: 1-770-231-7444	
EMAIL: mark.myers@mayersyeam.org		FAX: 1-770-554-6310	
PROPERTY INFORMATION			
PID: C0160006			
MAP & PARCEL #	PRESENT ZONING: A2	REQUESTED ZONING: C-H	
ADDRESS: 4706 HWY 81	COUNTY: WALTON	ACREAGE: 2.5 +/-	
PROPOSED DEVELOPMENT: RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS			

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

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$500.00

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

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

Commission Chairman: _____ DATE: _____

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.

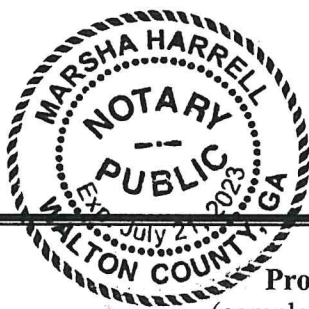
Mark Myers
Applicant's Signature

8-26-22
Date

Mark Myers - Broker
Print Name and Title

Sworn to and subscribed before me this 26 day of Aug, 2022

(Seal)



Marsha Harrell
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

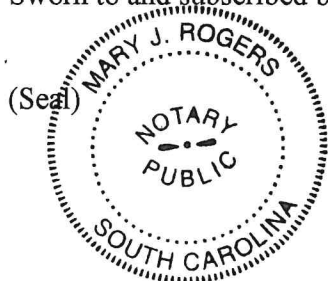
that all information contained in this application is complete and accurate to the best of their knowledge.

Richard B. Smith
Owner's Signature

8-22-22
Date

Richard B. Smith
Print Name and Title

Sworn to and subscribed before me this 22 day of August, 2022.




Mary J. Rogers
Signature of Notary Public

My Commission Expires
July 1, 2030
Mary J. Rogers

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

8-24-22
Date

Mark Myers
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.

Application # **R** _____**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?**

As the suburban neighborhoods continue to develop nearby, this site will offer a small-town, ready-to-serve-you vibe for one's immediate needs. The architecture will be tasteful and inviting. The proposed outparcels will provide room for the community requirements, to be designed with the local culture in mind.

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

The proposed use will provide for the re-alignment and conjoining of two intersections along Hwy 81, to suit the City's desire to more thoughtfully control how traffic is to collect and disburse from this arterial corridor. This should reduce the likelihood of crash incidents due to legacy control and traffic flow conditions.

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

The addition of small commercial spaces properly and thoughtfully located can potentially mitigate the more invasive construction of Big-Box development. Suburban neighborhoods need foot-accessible shopping and services in order to minimize the impact on one's lifestyle and health brought on by spending extended periods of time within the congested urban shopping and retail environments.

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

The proposed development shall provide a revenue stream thru traditional means (taxes, donations, community support/involvement) in order to facilitate the City's ability to provide and maintain it's vital infrastructure. It will also draw revenue from the surrounding communities outside of the City, in turn bringing revenue into the City's tax-base.

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

The local community is home to a growing number of home-based businesses which are contained within residential subdivisions. Local areas of low-density congregation and commerce are vital to the community in that people may familiarize with each other in places where they won't feel the tension of urban centers. A place where both new and familiar faces can be seen and where people are most comfortable, where they feel at home. An where pedestrians can have a place to go. As they see more of their community, they will care more for it.

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

In keeping with chapter 4 of the Loganville Comprehensive Plan; This site is on an arterial collector which connecting the City to Walton County and the many cities and counties of the State of Georgia. Additionally, the current zoning map for Loganville surrounds this site for miles with low to medium density residential housing. This isolated zoning layout forces residents to travel for shopping and recreation in congested urban areas. This lowers the quality of life for people who already spend much time away from family for travelling and working.

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

The adjacent property owners should see an increase in property values, as modern daily conveniences would become more readily available to the North side of the City of Loganville. Many of the adjacent Single Family Homes are already being used as commercial workshops, places of commerce, and outside unscreened storage areas. All other residential areas are fenced in or adequately screened from view. This development shall provide a cleaner, more professional exterior to the area. (See "Rezoning Application Exhibit A.pdf")

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

The adjacent properties are at the edge of City. Currently, many of the residents could be shopping in adjacent areas such as Lawrenceville as they finish their commutes home along Hwy 20 and Big Creek Rd. Without this rezoning, those local resources will continue to be spent outside of the City's borders.

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.

Hwy 81 is the primary corridor between the City of Loganville and the Cities of Bethlehem and Winder. It connects Routes 29 and 78. Wise choices for development along this corridor can intercept some of the recreational and leisure travel between Lawrenceville and Athens, or from points beyond. Businesses such as this proposal can be needed support system for those traveling this route.

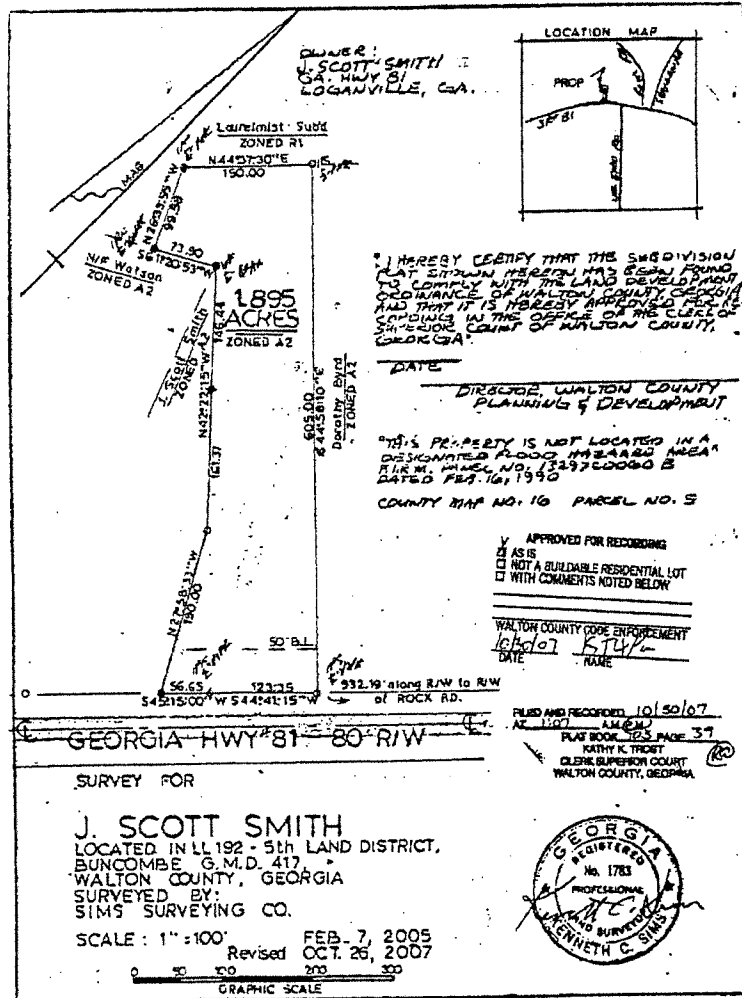
PROPERTY OWNERS FOR PARCEL ID" C0160006

Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

Phone: 864 666-0803

Rodney Don Smith
113 Sherman Court
Piedmont, SC 29673

Phone: 770 337-7639



Recorded 04/16/2018 02:49PM

Deed

KATHY K. TROST

Doc: WD

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$0.00

Bk 04216

Pg 0237-0238

LAW OFFICES OF THOMAS C. BRISSEY, ATTORNEY-AT-LAW, 1010 East North Street, Ste. C-3,
 *um GREENVILLE, SOUTH CAROLINA 29601

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
)
 COUNTY OF WALTON) NO TITLE EXAMINATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNIE BROWN, in the State aforesaid, with One (\$1.00) Dollar and no other consideration have granted, bargained, released, and by these presents do grant, bargain, sell and release unto J. SCOTT SMITH, his heirs and/or assigns forever all my right, title and interest in the following described property:

Grantees Address: 141 Knox Landing Drive
 Seneca, South Carolina 29672

ALL that tract or parcel of land lying and being in Land Lot 192, 5th Land District, Buncombe G.M.D. 417 in Walton County, Georgia described in that plat or survey dated February 7, 2005, revised October 26, 2007 by Kenneth Sims, Registered Land Surveyor No. 1783 and recorded in Plat Book 103 at Page 39 in the deed records of Walton County, Georgia.

THIS being the same property conveyed to Annie Brown by deed of J. Scott Smith on November 6, 2007 and recorded in the Register of Deeds Office for Walton County, Georgia in Deed Book 03069 at Page 0410 on July 31, 2009.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs against every person whomsoever

Exhibit "A"

All the Estate's one-half (1/2) undivided right, title, interest and equity in and to the following:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, Buncombe GMD 417, containing 10.595 acres, more or less, according to a plat of survey entitled "Survey for Dorothy Byrd", dated February 6, 2006, prepared by Sims Surveying Company, Certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, recorded in Plat Book 98, page 138, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 4746 Hwy 81, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. C0160006A00

