



CITY COUNCIL WORK SESSION AGENDA

Monday, August 11, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

- A. Roll Call
- B. Approval of Agenda

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #A25-005**– Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. 2.00+/- acres.
- B. **Case #R25-006** – Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. The property owner is Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.
- C. **Case #A25-007** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. 2.00+/- acres.
- D. **Case #R25-008** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.
- E. **Case #A25-009** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. 17.57+/- acres.
- F. **Case #R25-010** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 17.57+/- acres located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is R-16 / A-1. The requested zoning is RM-4 for a multi-family development.
- G. **Case #A25-011** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, requests annexation of property located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. 4.103+/- acres.
- H. **Case #R25-012** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, filed an application to rezone 4.103+/- acres located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. The property owner is Eddie H Atha and Regina M. Atha. The current zoning is A-1. The requested zoning is R-44 with no proposed development.
- I. Moratorium Extension regarding Rezoning and Annexation Applications
- J. Code Re-write: RFQ Evaluation Process - Discussion

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. Cleargov Budget Software Annual Renewal
- B. Millage Rate Resolution 2025

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- [A.](#) Variance Request - Fuller Station
- [B.](#) 2025 LMIG Project Award - \$377,237.00 (100-4200-522210)
- [C.](#) 2026 LMIG Grant Application Resolution

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

- [A.](#) Discussion - Alcohol Ordinance Amendment - Licensing Qualifications for Registered Agents
- [B.](#) Discussion - Noise Regulation Ordinance Amendment
- [C.](#) O'Kelly Memorial Library Operations IGA

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

11. EXECUTIVE SESSION - Litigation

12. ITEMS FOR THURSDAY NIGHT

- [A.](#) Last Months Minutes
- [B.](#) Last Month's Financial Report

13. 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.



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

Date: 3-5-25

Application # A 25-005

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o Prater Consulting LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
CO220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	2.00
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 1943 RECEIPT # 200231873 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4/2 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 7/24/25

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

Mayor

City Clerk

Date



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

Section 2, Item A.

Date: 3-5-25

Application # A 25-005

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o Prater Consulting LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
CO220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY:	Walton ACREAGE: 2.00
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 1943 RECEIPT # 200231878 TAKEN BY: SD DATE OF LEGAL NOTICE: 4/2 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: _____

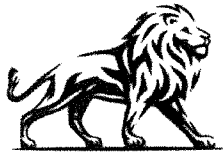
DATE: _____

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

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR DIANE ATHA CLAY

Tim Prater submits this Letter of Intent and the attached annexation and rezone application (the “Application”) on behalf of Diane Atha Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4159 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation and rezone is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property’s close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # A

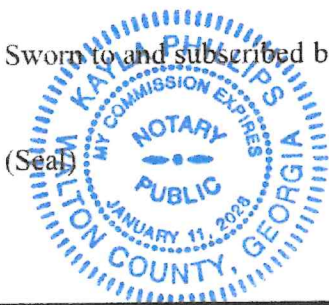
Applicant's Certification

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

[Signature] 3-3-25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

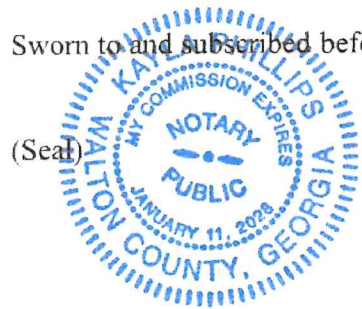
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature] 3/3/25
Owner's Signature Date

Diarrie Attha Clay
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052**

**PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**PITTMAN CAROLYN REBECCA
295 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

- SURVEY LEGEND**
- IPF IRON PIN FOUND
 - IPB IRON PIN SET
 - REB REBAR
 - U.S.L. BUILDING SETBACK LINE
 - MNF MAG NAIL FOUND
 - OTF OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - PR PLAT BOOK
 - DB DEED BOOK
 - R/W RIGHT-OF-WAY
 - THOB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PROPERTY CORNER FOUND
 - COMPUTED POINT

EDDIE H. ATHA & DIANE ATHA CLAY
N/F
PARCEL C0230011800
DB 4163 PG 262
PB 108 PG 192
ZONED A1

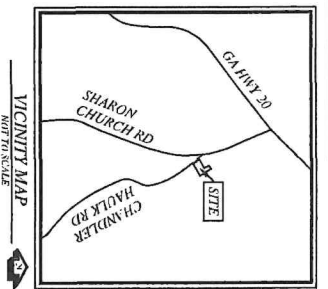
2.004 ACRES
DIANE ATHA CLAY
PARCEL C0230011A00
DB 1613 PG 386
PB 90 PG 26
ZONED A1

Line Table

Line #	Direction	Length
L1	N89°14'19"W	21.67'
L2	N37°47'41"W	50.65'
L3	N37°44'02"W	65.79'
L4	N37°00'29"W	61.55'



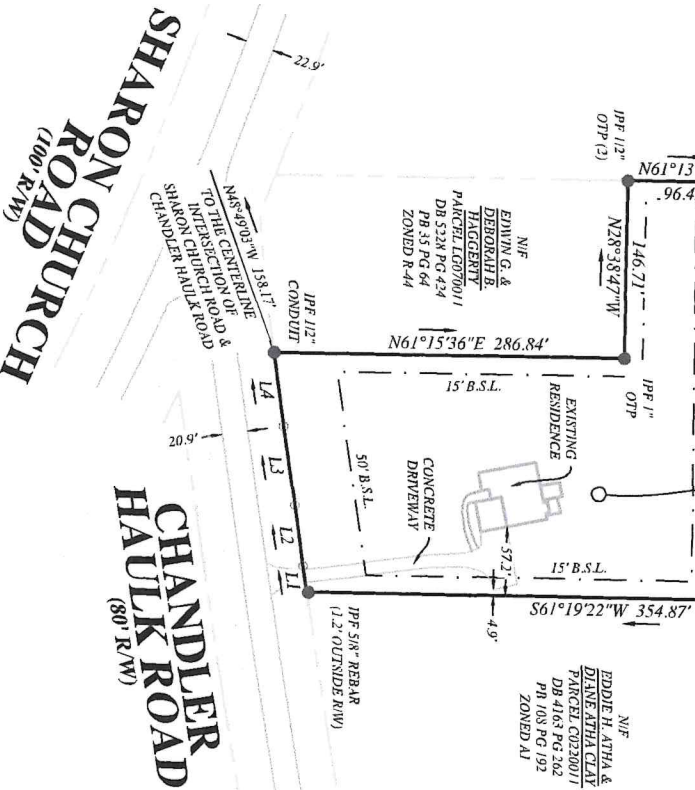
REFERENCES
DB 1613 PG 386
PB 90 PG 26



UTILITY NOTE
UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/23/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: DIANE ATHA CLAY
3. TITLE REFERENCES REGARDING ADJACENTS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1397C0005 WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 13085, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSSED 02/23/2025.
8. MINIMUM BUILDING SETBACKS:
FRONT: 50' / SIDE: 15' / REAR: 40'
9. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFINED FOR PURPOSES OF THIS SURVEY.
11. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
12. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
13. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).



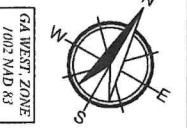
- SURVEY NOTES**
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,641 FEET AND WAS UNADJUSTED.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A ZOOM 95 SERIES TOTAL STATION.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 213,379 FEET.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
JOHN F. BREWER, III RLS#2005
03/04/2025
DATE

W&A ENGINEERING
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oriole Street, Ste. D180
Athens, GA 30601
P: 706.330.0400
www.waengineering.com | info@waengineering.com



RETRACEMENT SURVEY FOR:
DIANE ATHA CLAY
4159 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

DATE	PROJECT #
03/04/2025	25-00098
REVISIONS	DRAFTED BY:
	AC
	REVIEWED BY:
	JB



Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.004 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 48 degrees 49 minutes 03 seconds East with a distance of 158.17 feet to a 1/2" conduit found on the easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way and following a course North 61 Degrees 15 Minutes 36 Seconds East a distance of 286.84 feet to a 1" open top pipe found; thence North 28 Degrees 38 Minutes 47 Seconds West a distance of 146.71 feet to A 1/2" open top pipe found; thence North 61 Degrees 13 Minutes 57 Seconds East a distance of 96.45 feet to a 1/2" rod found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 344.44 feet to a 1/2" rebar set; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 354.87 feet to point on the easterly right-of-way of Chandler Haulk Road (80' R/W); thence following along said right-of-way North 38 Degrees 14 Minutes 34 Seconds West a distance of 21.67 feet to point; thence North 37 Degrees 47 Minutes 41 Seconds West a distance of 50.65 feet to a 1/2" rebar found; thence North 37 Degrees 44 Minutes 02 Seconds West a distance of 65.79 feet to a 1/2" rebar found; thence North 37 Degrees 00 Minutes 29 Seconds West a distance of 61.55 feet to a point; which is the TRUE POINT OF BEGINNING.

Staff Report — Annexation

ZONING CASE #: A25-005

LANDOWNERS: Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4159 Chandler Haulk Road

MAP/PARCEL #: C0220011A00

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

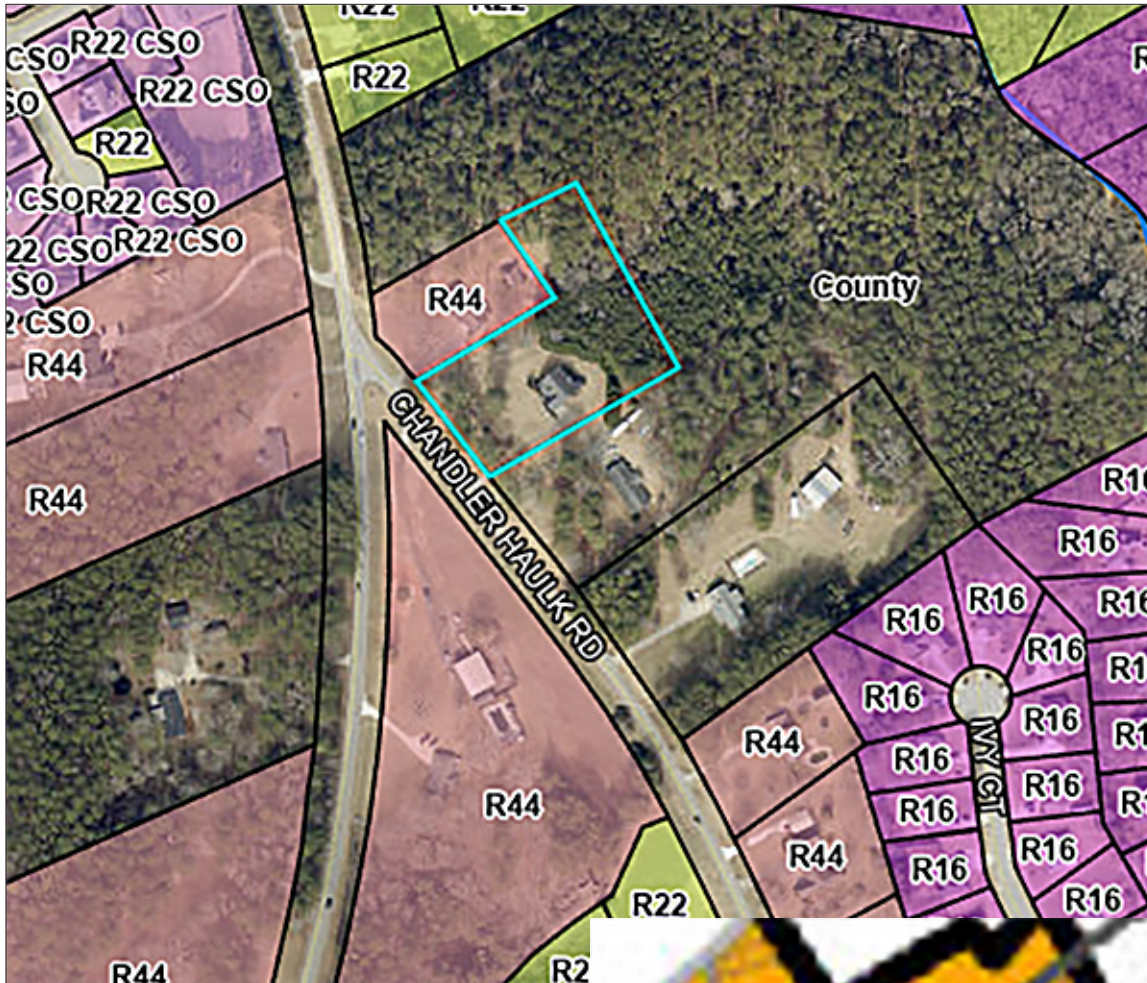
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