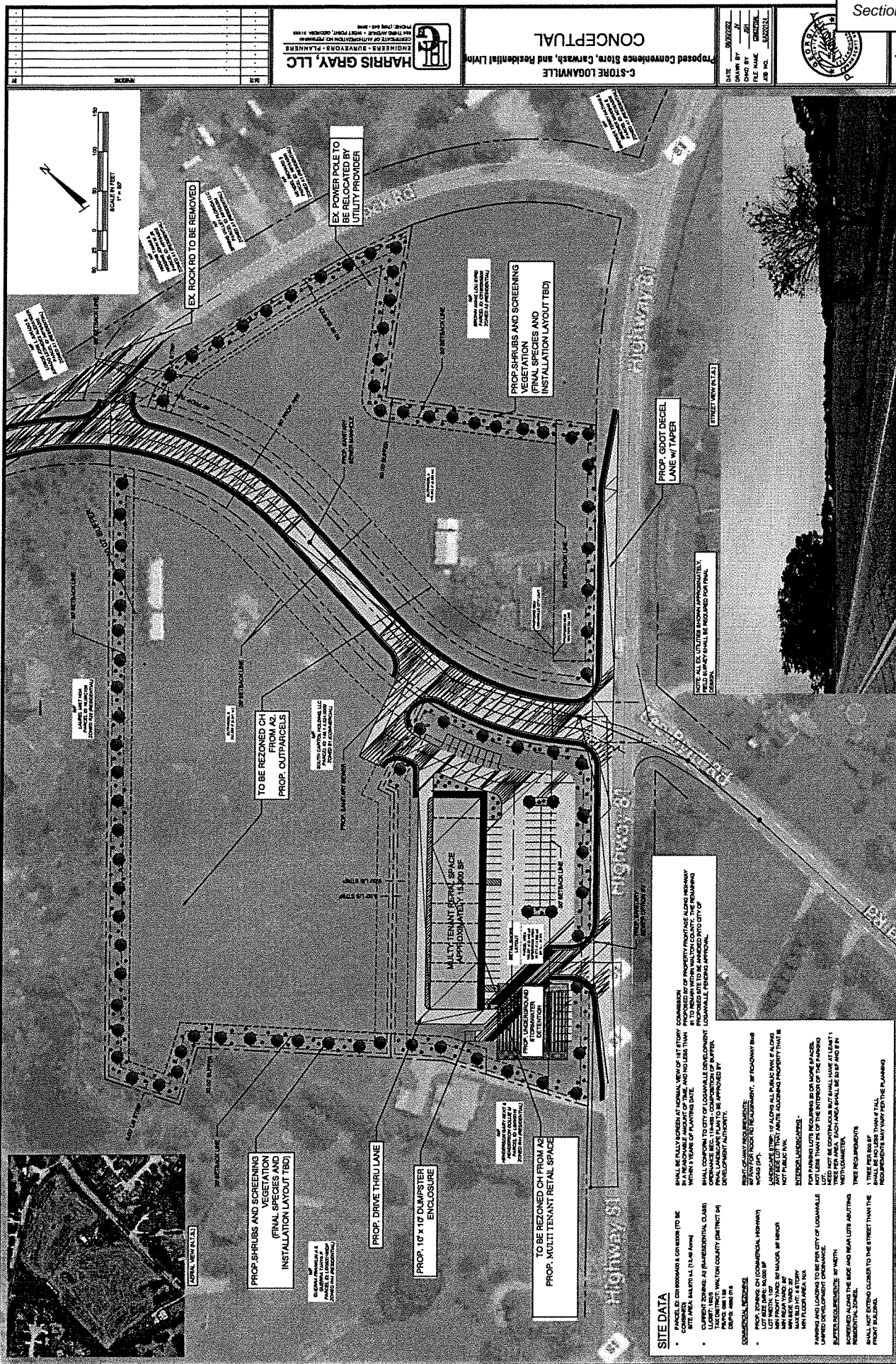
Being the same property conveyed to the grantor herein by Warranty Deed dated January 11, 2008, recorded in Deed Book 3301, page 481, Walton County, Georgia records.

R. M. B.

C-STORE LOGANVILLE
Proposed Convenience Store, Carwash, and Residential Living

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CENTRAL OFFICE OF ALTHOFF/GRAY INC. 1000
1000 7TH AVENUE • WEST POINT, GEORGIA 31092
PHONE: (770) 846-1000

DATE 08/28/2002
DRAWN BY JV
DOD BY JSH
FILE NAME CONCEPTUAL
JOB NO. 5A220124





NL09C108
LAUREL MIST HOMEOWNERS
ASSOCIATION INC

C0160006A00
PEGGY BYRD
4255 EDDIE BYRD LANE
LOGANVILLE, GA 30052
DONALD MINSK
1801 PEACHTREE STREET
ATLANTA, GA 30309

LG090019
HENDERSON GARY KENT &
HENDERSON DOLLIE M
620 GEORGIA HIGHWAY 81
LOGANVILLE, GA 30052

LG090016
GUERRA FRANKLIN A &
GUERRA TANYA P
606 WINDER HIGHWAY
LOGANVILLE, GA 30052

GARCIA MARTIN JR
944 LEE BYRD RD
LOGANVILLE, GA 30052



Planning & Development
 4303 Lawrenceville Rd.
 Loganville, GA 30052
 Phone 770.466.2633

Planning and Development Staff Report

Case #s: A22-012, R22-013
 A22-014, R22-015

Applicant: Mark Myers
 2130 Highway 81 S.
 Loganville GA 30052

Property Owner: A22-012, R22-013
 Richard Byrd Smith
 100 Christy Marie Lane
 Piedmont, SC 29673

Rodney Don Smith
 113 Sherman Ct.
 Piedmont, SC 29673

A22-014, R22-015
 Peggy Byrd
 4255 Eddie Byrd Lane
 Loganville, Ga 30052

Donald Minsk
 1801 Peachtree Street
 Atlanta, GA 30309

Property Location: 4706 Hwy 81 N. (A22-012, R22-013)
 4746 Hwy 81 N. (A22-014, R22-015)

Tax Map/Parcel: CO160006 (Walton County) (A22-012, R22-013)
 CO160006A00 (Walton County) (A22-014, R22-015)

Property Size: 2.5 acres (A22-012, R22-013)
 10.0 acres (A22-014, R22-015)

Current Zoning: A-2 (Walton County)
 A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant’s Request

The applicant proposes to combine and develop the property as a Retail Development. The site plan submitted proposes a retail development with a gas station with the realignment of Rock Road to align with Lee Byrd Road. The property would consist of a 50’ strip to remain in the county along Hwy 81 to prevent the creation of an island to the property across Hwy 81 N.

Existing Conditions

The property is currently in unincorporated Walton County located on Hwy 81 N. and Rock Rd. Property is occupied by a single-family dwelling at present time. Except for the parcel across Hwy 81 N. which is in unincorporated Loganville residentially zoned and an existing parcel to the north zoned A-2, it is abutted on all sides by zoned properties in the City.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will not increase traffic in the immediate vicinity. The site plan indicates a realignment of two of the abutting streets Rock Road and Lee Byrd Road. The City is currently in discussion with GDOT in regards to either a round-a-bout or a traffic light at the newly formed intersection.

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

The Future Development Map does not show this property however the 81 corridor is a state route and is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

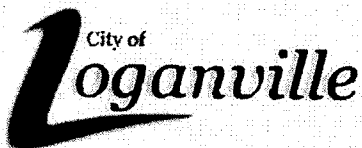
None. The proposed development could be built in unincorporated Walton County.

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?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city’s boundary and the proposed road improvements would be a positive to improve traffic flow and reduce wrecks at the Rock Road intersection. Therefore, the staff recommends that A22-012 and R22-013 be APPROVED and A22-014 and R22-015 be APPROVED.

Recommended Conditions
Planning Commission Recommendation



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: 07-29-2022Application # A 22-014**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Mark Myers	NAME:	Peggy Byrd and Donald Minsk
ADDRESS:	2130 Highway 81	ADDRESS:	(see attached)
CITY:	Loganville	CITY:	
STATE:	GA Zip: 30052	STATE:	Zip:
PHONE:	770-554-7230	PHONE:	
(*attach additional pages if necessary to list all owners)			
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Mark Myers		PHONE: 770-554-7230	
EMAIL: mark.myers@myersteam.org		FAX:	
PROPERTY INFORMATION			
PID: C0160006A00			
MAP & PARCEL #		PRESENT ZONING: A2 (Separate rezoning request required)	
ADDRESS: 4746 HWY 81		COUNTY: WALTON	ACREAGE: 10.0 +/-
PROPOSED DEVELOPMENT: RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS			

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$300.00

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

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

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn_____
Mayor_____
City Clerk_____
Date

Application # A**Applicant's Certification**

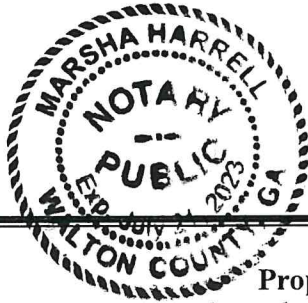
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Myers 8-26-22
Applicant's Signature Date

Mark Myers - Broker
Print Name and Title

Sworn to and subscribed before me this 26 day of August, 2022.

(Seal)



Marsha Harrell
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

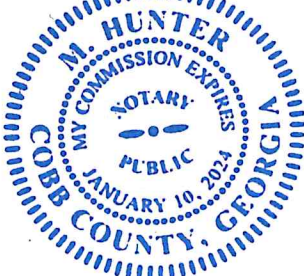
that all information contained in this application is complete and accurate to the best of their knowledge.

NUNLEY CONTRACTING Co Inc AUG 11 2022
Owner's Signature Date

DANIEL LIND
DONAM MUSE PRESIDENT
Print Name and Title

Sworn to and subscribed before me this 11 day of August, 2022.

(Seal)



[Signature]
Signature of Notary Public

August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052

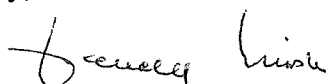
RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006A00. This parcel, approximately 10.0 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Donald Minsk
1801 Peachtree Street
Atlanta, GA 30309

404 803-5205
dminsk@bmmcpa.com

PROPERTY OWNERS FOR PARCEL ID" C0160006A00

Peggy Byrd
4255 Eddie Byrd Lane
Loganville, GA 30052

Phone: 770 466-4905 and 404 308-6057

Donald Minsk
1801 Peachtree Street
Atlanta, GA 30309

Phone: 404 803-5205

Y THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN
LY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON
SIA AND THAT IT IS HEREBY APPROVED FOR RECORDING IN
THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY
PLANNING & DEVELOPMENT

Y IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA
NO. 13297C0060 B DATED FEB. 16, 1990

W 16 PARCEL NO. 5

D
A 81
GEORGIA

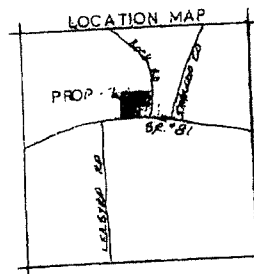
APPROVED FOR RECORDING
AS IS
NOT A BUILDABLE RESIDENTIAL LOT
WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
2/8/06 K. Trost
DATE NAME

N 44° 37' 30" E
697.98

10.595
ACRES
ZONED A2

FILED AND RECORDED 2/8/06
AT 9:53 AM TP 11
PLAT BOOK 98 PAGE 138
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



N 44-58-10

605.00

barn

house

Rodney Don Smith
ZONED A2

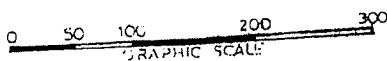
1.5 ACRES

GEORGIA HWY #81 80' R/W

SURVEY FOR

DOROTHY BYRD
LOCATED IN LL 192 - 5th LAND DISTRICT.
BUNCOMBE G.M.D. 417
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1" = 100' FEB. 6, 2006



3-~~4~~
JM
WDW
*

Return to:
Preston & Malcom, P. C.
Attorneys At Law
110 Court Street
Post Office Box 984
Monroe, GA 30655
File No.: 82.2204

BK: 4680 PG: 18-20
Filed and Recorded
Sep-21-2020 02:59:26PM
DOCN: 02020-013372
Real Estate Transfer Tax \$0.00
1472020003465

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

DEED OF ASSENT
NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, Neal Byrd a/k/a Eddie Neal Byrd died a resident of Walton County, Georgia, on the 23rd day of June, 2020, leaving a Last Will and Testament which has been probated in Solemn Form in said County at the July Term, 2020 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit "A" was devised to Peggy McMichael Byrd herein; and

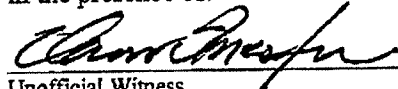
WHEREAS, the undersigned duly qualified as Executrix of the Estate of Neal Byrd a/k/a Eddie Neal Byrd, is now administering the estate under the term of said Will; and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.