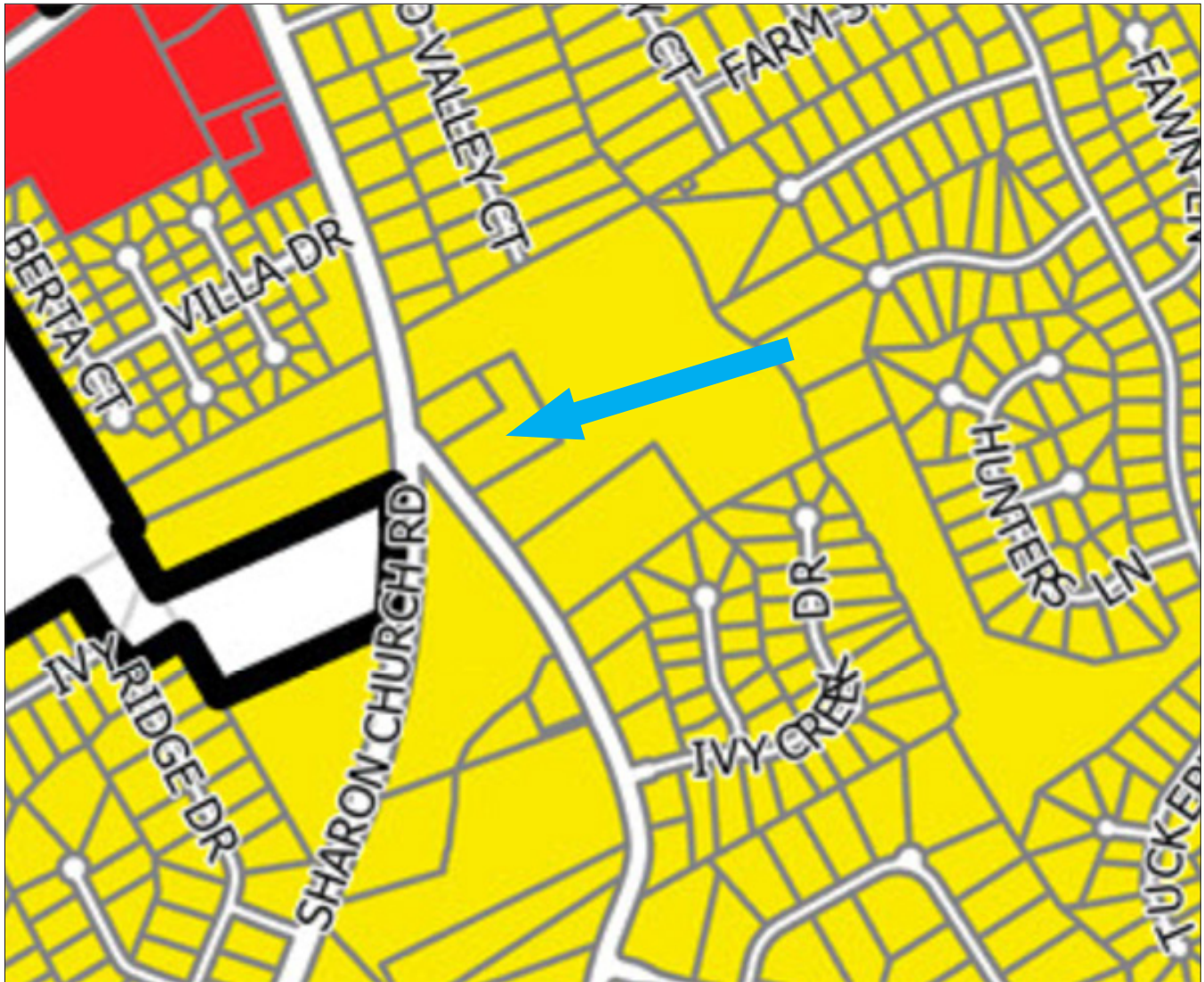
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

The property is adjacent to City limits and, when looking at the totality of the family land, is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of islands when possible.

Existing Conditions

There is a 2,168-square-foot house on the property that was built in 2003.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 2003, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Section 2, Item B.

Section 5, Item D.

Date: 3-5-25

Application # R-25-006

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: Diane Atha Clay c/o PRATER CONSULTING LLC	NAME: Diane Atha Clay
ADDRESS: P.O. Box 6	ADDRESS: 4159 Chandler Haulk Rd
CITY: AUBURN	CITY: Loganville
STATE: GA Zip: 30011	STATE: GA Zip: 30052
PHONE: (404) 757-0889	PHONE: (404) 317-8871
(*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: TIM PRATER PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com FAX: N/A	
PROPERTY INFORMATION	
MAP & PARCEL # C0220011A00 PRESENT ZONING: A-1 REQUESTED ZONING: R-44 <u>R-22</u>	
ADDRESS: 4159 Chandler Haulk Rd. COUNTY: WALTON ACREAGE: 2.00	
PROPOSED DEVELOPMENT: No development proposed	

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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 100032878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 7/24/25

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

Mayor

City Clerk

Date



Date: 3-5-25

Application # R 25-006

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:	Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*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: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
C0220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00	
PROPOSED DEVELOPMENT: No development proposed			

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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 120032878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor

City Clerk

Date

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property’s close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R

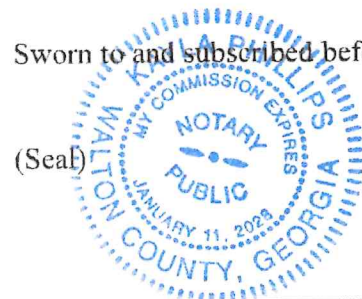
Applicant's Certification

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

[Signature] 3-3-25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

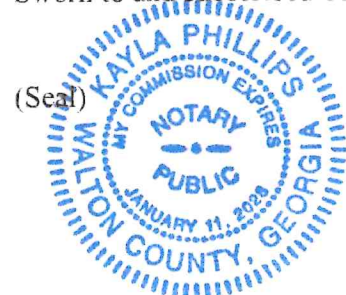
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Diane Atha Clay 3/3/25
Owner's Signature Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.





[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

	<u>3/3/25</u>	<u>Diene Atha Clay</u>
Applicant's Signature	Date	Print Name
	<u>3-3-25</u>	<u>Timothy Prater</u>
Signature of Applicant's Attorney or <u>Agent</u>	Date	Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

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?**
There would be no impact to the overall appearance of the city or adjacent property. This is a single family dwelling and would remain as such.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no increased impact to congestion or traffic safety.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;** The proposed use will remain as a single family dwelling
The dwelling is currently on city water with septic. The dwelling maybe added to city sewer if available. There would be no increase in traffic and no impact to other city services with the dwelling being surrounded by the city limits
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The property is currently being utilized as a single family dwelling and the use will remain as such.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The Comprehensive plan shows the area as residential, and the use will remain residential
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed rezone will not affect adjacent property owners as the use will remain residential
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The property is currently within the county surrounded by the city limits, this would bring the property inside the city limits and reducing a island inside the city limits making a more cohesive city boundary

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

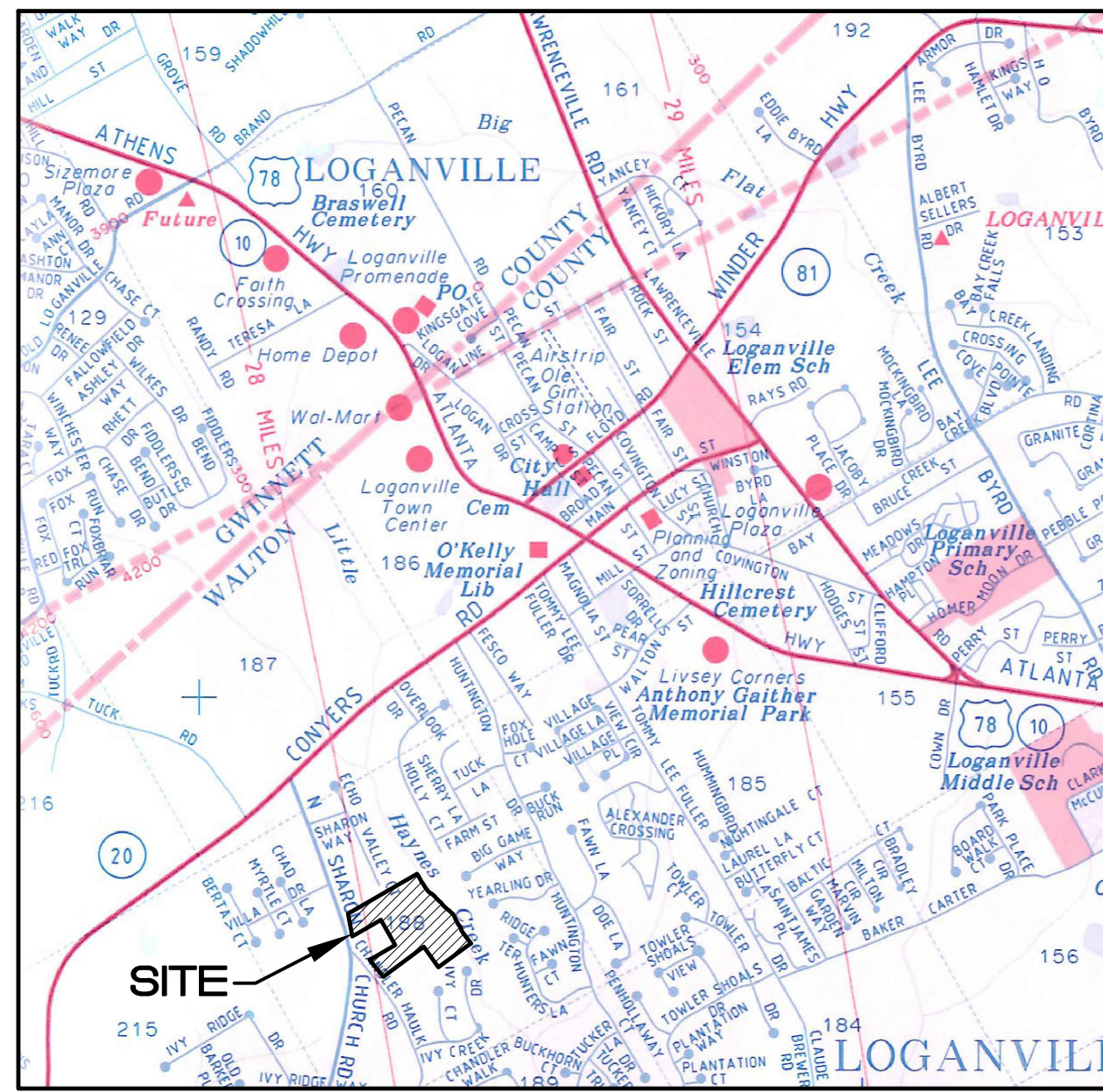
PITTMAN CAROLYN REBECCA
295 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.004 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 48 degrees 49 minutes 03 seconds East with a distance of 158.17 feet to a 1/2" conduit found on the easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way and following a course North 61 Degrees 15 Minutes 36 Seconds East a distance of 286.84 feet to a 1" open top pipe found; thence North 28 Degrees 38 Minutes 47 Seconds West a distance of 146.71 feet to A 1/2" open top pipe found; thence North 61 Degrees 13 Minutes 57 Seconds East a distance of 96.45 feet to a 1/2" rod found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 344.44 feet to a 1/2" rebar set; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 354.87 feet to point on the easterly right-of-way of Chandler Haulk Road (80' R/W); thence following along said right-of-way North 38 Degrees 14 Minutes 34 Seconds West a distance of 21.67 feet to point; thence North 37 Degrees 47 Minutes 41 Seconds West a distance of 50.65 feet to a 1/2" rebar found; thence North 37 Degrees 44 Minutes 02 Seconds West a distance of 65.79 feet to a 1/2" rebar found; thence North 37 Degrees 00 Minutes 29 Seconds West a distance of 61.55 feet to a point; which is the TRUE POINT OF BEGINNING.