NOW, THEREFORE, the undersigned as Executrix of the Will of the said Neal Byrd

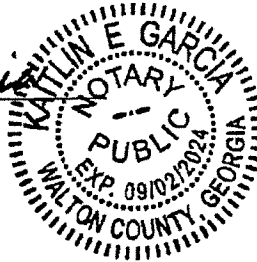
a/k/a Eddie Neal Byrd, hereby assents to the devise of said property under the terms of said Will so that the title thereto is now vested in the said Peggy McMichael Byrd, as provided in said Will.

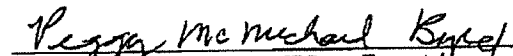
WITNESS her hand and seal, this the 15 day of September, 2020.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

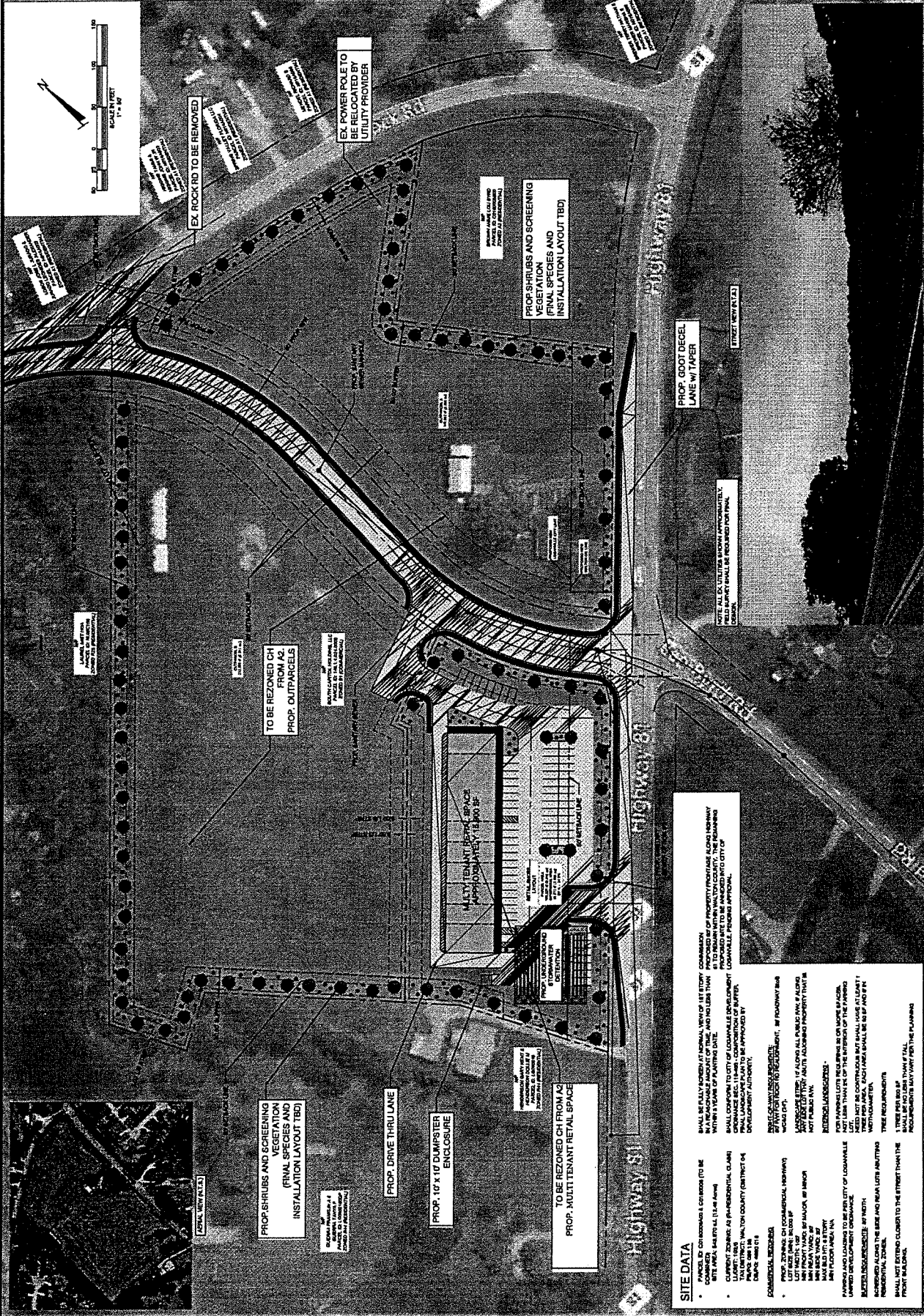



PEGGY MCMICHAEL BYRD, as Executrix
Under the Last Will and Testament of Eddie Neal
Byrd, deceased, late of Walton County

C-STORE LOGANVILLE
Tropoed Convenience Store, Carwash, and Residential Living

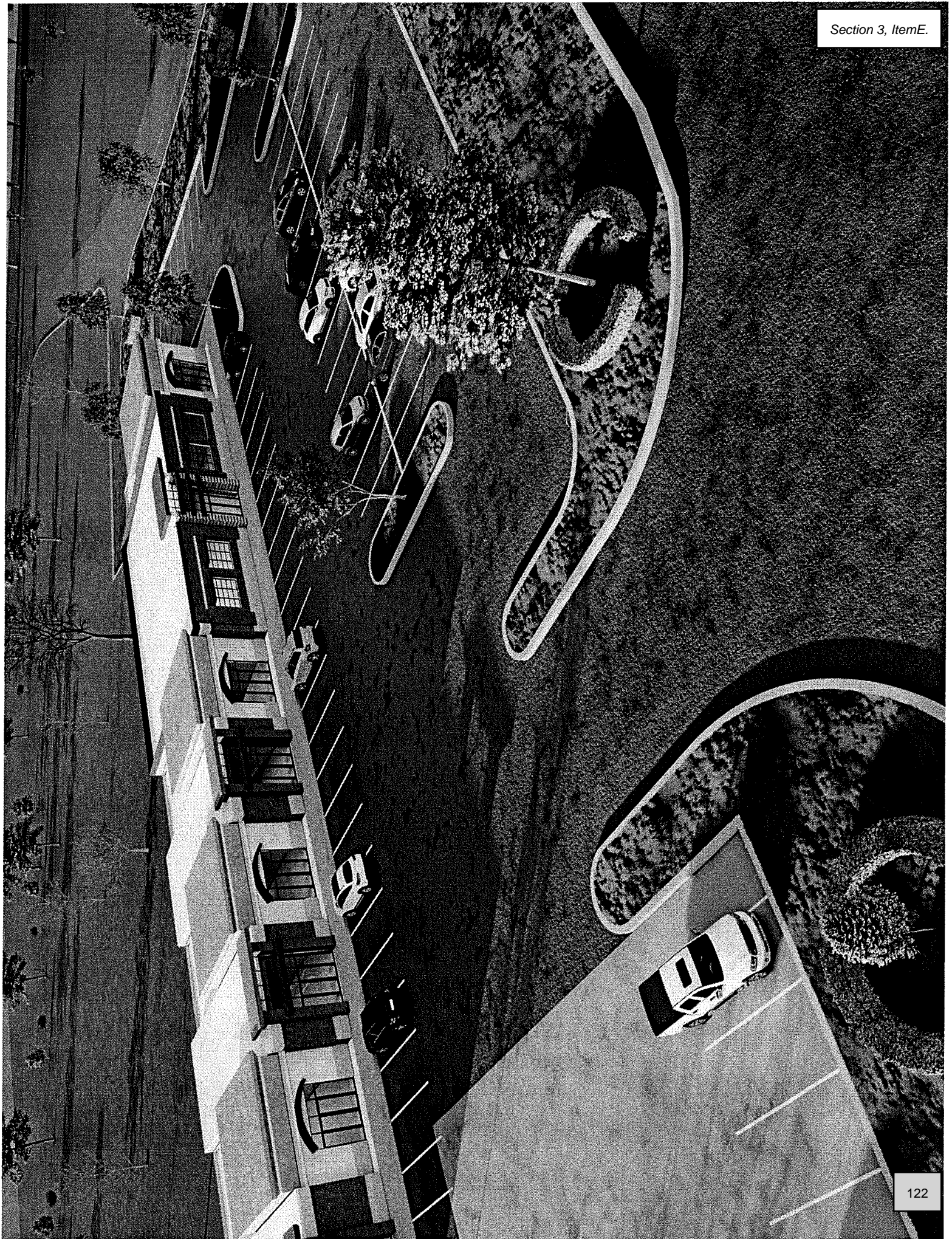
HARRIS GRAY, LLC
ENGINEERS - SURVEYORS - PLANNERS
CENTRALITE OF ALTHAMPTON, INC. MEMBERS
301 THIRD AVENUE - WEST POINT, GEORGIA 31092
PHONE 404-835-5555 FAX 404-835-5556

DATE	06/20/2022
RAWN BY	N
MOD BY	JSM
FILE NAME	ENCLOSURE
DB NO.	SA270134



SITE DATA

- [illegible]



NL09C108
LAUREL MIST HOMEOWNERS
ASSOCIATION INC

C0160006
SMITH SCOTT J
113 SHERMAN COURT
PIEDMONT, SC 29673

C0160005B00
SMITH RICHARD BYRD &
100 CHRISTY MARIE LANE
PIEDMONT, SC 29673
SMITH RODNEY DON
113 SHERMAN COURT
PIEDMONT, SC 29673

N016A005
MENDEL RICHARD S
3503 ROCK RD
LOGANVILLE, GA 30052-3748

N016A004
SPRING VALLEY FLORIDA, LLC
3825 MOUNT PARON CHURCH ROAD
SOCIAL CIRCLE, GA 30025

N016A003
HIGGINS TAMMI &
HIGGINS JOHN W JR
3523 ROCK RD
LOGANVILLE, GA 30052-2302

NL09B008
KASSIM KABIRU
408 ARMOR DRIVE
LOGANVILLE, GA 30052

NL09B007
REESE PATRICK A &
REESE JENNIFER BROOKS
410 ARMOR DR
LOGANVILLE, GA 30052

NL09B006
PROGRESS RESIDENTIAL BORROWER 3 LLC
5690 W CYPRESS ST #5690D
TAMPA, FL 336071744

C0160011

HUGHES CHARLES &
HUGHES MARTHA
4743 GEORGIA HIGHWAY 81
LOGANVILLE, GA 30052



Planning & Development
 4303 Lawrenceville Rd.
 Loganville, GA 30052
 Phone 770.466.2633