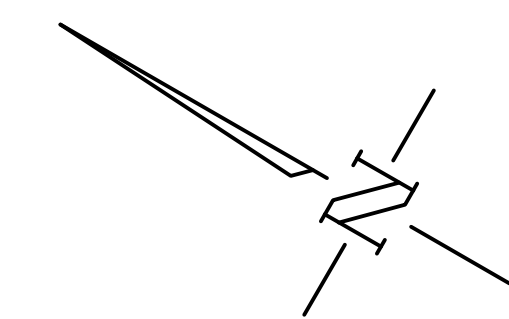
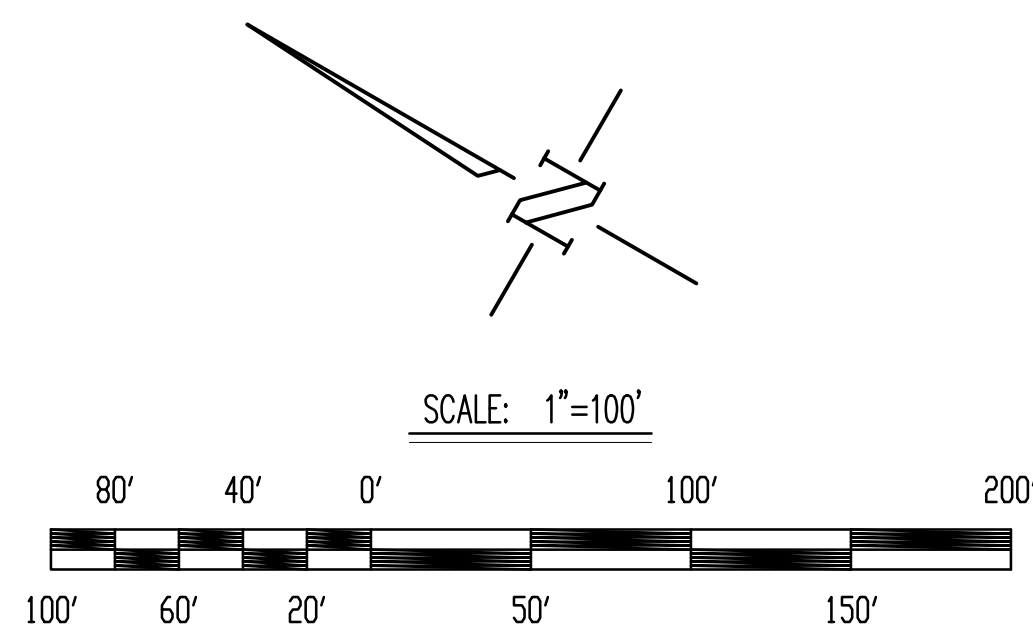


LOCATION MAP



REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



SHARON CHURCH ROAD
(100' R/W)

CHANDLER HAULK ROAD
(80' R/W)



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-006

LANDOWNERS: Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4159 Chandler Haulk Road

MAP/PARCEL #: C0220011A00

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

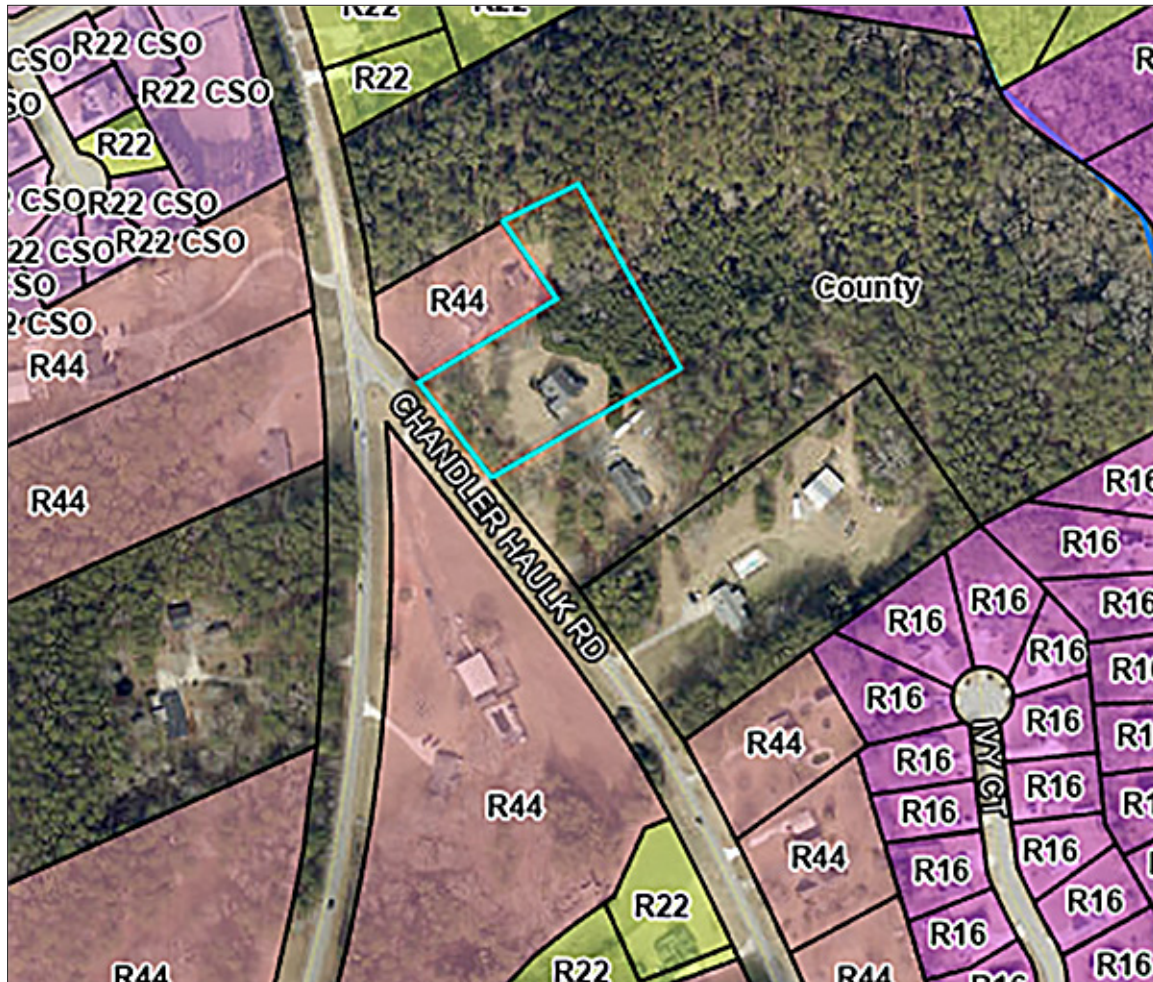
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is asking their 2-acre tract be annexed into the City from the County as part of a larger project for the family property.