Planning and Development Staff Report

Case #s: A22-012, R22-013
 A22-014, R22-015

Applicant: Mark Myers
 2130 Highway 81 S.
 Loganville GA 30052

Property Owner: A22-012, R22-013
 Richard Byrd Smith
 100 Christy Marie Lane
 Piedmont, SC 29673

Rodney Don Smith
 113 Sherman Ct.
 Piedmont, SC 29673

A22-014, R22-015
 Peggy Byrd
 4255 Eddie Byrd Lane
 Loganville, Ga 30052

Donald Minsk
 1801 Peachtree Street
 Atlanta, GA 30309

Property Location: 4706 Hwy 81 N. (A22-012, R22-013)
 4746 Hwy 81 N. (A22-014, R22-015)

Tax Map/Parcel: CO160006 (Walton County) (A22-012, R22-013)
 CO160006A00 (Walton County) (A22-014, R22-015)

Property Size: 2.5 acres (A22-012, R22-013)
 10.0 acres (A22-014, R22-015)

Current Zoning: A-2 (Walton County)
 A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant's Request

The applicant proposes to combine and develop the property as a Retail Development. The site plan submitted proposes a retail development with a gas station with the realignment of Rock Road to align with Lee Byrd Road. The property would consist of a 50' strip to remain in the county along Hwy 81 to prevent the creation of an island to the property across Hwy 81 N.

Existing Conditions

The property is currently in unincorporated Walton County located on Hwy 81 N. and Rock Rd. Property is occupied by a single-family dwelling at present time. Except for the parcel across Hwy 81 N. which is in unincorporated Loganville residentially zoned and an existing parcel to the north zoned A-2, it is abutted on all sides by zoned properties in the City.

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 partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

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The proposed development will not increase traffic in the immediate vicinity. The site plan indicates a realignment of two of the abutting streets Rock Road and Lee Byrd Road. The City is currently in discussion with GDOT in regards to either a round-a-bout or a traffic light at the newly formed intersection.

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The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

The Future Development Map does not show this property however the 81 corridor is a state route and is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

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

None. The proposed development could be built in unincorporated Walton County.

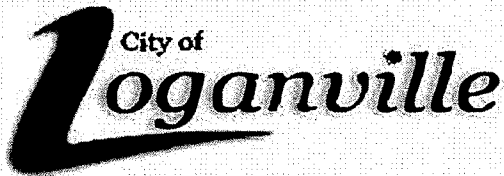
Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city's boundary and the proposed road improvements would be a positive to improve traffic flow and reduce wrecks at the Rock Road intersection. Therefore, the staff recommends that A22-012 and R22-013 be APPROVED and A22-014 and R22-015 be APPROVED.

Recommended Conditions

Planning Commission Recommendation



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: 07-29-2022Application # R 22-015**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:	Mark Myers	NAME:	Peggy Byrd and Donald Minsk
ADDRESS:	2130 Highway 81	ADDRESS:	(see attached)
CITY:	Loganville	CITY:	
STATE:	GA Zip: 30052	STATE:	Zip:
PHONE:	1-770-231-7444	PHONE:	
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Mark Myers		PHONE: 1-770-231-7444	
EMAIL: mark.myers@myersteam.org		FAX: 1-770-554-6310	
PROPERTY INFORMATION			
PID: C0160006A00			
MAP & PARCEL #		PRESENT ZONING: A2	REQUESTED ZONING: C-H
ADDRESS: 4746 HWY 81		COUNTY: WALTON	ACREAGE: 10.0+/-
PROPOSED DEVELOPMENT: RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS			

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

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$500.00

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

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

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn_____
Mayor_____
City Clerk_____
Date

August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052

RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006A00. This parcel, approximately 10.0 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Peggy Byrd
4255 Eddie Byrd Lane
Loganville, GA 30052

770 466-4905
joshualee0803@gmail.com

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.

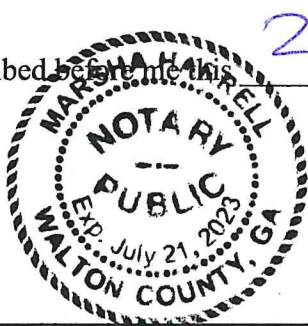
Mark Myers
Applicant's Signature

8-26-2022
Date

Mark Myers - Broker
Print Name and Title

Sworn to and subscribed before me this 26 day of aug, 2022.

(Seal)



Marsha Harrell
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.

Peggy Byrd
Owner's Signature

8-11-2022
Date

Peggy Byrd, owner
Print Name and Title

Sworn to and subscribed before me this 11 day of August, 2022.

(Seal)



Marsha Harrell
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

8-26-22

Date

Mark Myers

Print Name

 Signature of Applicant's
 Attorney or Agent

Date

 Print Name

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

_____ YES

_____  NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

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?

As the suburban neighborhoods continue to develop nearby, this site will offer a small-town, ready-to-serve-you vibe for one's immediate needs. The architecture will be tasteful and inviting. The proposed outparcels will provide room for the community requirements, to be designed with the local culture in mind.

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

The proposed use will provide for the re-alignment and conjoining of two intersections along Hwy 81, to suit the City's desire to more thoughtfully control how traffic is to collect and disburse from this arterial corridor. This should reduce the likelihood of crash incidents due to legacy control and traffic flow conditions.

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

The addition of small commercial spaces properly and thoughtfully located can potentially mitigate the more invasive construction of Big-Box development. Suburban neighborhoods need foot-accessible shopping and services in order to minimize the impact on one's lifestyle and health brought on by spending extended periods of time within the congested urban shopping and retail environments.

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

The proposed development shall provide a revenue stream thru traditional means (taxes, donations, community support/involvement) in order to facilitate the City's ability to provide and maintain it's vital infrastructure. It will also draw revenue from the surrounding communities outside of the City, in turn bringing revenue into the City's tax-base.

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

The local community is home to a growing number of home-based businesses which are contained within residential subdivisions. Local areas of low-density congregation and commerce are vital to the community in that people may familiarize with each other in places where they won't feel the tension of urban centers. A place where both new and familiar faces can be seen and where people are most comfortable, where they feel at home. An where pedestrians can have a place to go. As they see more of their community, they will care more for it.

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

In keeping with chapter 4 of the Loganville Comprehensive Plan; This site is on an arterial collector which connecting the City to Walton County and the many cities and counties of the State of Georgia. Additionally, the current zoning map for Loganville surrounds this site for miles with low to medium density residential housing. This isolated zoning layout forces residents to travel for shopping and recreation in congested urban areas. This lowers the quality of life for people who already spend much time away from family for travelling and working.

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

The adjacent property owners should see an increase in property values, as modern daily conveniences would become more readily available to the North side of the City of Loganville. Many of the adjacent Single Family Homes are already being used as commercial workshops, places of commerce, and outside unscreened storage areas. All other residential areas are fenced in or adequately screened from view. This development shall provide a cleaner, more professional exterior to the area. (See "Rezoning Application Exhibit A.pdf")

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

The adjacent properties are at the edge of City. Currently, many of the residents could be shopping in adjacent areas such as Lawrenceville as they finish their commutes home along Hwy 20 and Big Creek Rd. Without this rezoning, those local resources will continue to be spent outside of the City's borders.

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.

Hwy 81 is the primary corridor between the City of Loganville and the Cities of Bethlehem and Winder. It connects Routes 29 and 78. Wise choices for development along this corridor can intercept some of the recreational and leisure travel between Lawrenceville and Athens, or from points beyond. Businesses such as this proposal can be needed support system for those traveling this route.

PROPERTY OWNERS FOR PARCEL ID" C0160006A00

Peggy Byrd
4255 Eddie Byrd Lane
Loganville, GA 30052

Phone: 770 466-4905 and 404 308-6057

Donald Minsk
1801 Peachtree Street
Atlanta, GA 30309

Phone: 404 803-5205

THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN
 FILED WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON
 COUNTY, GEORGIA AND THAT IT IS HEREBY APPROVED FOR RECORDING IN
 THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY
 PLANNING & DEVELOPMENT

THIS PARCEL IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA
 NO. 13297C0060 B DATED FEB. 16, 1990

U. 16 PARCEL NO. 5

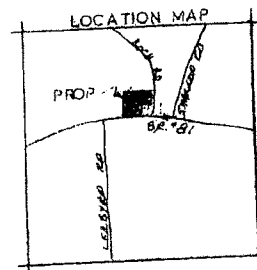
D
 81
 GEORGIA

APPROVED FOR RECORDING
 AS IS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT

2/8/06 DATE NAME

N 44° 37' 30" E
 697.98



10.595
 ACRES
 ZONED A2

FILED AND RECORDED 2/8/06
 AT 9:53 AM
 PLAT BOOK 98 PAGE 138
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

N 44° 58' 10"

605.00

barn

house

Rodney Dan Smith
 ZONED A2

1.5 ACRES

100.28
 44° 44' 35" W

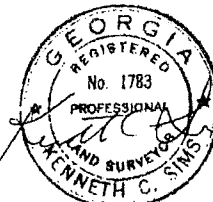
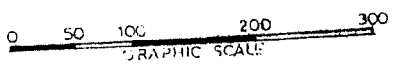
571.92
 544° 57' 10" W

260.0

GEORGIA HWY #81 80' R/W

SURVEY FOR

DOROTHY BYRD
 LOCATED IN LL 192 - 5th LAND DISTRICT,
 BUNCOMBE G.M.D. 417
 WALTON COUNTY, GEORGIA
 SURVEYED BY
 SIMS SURVEYING CO.
 SCALE: 1" = 100' FEB. 6, 2006



3-~~4~~
JM
WDW
X

Return to:
Preston & Malcom, P. C.
Attorneys At Law
110 Court Street
Post Office Box 984
Monroe, GA 30655
File No.: 82.2204

BK: 4680 PG: 18-20
Filed and Recorded
Sep-21-2020 02:59:26PM
DOCN: 02020-013372
Real Estate Transfer Tax \$0.00
1472020003465

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

DEED OF ASSENT
NTC/RPP

STATE OF GEORGIA
COUNTY OF WALTON

WHEREAS, Neal Byrd a/k/a Eddie Neal Byrd died a resident of Walton County, Georgia, on the 23rd day of June, 2020, leaving a Last Will and Testament which has been probated in Solemn Form in said County at the July Term, 2020 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit "A" was devised to Peggy McMichael Byrd herein; and

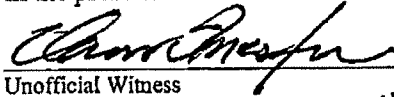
WHEREAS, the undersigned duly qualified as Executrix of the Estate of Neal Byrd a/k/a Eddie Neal Byrd, is now administering the estate under the term of said Will; and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.