Existing Conditions

There is a 2,168-square-foot house on the property that was built in 2003.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 2003, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is an 8-inch water line in the front of the property that the home could tie into, though there is not a sewer tie-in within 200 feet, so the residence would be allowed to remain on septic until a sewer line was made available closer to the property.

How does the proposed use provide protection of property against blight and depreciation? There would be no impact as the house and property already exist and will maintain their appearance, just go from County zoning to City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Recommended action: While the matter of providing utilities will need to be sorted out, there are no objections to the rezone from staff. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches PVC along Chandler Haulk Road.

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? 792 feet

Size of the sewer line? 8 inch ductile iron line near 240 N Sharon Church Road that flows to Holly Court pump station

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Chandler Haulk
(minor collector)

What is the traffic count for the road? Georgia Department of Transportation reported a traffic count in front of 1132 Chandler Haulk Road of 170 cars in 2023, 160 in 2022, and 210 in 2021. This is about .65 miles from this residence.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? The average single family home generates 10 trips per day.

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



Date: 3-5-25

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

Section 2, Item C.

Section 5, Item E.

Application # A 25-007

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # CO220011 PRESENT ZONING: A-1 (Separate rezoning request required)			
ADDRESS: 4139 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	2.00 + or -
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 1942 RECEIPT # 20032878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 7/24/25

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

Mayor

City Clerk

Date

Page 1 of 56



Date: 3-5-25

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

Section 2, Item C.

Application # A 25-007

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>CO220011</u> PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)			
ADDRESS: <u>4139 Chandler Haulk Rd.</u>		COUNTY:	<u>Walton</u>
		ACREAGE:	<u>2.00 + or -</u>
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 1943 RECEIPT # 100232878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

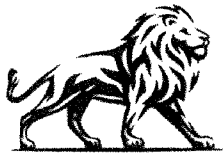
DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.000 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.

Staff Report — Annexation

ZONING CASE #: A25-007

LANDOWNERS: Eddie H. Atha and Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4139 Chandler Haulk Road

MAP/PARCEL #: C0220011

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

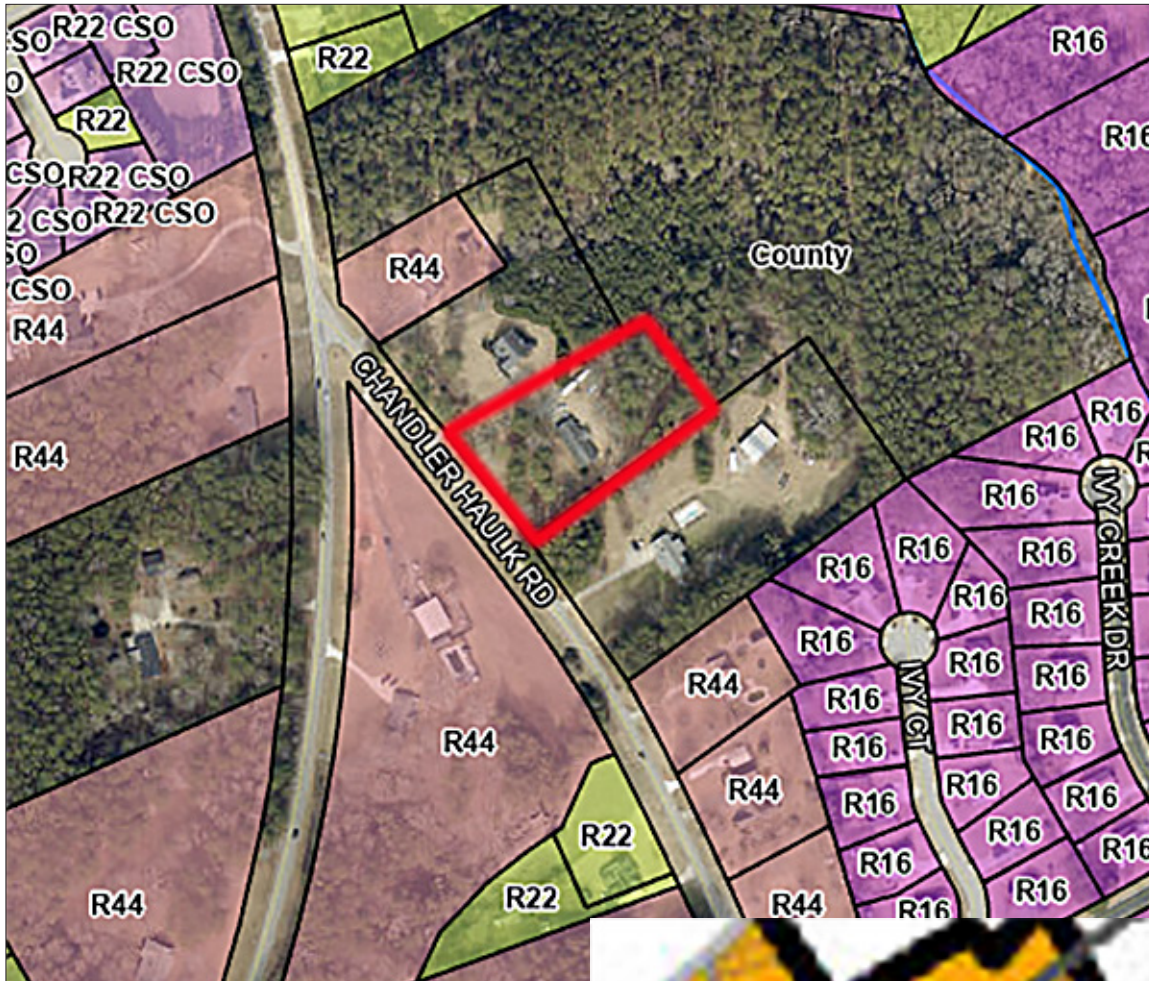
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