NOW, THEREFORE, the undersigned as Executrix of the Will of the said Neal Byrd

a/k/a Eddie Neal Byrd, hereby assents to the devise of said property under the terms of said Will so that the title thereto is now vested in the said **Peggy McMichael Byrd**, as provided in said Will.

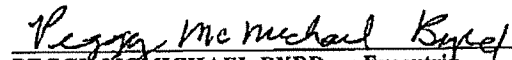
WITNESS her hand and seal, this the 15 day of September, 2020.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

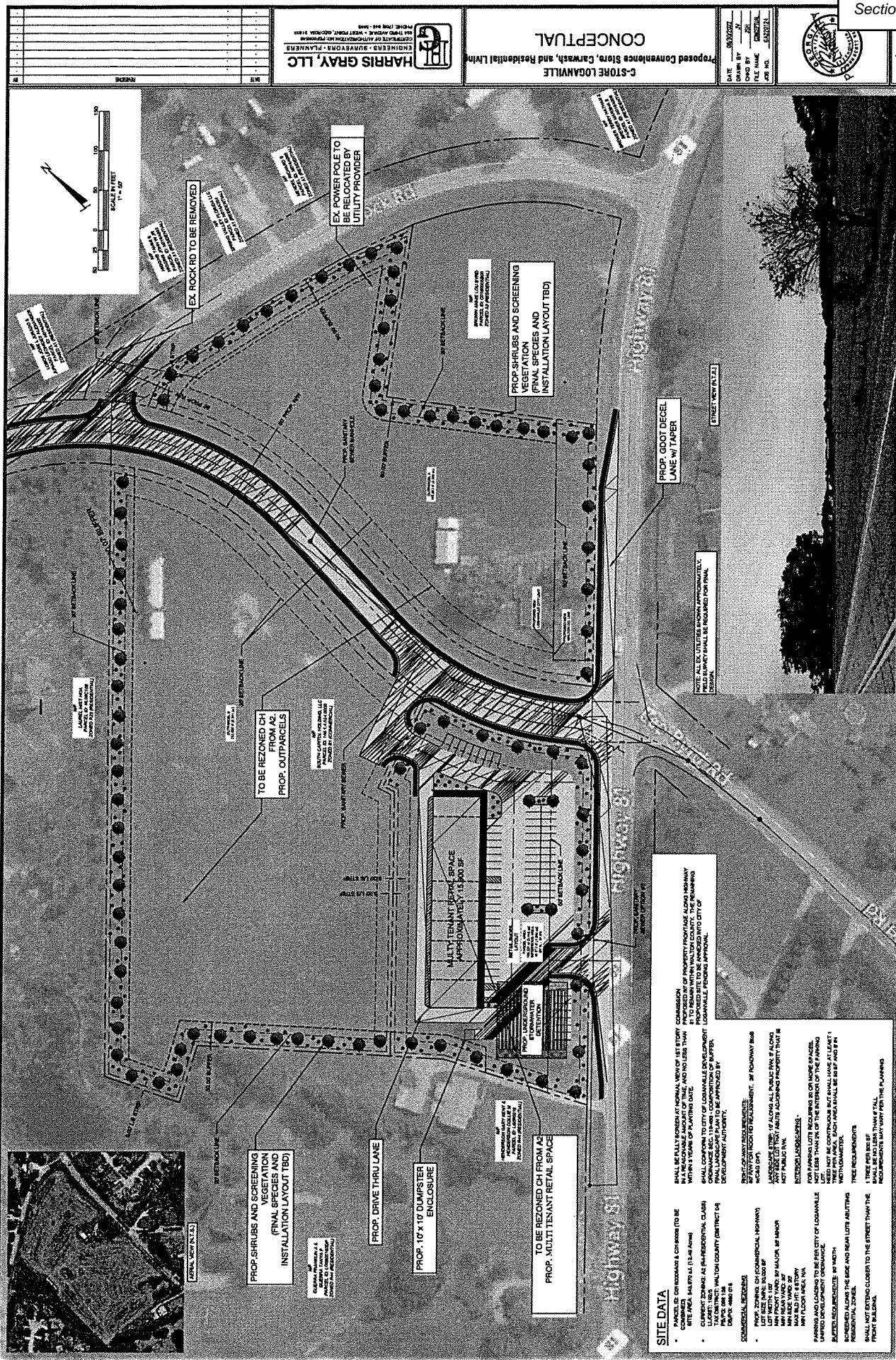



PEGGY MCMICHAEL BYRD, as Executrix
Under the Last Will and Testament of Eddie Neal
Byrd, deceased, late of Walton County

C-STORE LOGANVILLE
 Home Store, Carwash, and Residential Living

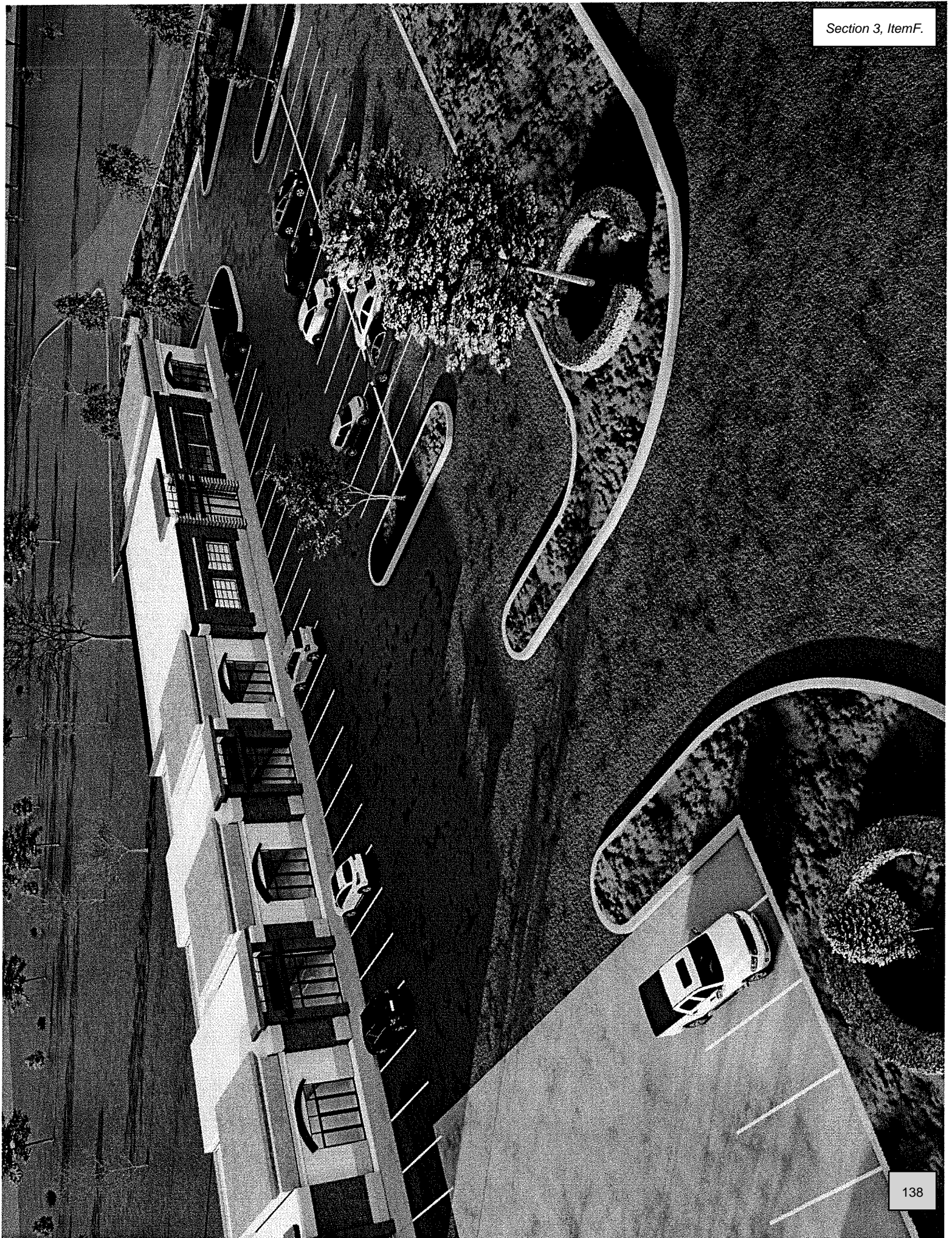
HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. 0000000000
844 THIRD AVENUE • WEST POINT, MISSISSIPPI 39178

DATE	04/30/2022
PREPARED BY	JV
RECD BY	JSH
FILE NAME	CONCERTUM
CO. OR NO.	6A220174



* PARCEL ID: C013000020 & C01300008 (TO BE COMBINED)
SITE AREA: 448,870 S.F. (10.41 Acres)
COMMISSION SHALL BE FULLY SCREENED AT NORMAL VIEW OF 1ST STORY PHOTOGRAPHED AT PROPERTY FRONTAGE ALONG HIGHWAY 1 IN A REASONABLE AMOUNT OF TIME, AND NO LESS THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WITHIN 3 YEARS OF PLANNING DATE. THE REMAINING PROPOSED SITE TO BE AMENDED INTO CITY OF LOANWALKE PEDESTAL APARTMENTAL.
COMMISSION SHALL CONFORM TO CITY OF LOANWALKE DEVELOPMENT ORDINANCE 11.01.010 (RESIDENTIAL CLASS 6) & 11.01.015 (RESIDENTIAL CLASS 6B)

- [illegible]



NL09C108
LAUREL MIST HOMEOWNERS
ASSOCIATION INC

C0160006
SMITH SCOTT J
113 SHERMAN COURT
PIEDMONT, SC 29673

C0160005B00
SMITH RICHARD BYRD &
100 CHRISTY MARIE LANE
PIEDMONT, SC 29673
SMITH RODNEY DON
113 SHERMAN COURT
PIEDMONT, SC 29673

N016A005
MENDEL RICHARD S
3503 ROCK RD
LOGANVILLE, GA 30052-3748

N016A004
SPRING VALLEY FLORIDA, LLC
3825 MOUNT PARON CHURCH ROAD
SOCIAL CIRCLE, GA 30025

N016A003
HIGGINS TAMMI &
HIGGINS JOHN W JR
3523 ROCK RD
LOGANVILLE, GA 30052-2302

NL09B008
KASSIM KABIRU
408 ARMOR DRIVE
LOGANVILLE, GA 30052

NL09B007
REESE PATRICK A &
REESE JENNIFER BROOKS
410 ARMOR DR
LOGANVILLE, GA 30052

NL09B006
PROGRESS RESIDENTIAL BORROWER 3 LLC
5690 W CYPRESS ST #5690D
TAMPA, FL 336071744

C0160011

HUGHES CHARLES &
HUGHES MARTHA
4743 GEORGIA HIGHWAY 81
LOGANVILLE, GA 30052

CITY OF LOGANVILLE
ORDINANCE NO.