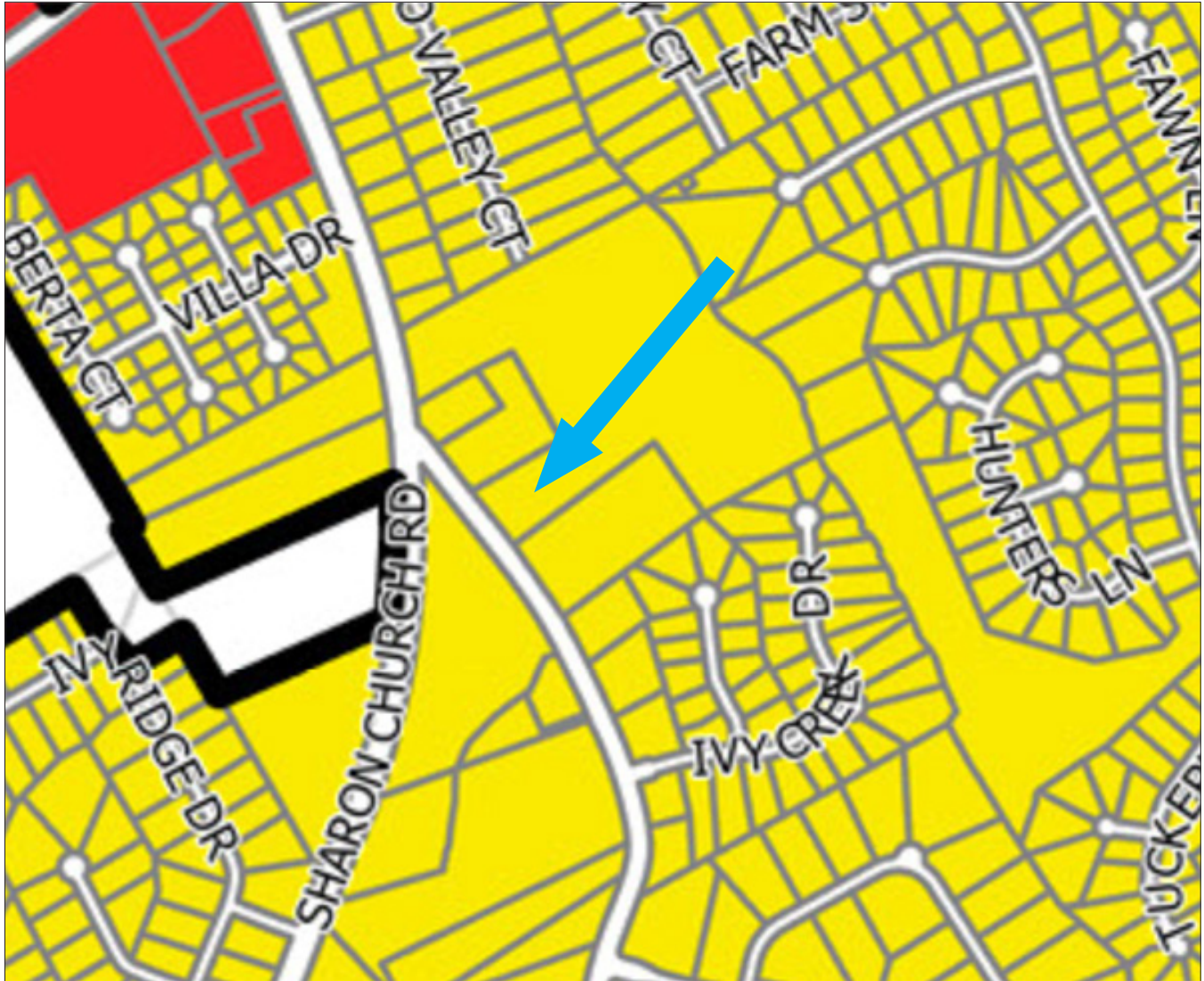
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

When looking at the totality of the family land, it is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of zoning islands when possible.

Existing Conditions

There is a 2,002-square-foot house on the property that was built in 1964.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1964, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Planning Commission Recommended Conditions

City Council Conditions



Date: 3-5-25

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 2, Item D.

Section 5, Item F.