AN ORDINANCE TO ADOPT THE LOGANVILLE TREE PROTECTION ORDINANCE; TO AMEND THE DEVELOPMENT REGULATIONS FOR THE CITY OF LOGANVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

Section 1. That an Ordinance entitled Loganville Tree Protection Ordinance, attached to this Ordinance as Exhibit "A," be adopted in its entirety.

Section 2. That the Development Regulations for The City of Loganville, Georgia, adopted June 20, 2002, as amended, be amended as follows:

- A. Amend Article 5, Section 5.8 Buffers, Landscaping, Tree Preservation and Tree Replacement by deleting the deleting the existing Section 5.8.3 Tree Preservation and Replacement Requirements in its entirety and replacing with the following:
 - 5.8.3 Tree Preservation and Replacement Requirements
 - a. Any property required by the Zoning Ordinance or by these Regulations to preserve and protect existing trees shall be required to do so in compliance with the Loganville Tree Protection Ordinance.
 - b. The Loganville Tree Protection Ordinance outlines the requirements for tree preservation and replacement for all eligible projects
- B. Amend Article 10, Section 10.7 Tree Preservation/Replacement Plan Specifications by deleting the existing Sections 10.7.1 and 10.7.2 in their entirety and replacing them with the following:
 - 10.7.1. Tree Preservation/Replacement Plan shall be required as described in the Loganville Tree Protection Ordinance.
 - 10.7.2 Tree Preservation/Replacement Plans shall be prepared in accordance with the specifications contained in the Loganville Tree Protection Ordinance. Tree Preservation/Replacement plans may submitted separately to the City or may be combined with other landscaping plans as a part of a development plan submission.
- C. Amend Article 10, Section 10.8 Buffer and Landscape Plan Specifications by deleting the existing Sections 10.8.1 and 10.8.2 and in their entirety and replacing them with the following:
 - 10.8.1. A Buffer and Landscape Plan shall be required as described in the Zoning Ordinance and/or in the Loganville Tree Protection Ordinance.
 - 10.8.2 Tree Preservation/Replacement Plans shall be prepared in accordance with the specifications contained in the Zoning Ordinance and/or the Loganville Tree Protection Ordinance. The Buffer and Landscape Plan may combined with other plans as a part of a general landscaping plan for the project.

Section 2. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

Section 4. This ordinance shall be effective on the date of its adoption.

This ____ day of _____, 202____.

ATTEST:

CITY OF LOGANVILLE:

City Manager Danny Roberts

Mayor Skip Baliles

12/01/22 DRAFT (FINAL)
TREE PROTECTION ORDINANCE
CITY OF LOGANVILLE, GEORGIA



City of Loganville
Planning and Development Department
4303 Lawrenceville Road
PO Box 39
Loganville, Georgia 30052

Technical Assistance by:
Precision Planning, Inc.

TREE PROTECTION ORDINANCE

Section 1. Intent and Purpose

The purpose of these standards is to facilitate the preservation and/or replacement of trees as part of the site development process within the municipal limits of the City of Loganville. Benefits derived from tree protection and replanting include: improved control of soil erosion, moderation of storm water runoff and improved water quality, dust filtration, shading, cooling, enhanced habitat for desirable wildlife, reduction of noise and glare, climate moderation, increased property values and aesthetic/scenic amenities.

Section 2. Applicability

These regulations shall apply to all real property in the City now and in the future and to all property on which renovations to an existing building are greater than 51 percent of the building's appraised value as shown on the current tax records. In accordance with the land development permitting and platting procedures outlined in *Article 11* of the *Loganville Development Regulations*, all plats (preliminary and final) and site development plans must contain a Tree Protection Plan, which meets the standards set forth in this Section. Exempt from these standards are:

- A. Any singular residential lot occupied by not more than one dwelling structure containing (in aggregate) not more than two dwelling units.
- B. The plantings of public and private plant nurseries, tree farms, botanical gardens which are for sale to the general public, or other bona-fide agricultural purposes.
- C. Trees located within public rights-of-way, or public easements, when removal is required in pursuance of lawful activities or functions of a federal, state, county or municipal agency.
- D. Any property undergoing renovation or for which an application for a building permit for renovation has been submitted to the City prior to the adoption of these regulations.
- E. Any property within the Commercial Central Business (CBD) Zoning District, as defined in the Loganville Zoning Ordinance.

Section 3 Definitions

- A. *Buildable Area* - The portion of a lot, which is not located within any minimum required yard, landscape strip/area, or buffer; that portion of a lot wherein a building may be located.
- B. *Buffer* - A natural undisturbed portion of a lot, which is set aside to achieve a visual and noise barrier between land, uses. A buffer is achieved with natural vegetation, except for approved access and utility crossings, and must be replanted when sparsely vegetated subject to the approval of the Planning and Development Director.
- C. *Caliper* - American Association of Nurseryman standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken 6 inches above the ground for up to and including 4-inch caliper size, and 12 inches above the ground for larger sizes.
- D. *Crown Dripline* - The vertical line extending from the outer surface of a tree's branch tips down to the ground containing the tree's critical root zone.
- E. *DBH* - Diameter-at-breast-height is a standard measure of tree size and is a tree trunk diameter measured 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, then the trunk is

measured at the point directly beneath the split.

F. *EDF* - Existing Density Factor (EDF) is the density of existing trees to be preserved on a site. The EDF is calculated by converting the diameter of individual trees to density factor units.

G. *Land Disturbance Permit* - An official authorization issued by the Planning and Development Director, allowing defoliation or alteration of the site, or the commencement of any land disturbing activities.

H. *Protected Zone* - All lands that fall outside the buildable area of a parcel, all areas of a parcel required to remain in green space, and/or all areas required as landscaping strips and/or buffers according to provisions of the *Loganville Zoning Ordinance*.

I. *RDF* - Replacement Density Factor (RDF) is the density of new trees necessary to meet the minimum Site Density Factor.

J. *Re-vegetation* - The replacement of trees or landscape plant materials into the minimum required landscape areas.

K. *SDF* - Site Density Factor (SDF) is the minimum tree density required to be maintained on a developed site.

L. *Specimen Tree* - Any tree which has been determined to be of a high value because of its species, size, age, or other arboreal criteria (See Section 4.I. of this Ordinance)

M. *Tree* - Any self-supporting woody plant, usually having a single woody trunk and a potential DBH of at least two inches.

N. *Tree Density Factor* - A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size and are not equal to individual tree counts.

Section 4. Tree Preservation and Replacement

A Tree Protection Plan, prepared by a certified arborist, registered forester, landscape architect **or engineer**, shall be submitted with all other drawings as part of the land disturbance permit process outlined in *Article 4* and *Article 10* of the *Loganville Development Regulations* on any non-exempt parcel of land. Land disturbing activity includes any activity, which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to clearing, dredging, grading, excavating, transporting, and filling of land, excluding agricultural practices. The intent of these standards is to provide the necessary information to facilitate development project design, plan review, and enforcement processes in order that the provisions of the ordinance are administered in the most effective manner.

A. No land disturbance permit shall be issued for projects/lots until the Tree Protection Plan has been reviewed and approved by the Planning and Development Director, **or other City designee**. All tree protection measures shall be installed prior to land disturbance and no land disturbance permit shall be issued for full site development without it being determined that the proposed development complies with the provisions of these regulations. ~~For each development, the Planning and Development Director, or other City designee, shall visit the development site, prior to issuance of any clearing permits.~~

The Tree Preservation Plan may be either a separate drawing or part of the overall landscaping plan and shall include the following information:

1. The name of the project
2. The name of the owner and/or developer, including 24 hour contact
3. Spatial limits of land disturbance, clearing, grading and trenching
4. All required undisturbed buffers, 100-year floodplains, streams or other environmentally sensitive area.
5. Existing trees to be retained in tree protection areas: Trunk location and size (to the nearest inch diameter at or below breast height), of individual trees proposed to remain for credit towards meeting the minimum Site Density Factor on the property.

~~TECHNICAL NOTE — Tree sample areas of similar vegetation of 50 square feet or larger may be used as a method of measuring the Existing Density Factor (existing tree density). The location of all specimen trees or stands of specimen trees.~~

6. Areas for re-vegetation/replanting
7. The specific name and location of all materials to be planted or maintained on the site
8. A Summary Table of the number of existing trees to remain and new trees to be planted, by diameter to the nearest inch at or below DBH, shall be shown along with calculations showing the Site Density Factor (tree density) achieved for the site. Additional credits shall be noted where applicable (See Section 4.I. of this Ordinance). Grouping of trees in Tree Protection Areas and areas for new tree planting may be keyed to the Summary Table by area rather than having each tree individually labeled on the plan.
9. Procedures and schedules for the implementation, installation and maintenance of tree protection measures including, but not limited to, detail drawings of protective tree fencing (both active and passive) including signage and erosion control measures
10. Planting and staking specifications

- B. Tree Hazards - In the event that any tree on any nonexempt parcel of land that has been identified in the tree preservation plan shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare, the tree may be removed upon the written authorization of the Planning and Development Director, or other City designee. Specimen trees must be replaced by species with potentials for comparable size and quality based on the unit value of the tree (for example, a 30" hardwood specimen tree worth 13.5 units per **Table B** shall be replaced with 13.5 units worth of comparable species trees).

- C. The Site Density Factor (SDF) is the minimum tree density required to be maintained on a developed site based upon the total site area (see **Table A**). This density requirement must be achieved whether or not a site had trees prior to development. The required unit density must be achieved by counting existing trees to be preserved, planting new trees, or some combination of the two.

TABLE A – MINIMUM TREE DENSITY CALCULATIONS

Category	Zoning District	Zoning District Defined	Site Density Factor = Required Tree Density/Acre
Residential – Agricultural	R-44	Single Family Rural Residential District	20
Residential – Non Agricultural	RS-22	Single Family Suburban Residential	15
	CSO	Open Space Subdivision Overlay	
	RM-4	Multifamily Residential Apartments	
	RM-6	Multifamily Medium Density Apartments	
	MHP	Manufactured Home Park	
	PUV	Planned Urban Village	
Business/ Industrial	O&I	Office/Institutional District	10
	CH	Commercial Highway	
	CN	Commercial Neighborhoods	
	LI	Light Industrial	
	HI	Heavy Industrial	
	CBD	Commercial Central Business District (?) WHERE WILL DOWNTOWN OVERLAY DISTRICT FIT?	

- D. Existing Density Factor (EDF) is the density of existing trees to be preserved on a site. The EDF is calculated by converting the diameter of individual trees to density factor units using **Table B**.

TECHNICAL NOTE - The tree is measured at 4.5 feet from the ground to obtain the DBH for the table below.

TABLE B – DENSITY CREDIT FOR EXISTING TREES

DBH (inches)	Density Units (pine species)	Density Units (hardwoods)
3-4"	0.75	1.25
5-8"	1.0	2
9-12"	1.5	3
13-16"	2.0	4.5
17-20"	2.5	7
21-24"	3.0	10
25-31"	3.5	13.5
32-39"	4.0	20.0
40-46"	4.5	32.0
46+"	5.0	38.0

- E. Replacement Density Factor (RDF) is the density of new trees to be planted on a site. Calculate the RDF by subtracting the EDF from the SDF. The density factor credit for each caliper size of replacement (new) trees is shown in **Table C**. Any number or combination of transplantable size trees

can be used so long as their total density factor units will equal or exceed the RDF.

TECHNICAL NOTE - Tree caliper for new replacement trees is measured at 6 inches above the ground. Tree caliper fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches. New planted multi-trunked trees shall be given credit by measuring the single largest trunk only. Tree-form shrubs shall not be given credit

TABLE C – DENSITY CREDIT FOR PLANTED TREES

DBH	Density Units
2"	0.5
3"	0.6
4-5"	0.9
6-7"	1.2
8-9"	1.5
10-12"	2.0
12-13"	2.3
14-15"	2.7

- F. For additions to existing projects, the tree density requirements are calculated as noted above for only those areas in which new land disturbance is taking place.

Example: Sample Tree Density Calculation

- (1) A 5.0-acre commercial site has a Site Density Factor (SDF) of .5.0 acres x 10 units/acre = 50.0
 (2) The Existing Density Factor (EDF) of trees to be preserved is calculated by converting the diameter of individual trees slated for preservation to density factor units as follows (all existing trees are assumed to be hardwoods):

DBH	# of trees		unit value		Totals
24"	1	x	9.5	=	9.5
18"	3	x	5.0	=	15.0
10"	4	x	2.0	=	8.0
				Total EDF	32.5
Specimen trees retained receive 2x the EDF of a non-specimen tree					

- (3) Replacement Density Factor (RDF) calculates the minimum density of new trees to be planted by subtracting the EDF from the SDF: $RDF = 50.0 - 32.5 = 17.5$ tree units required
 (4) Table B is used to determine the RDF as follows:

DBH	# of trees		unit value		Totals
2"	24	x	0.5	=	12.0
4"	6	x	0.9	=	5.4
6"	1	x	1.2	=	1.2
				Total RDF	18.6

$EDF (32.5) + RDF (18.6) = 51.1 > SDF (50.0)$ therefore **DENSITY SATISFIED**

- G. Specimen trees warrant special consideration and encouragement for preservation. In order to encourage the preservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees that are successfully saved by a design feature specifically designated for such purpose (See Section 4.I) of this Ordinance). Credit for any specimen tree thus saved shall be calculated at twice the assigned unit value shown in **Table B**.
- H. In the event that a specimen tree identified in tree protection plan is damaged or has to be removed, notification including an updated tree protection plan must be made to the Planning Director. Specimen trees must be replaced by species with potentials for comparable size and quality based on the unit value of the tree (for example, a 30" hardwood specimen tree worth 13.5 units per **Table B** shall be replaced with 13.5 units worth of comparable species trees). Any specimen tree which is removed without the appropriate notification provided to the Director must be replaced by trees with a total density equal to one and one half (1 ½) times the unit value of the tree removed. Size alone will determine whether a tree was of specimen quality if the tree is removed without approval.
- I. The following criteria are used by the Planning and Development Director and/or his designee to identify specimen trees. Both size and condition criteria must be met for a tree to qualify.

SPECIMEN TREE CRITERIA

Size:

- **24-inch diameter or larger:** Hardwoods of the following genera: *Fagus* (Beech), *Quercus* (Oaks), *Carya* (Hickories), or *Liriodendron* (Tulip Poplar).
- **30-inch diameter or larger:** Other hardwoods
- **36-inch diameter or larger:** Softwoods
- **10-inch diameter or larger:** Understory trees

Condition:

- Life expectancy of greater than 20 years
- A structurally sound trunk, not hollow and having no extensive decay, and less than twenty (20) percent radial trunk dieback
- No more than one major and several minor dead limbs (hardwoods only)
- No major insect or pathological problem

Section 5. Methods of Tree Protection

- A. The protective zone for designated tree save areas shall include no less than the total area beneath the tree(s) canopy, as defined by the farthest canopy dripline of the tree(s).
- B. Construction site activities such as material storage, concrete washout, burn pits placement, etc., ~~may~~ **will** not encroach into designated tree protective zones.
- C. No disturbance shall occur within the protective zone of specimen trees or stands of trees without prior approval by the Planning and Development Director.
- D. The use of tree save islands and stands is encouraged over the protection of individual (non-specimen) trees scattered throughout a site. This will facilitate ease in overall site organization, increase the effectiveness of protection measures and prevent pathology.
- E. Layout of the project site utility and grading/drainage plans ~~should~~ **shall** accommodate the required

tree protective zones. Utilities must be placed between tree protective zones or incorporate those techniques described in Sections 9.C and 9.D of this Ordinance.

Section 6. Protective Barriers

- A. Prior to any land disturbance, active protective fencing shall be installed so that it surrounds the critical root zones of all protected tree zones.
- B. Active protective tree fences must be at least 4 feet high and may be either a wood and post construction or orange polyethylene laminar safety fencing.
- C. All tree protection zones shall be designated as such with "tree save area" signs posted visibly on all sides of the fenced area. These signs are intended to inform subcontractors of the tree protection process. Signs requesting subcontractor cooperation and compliance with tree protection standards are recommended for site entrances although the developer shall be held responsible for any violations found.
- D. All specimen trees or stands of trees, or otherwise designated tree protective zones must be protected from the sedimentation of erosion control. Silt fencing must be placed along the outer uphill edge of tree protective zones at the land disturbance interface and shall be backed by twelve (12) gauge two (2) inch x four (4) inch wire mesh fencing in areas of steep slope.
- E. All erosion control BMP measures must comply with the *Loganville Erosion and Sediment Control Ordinance* (Chapter 113 of the Loganville Code of Ordinances). All tree fencing and erosion control barriers must be installed prior to and maintained throughout the land disturbance process and building construction and may not be removed until landscaping is installed.

Section 7. Vehicle Use Areas

All tree planting and landscaping activities in parking lots and vehicle use areas must follow the criteria outlined in *Sections 119-452 through 119-458* of the *Loganville Zoning Ordinance*.

Section 8. Encroachment

Most trees can tolerate only a small percentage of critical root zone loss. If encroachment is anticipated within the critical root zones of specimen trees, stands of trees, or otherwise designated protected tree zones, the following preventative measures shall be employed:

- A. Clearing activities: Roots often fuse and tangle among trees. The removal of trees adjacent to tree save areas can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum 2 foot deep trenches (e.g. with a ditch-witch) along the limits of land disturbance, so as to cut, rather than tear, roots. Trenching may be required for the protection of specimen trees.
- B. Soil compaction: Where compaction might occur due to traffic or materials storage, the tree protective zone must first be mulched with a minimum four-inch layer of processed pine bark or wood chips, or a six-inch layer of pine straw.
- C. Trenching: The installation of utilities through a protective zone ~~should~~ shall occur by way of tunneling rather than trenching.

- D. Grade changes: Moderate fill can be tolerated within a tree's critical root zone with the prior installation of an aeration system. A decrease in grade is best accomplished using retaining walls or terracing.
- E. When irreparable damage has occurred to trees within the tree protective zones, the trees must be removed and replaced with new trees in accordance with the following calculation:

The Replacement Density Factor (from **Table C**) of the trees to be replaced when trees are damaged must be equal to 1 ½ times the Existing Density Factor (EDF) of the damaged tree (from **Table B**).

Example: Damaged Tree Replacement Density Calculation

During construction, a 12" hardwood in a tree protection zone is damaged and must be replaced. The EDF of the 12" hardwood is 2.5 units. Once the tree is removed, the Replacement Density Factor (RDF) of trees to be replanted is $2.5 \times 1.5 = 3.75$ units. Table C is used to calculate how many trees at which calipers would be needed to equal 3.75 units.

Section 9. Remediation

Remedial site reclamation and tree care procedures shall be implemented when encroachment within protective zones has caused damage to either the tree or the trees' growing site and the damage is reparable. If encroachment is anticipated, these horticultural practices ~~should~~ **shall** be employed as preemptive measures to improve tree survival.

- A. Once a tree has been damaged, it is advisable to delay pruning until the deadwood becomes evident (1-3 years). Pruning for deadwood removal is then recommended. The removal of live plant tissue from a damaged tree can accelerate decline. Pruning of root-severed trees may reduce the possibility of wind throw. Trees which have not been affected by construction activities can be pruned for maintenance of the tree's health, appearance and safety.
- B. Fertilizer applications will enhance the vigor of trees stressed by site disturbances, thereby promoting root development.
- C. A tree's adequate root development, and ultimately its chances for survival, is improved with reclamation of the growing site. Whenever possible, the soil ~~should~~ **shall** be brought back to its natural grade. Compacted soils within the critical root zones of trees ~~should~~ **shall** be aerated. The air exchange, nutrient, and water holding capacities of soils can be improved with soil amendments. A 4 to 6 inch layer of mulch material, such as pine bark or wood chips, spread within the critical root zones of trees on construction sites, is extremely beneficial.
- D. The availability of water to trees on construction sites ~~should~~ **shall** be monitored. If grade changes or excessive rain causes the accumulation of water near trees, steps must be taken to improve drainage. Conversely, if grade changes or prolonged periods without rain cause a drought situation, then irrigation may be necessary.

Section 10. Re-Vegetation

- A. The replacement of trees must occur if the EDF does not meet the calculated SDF. The quantity of

replacement trees must be sufficient so as to produce a total Site Density Factor which meets the requirements established in Section 4.D of this Ordinance (Note: the terms 'unit' and 'tree' are NOT interchangeable).

- B. Species selected for replacement must be quality specimens and ecologically compatible with the site. **Table D** lists those species of trees generally acceptable for credit in density calculations based upon use or need. The Planning and Development Director may accept alternatives to those listed in **Table D**.

TECHNICAL NOTE - Pine species may only be planted in buffer or screening areas to the rear of the principal use and are specifically excluded from parking islands and along right-of-ways. Re-vegetation plans that consist of more than ten (10) new trees shall incorporate at least three (3) separate tree species whereby no single tree species accounts for more than 50% of all newly planted trees. In any case, no more than 50% of all new trees may be evergreen or pine species, regardless of their planting location.

1. Any portion of the subject property that is within a utility power easement is required to meet the height standards of the controlling entity. These areas may be required by the City to have additional vegetation installed to compensate for these restrictions, subject to approval from the Planning and Development Director.
2. All trees and landscaping shall be installed in a sound workmanlike manner and according to accepted planting procedures with quality materials as provided in literature from the Georgia Forestry Commission or the Georgia Extension Service. **All landscaping shall be completed prior to approval of a Final Plat.** Should the landscaping not be completed, it shall be deemed a violation of this Section. The Planning and Development Director shall have the authority to grant a temporary waiver to the planting requirements due to inclement weather, natural disasters or other such unforeseen instances. This waiver shall only be given upon written request from the owner/ applicant of the development project. The request shall state the reason(s) for the planting delay, and shall list the timeline for the plantings. **The owner/applicant shall submit a Landscape Performance Surety in the amount of 120% of the cost of the landscaping materials and installation not yet installed and submit to the Planning and Development Department for review and approval as a part of any waiver request.**
3. The owner, occupant, tenant or agent, shall be jointly responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation. Any dead vegetation and landscaping material or any damaged nonliving landscaping materials shall be promptly replaced.
- ~~4. A Landscape Performance Surety, prepared in accordance with Section 5.8.4 of the Loganville Development Regulations, shall be posted prior to the issuance of a Certificate of Development Conformance.~~

Section 11. Alternative Compliance

In the event that the minimum tree density cannot be met on a parcel, and after all other measures of planting have been exhausted, alternative compliance may be achieved, at the discretion of the Director, through planting tree on public property within the Loganville City Limits. The location for said alternative compliance shall be at a location determined by the Director, in cooperation with the appropriate public entity (e.g., park planting must be coordinated with the Public Works Department).

Section 12. General Landscaping Requirements

- A. Beyond tree protection and re-vegetation, the extent of required landscaping is regulated through the standards outlined in *Sections 119-452 through 119-458* of the *Loganville Zoning Ordinance*. Landscaping may include grass, hedges and trees as well as natural features.
- B. All site development plans submitted for new construction or renovations to an existing building in which the construction costs exceed 51 percent of the building's appraised value as shown on the current tax records (subject to those exemptions specified in Section 2.A of this Ordinance must contain a separate Landscape Plan which includes the following information:
1. The name of the project
 2. The name of the owner and/or developer
 3. The location of proposed building(s) and corresponding dimensions
 4. Spatial limits of land disturbance, clearing, grading and trenching
 5. All required undisturbed buffers, landscape strips and parking islands
 6. The location and listing of all specimen trees or stands of specimen trees **to be protected**
 7. Areas of tree protection and re-vegetation and all relevant tree density calculations
 8. The specific name and location of all materials to be planted or maintained on the site
 9. Procedures and schedules for the implementation, installation and maintenance of tree protection measures including, but not limited to, detail drawings of protective tree fencing (both active and passive) including signage and erosion control measures
 10. Planting and staking specifications
 11. The percentage of the total lot containing impervious surfaces
 12. The percentage of the total lot which shall remain undisturbed
 13. The percentage of the total lot devoted to landscaping

Section 13. Acceptable Tree Species

Table D. denotes those species of trees that may be incorporated for full credit towards the tree replacement requirements of Section 4.G of this Ordinance. Other trees may be approved on a case-by-case basis provided they are large growing and ecologically compatible with the site. Re-vegetation plans containing at least **ten (10) new trees** must incorporate at least three separate tree species with no single tree species accounting for more than 50% of all newly planted trees. Pine trees can be utilized for screening and buffer areas only. All planting and replanting plans are subject to approval through the Planning and Development Director.

TABLE D – TREE SPECIES SELECTION LIST

Use	Common Name	Scientific Name
<i>General</i>	Maples	Acer species
	American Hornbeam, Blue Beech	Carpinus caroliniana
	Hickories	Carya species
	Hackberry	Celtis occidentalis
	White Mulberry	Morus alba
	American Yellowwood	Cladrastis lutea
	Leyland Cypress	Cupressocyparis leylandii
	American Beech	Fagus gradifolia
	White Ash	Fraxinus americana
	Green Ash	Fraxinus pennsylvanica
	Ginkgo	Ginkgo biloba
	Tulip Poplar	Liriodendron tulipifera

	Southern Magnolia	Magnolia grandiflora
	Oaks, except Live Oaks	Quercus species
	Blackgum, Black Tupelo	Nyssa sylvatica
	Black locust	Robinia pseudoacacia
	Sycamore	Platanus occidentalis
	Bald Cypress	Taxodium distichum
	Chinese Elm	Ulmus parvifolia
	Southern Catalpa	Catalpa bignonioides
<i>Buffer/Screening</i>	Leyland Cypress	Cupressocyparis leylandii
	Shortleaf Pine	Pinus echinata
	Loblolly Pine	Pinus taeda
	Japanese Evergreen Oak	Quercus acuta
	Carolina Cherry-Laurel	Prunus caroliniana
	American Holly	Ilex opaca
	Devilwood	Osmanthus americanus
	Yellow Grove bamboo	Phyllostachys aureosulcata
	Washington Hawthorn	Crataegus phaenopyrum
	Eastern Red Cedar	Juniperus virginiana
	Southern Magnolia	Magnolia grandiflora
	Deodar Cedar	Cedrus deodara
	Laurel Oak	Quercus laurifolia
Use	Common Name	Scientific Name
<i>Power Easements</i>	Crape Myrtle (does not count for unit value)	Lagerstroemia indica
	Japanese Maple	Acer palmatum
	Devilwood	Osmanthus americanus
	Nellie Stevens Holly	Ilex 'Nellie R. Stevens'
	Flowering Dogwood	Cornus florida
	Smoketree	Cotinus coggyria
<i>Stormwater Management Areas</i>	River Birch	Betula nigra
	Bald Cypress	Taxodium distichum
	White Mulberry	Morus alba
NOTE – The Loganville Stormwater Management Landscape Ordinance also list acceptable species to plant in stormwater management areas		

Section 14. Prohibited Species

Table E denotes those species of trees that may not be used for tree replacement, street trees, parking lot trees or buffer trees (cross-referenced with *Section 119-458* of the *Loganville Zoning Ordinance*):

TABLE E – PROHIBITED TREE SPECIES LIST	
Common Name	Scientific Name
Bradford Pear	<i>Pyrus calleryana</i> “Bradford”
Eastern White Pine	<i>Pinus strobes</i>
Siberian Elm	<i>Ulmus pumlia</i>
Silver Maple	<i>Acer saccharinum</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>
Chinese Privet	<i>Ligustrum sinense</i>
White Mulberry	<i>Morus alba</i>
Chinaberry	<i>Melia azerdarach</i>
Mimosa	<i>Albisia julibrissin</i>
Catalpa	<i>Catalpa speciose</i>
Norway Maple	<i>Acer platanoides</i>
Princess Tree	<i>Paulowina tormentosa</i>
Tree-of-Heaven	<i>Ailanthus altissima</i>

Section 15. Enforcement, Violations and Penalties

Enforcement of the provisions of this Section shall be the responsibility of the Planning and Development Director. In some cases, the City may employ the expertise of a certified arborist, **registered forester, landscape architect, or engineer** to assist the Planning and Development Director.

- A. ~~An arborist shall **may** assist the City when:~~
- ~~1. If required as part of specific zoning stipulation; and/or~~
 - ~~2. When an applicant has specifically identified significant sized specimen trees to save (Such as listed in Section 4.1 of this Ordinance.~~
- B. ~~The arborist will **certified arborist, registered forester, landscape architect, or engineer may** become involved in the project over three time periods:~~
- ~~3. Prior to any land disturbance the arborist **City designee** would review the Tree Protection/Preservation Plans, inspect the health of the proposed trees to save, and inspect the installed tree save measures on-site;~~
 - ~~4. During the construction of the project the arborist **City designee** would work with the Planning and Development Director to inspect that the proper tree save fencing and other measures are being maintained;~~
 - ~~5. After the site is completed, the arborist **City designee** would make a final inspection of the saved trees.~~
- C. If, after inspection of a project by the Director or their designee, the plant materials installed on the site do not comply with the approved plan, such deficiencies shall be noted in writing. If the Director deems the deviations from the approved plan acceptable, they will so note, and the owner, occupant, tenant, and/or representative will be required to submit promptly a revised plan showing the actual

plantings. This revised plan will be placed on file at the office of the Planning and Development Director.

- D. Failure to make such corrections to plans not in accordance with the approved plan shall be a violation of this Section and shall be punishable in accordance with the City's development regulations and subject to remedies outlined in Article V, Section 5:13 – Jurisdiction.

Section 16. Appeals

Appeals to the provisions of this Ordinance shall be processed in the same manner that Appeals, Modifications and Waivers of other site development criteria are handled, as outlined in *Article 13* of the *Loganville Development Regulations*.

The request (s) shall include:

- **Identifying Issue:** Identification of the standard to be waived or varied and why the standard is infeasible.
- **Alternate Design:** Identification of the proposed alternative design or construction criteria.
- **Comparison to Standards:** A thorough description of the variance request and how the new design compares to the standard.
- **Justification:** Indication of how the proposed plan (as varied) advances the purpose of the standard sought to be varied equally well or better than would compliance with such standard.
- **Review Fee:** The owner will be required to pay a Modification Fee to cover administrative costs and engineering review of the request. The fee shall be established by City Council and may be amended from time to time.

Based upon review of the plans and additional information submitted, the City may approve or deny the appeal or modification request. If the City approves the modification/appeal request, the plans will continue to be reviewed and approved within the typical review process. If the City denies the request, the applicant shall subsequently submit revised plans in compliance with these Standards. The City shall provide a written response outlining the basis for all approvals or denials of requests.