Application # R 25-008

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>Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC</u>	NAME: <u>* Eddie H. Atha and Diane Atha Clay</u>
ADDRESS: <u>P.O. Box 6</u>	ADDRESS: <u>4139 Chandler Haulk Rd</u>
CITY: <u>AUBURN</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30011</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(404) 757-0889</u>	PHONE: <u>(678) 232-1269</u>
(*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>TIM PRATER</u> PHONE: <u>(404) 757-0889</u>	
EMAIL: <u>tpater@praterconsultingllc.com</u> FAX: <u>N/A</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220011</u> PRESENT ZONING: <u>A-1</u> REQUESTED ZONING: <u>R-44</u> <u>R22</u>	
ADDRESS: <u>4139 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>2.00 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 1913 RECEIPT # 20250305 TAKEN BY: [Signature]

DATE OF LEGAL NOTICE: 4/24/25

NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25 7/24/25

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

Mayor

City Clerk

Date

Page 1 of

62

45



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 2, Item D.

Date: 3-5-25

Application # R 25-008

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:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220011		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
ADDRESS: 4139 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00 +or-	
PROPOSED DEVELOPMENT: No development proposed			

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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 20032876 TAKEN BY: [Signature]

DATE OF LEGAL NOTICE: 4-22-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

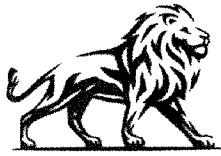
DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

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

3.3.25

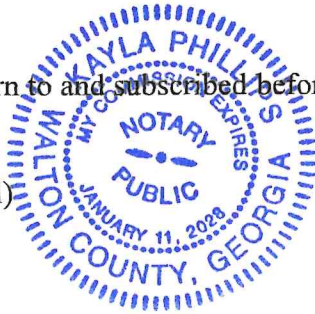
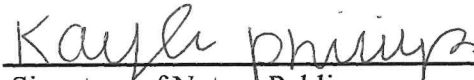
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

(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) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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



Owner's Signature

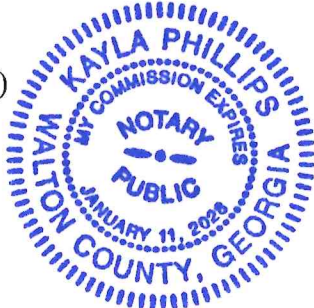
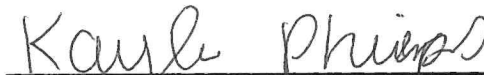
Date



Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)

Signature of Notary Public

Application # R

Applicant's Certification

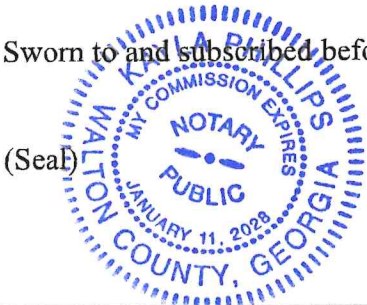
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

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

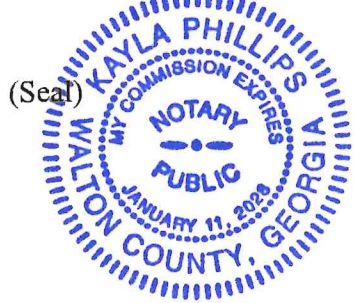
that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clay
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # R

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Eddie H. Arth 3-3-25
Applicant's Signature Date

Eddie H. Arth
Print Name

Timothy Porter 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Porter
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)


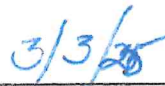


DATE OF
CONTRIBUTION

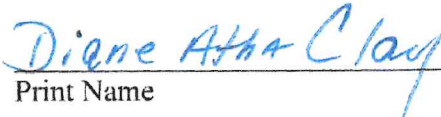
Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____

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
 _____ Signature of Applicant's Attorney or <u>Agent</u>	 _____ Date

 _____ Print Name	Timothy Prater _____ 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?**
There would be no impact to the overall appearance of the city or adjacent property. This is a single family dwelling and would remain as such.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no increased impact to congestion or traffic safety.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;** The proposed use will remain as a single family dwelling
The dwelling is currently on city water with septic. The dwelling maybe added to city sewer if available. There would be no increase in traffic and no impact to other city services with the dwelling being surrounded by the city limits
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The property is currently being utilized as a single family dwelling and the use will remain as such.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The Comprehensive plan shows the area as residential, and the use will remain residential
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed rezone will not affect adjacent property owners as the use will remain residential
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The property is currently within the county surrounded by the city limits, this would bring the property inside the city limits and reducing a island inside the city limits making a more cohesive city boundary

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

128 PG. 114-114
ed and recorded
04-2025 10:30 AM
04-2025-00004
KAREN P. DAVID
SHERIDAN COURT
CLARK OF NATION COUNTY

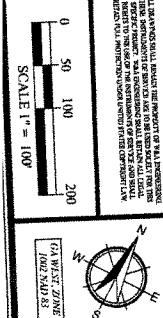
THIS PLAT SUPERSEDES
PLAT BOOK 128 PAGE 113.

Line Table

Line #	Direction	Length
L1	N89°12'25"W	47.53
L2	N89°09'19"W	47.52
L3	N89°09'12"W	47.86
L4	N1°09'22"W	14.88
L5	N12°10'24"W	50.87
L6	N12°32'36"W	37.42
L7	N1°07'53"W	8.57
L8	S54°32'37"E	17.77
L9	S02°14'27"E	48.95
L10	S07°58'17"E	53.07
L11	S47°14'19"E	36.55
L12	S25°30'09"E	68.86
L13	S07°17'17"E	67.52
L14	S52°37'27"W	18.71
L15	S53°01'17"E	40.08
L16	S07°32'47"E	46.32
L17	S42°45'10"E	17.75
L18	S44°20'35"E	82.97
L19	S08°02'27"E	56.20
L20	S06°09'49"E	56.53
L21	S53°28'43"E	46.57
L22	S07°12'27"E	66.43
L23	S07°12'27"E	66.43
L24	S07°12'27"E	66.43
L25	S07°12'27"E	66.43
L26	S07°12'27"E	66.43
L27	S07°12'27"E	66.43
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L99	S07°12'27"E	66.43
L100	S07°12'27"E	66.43

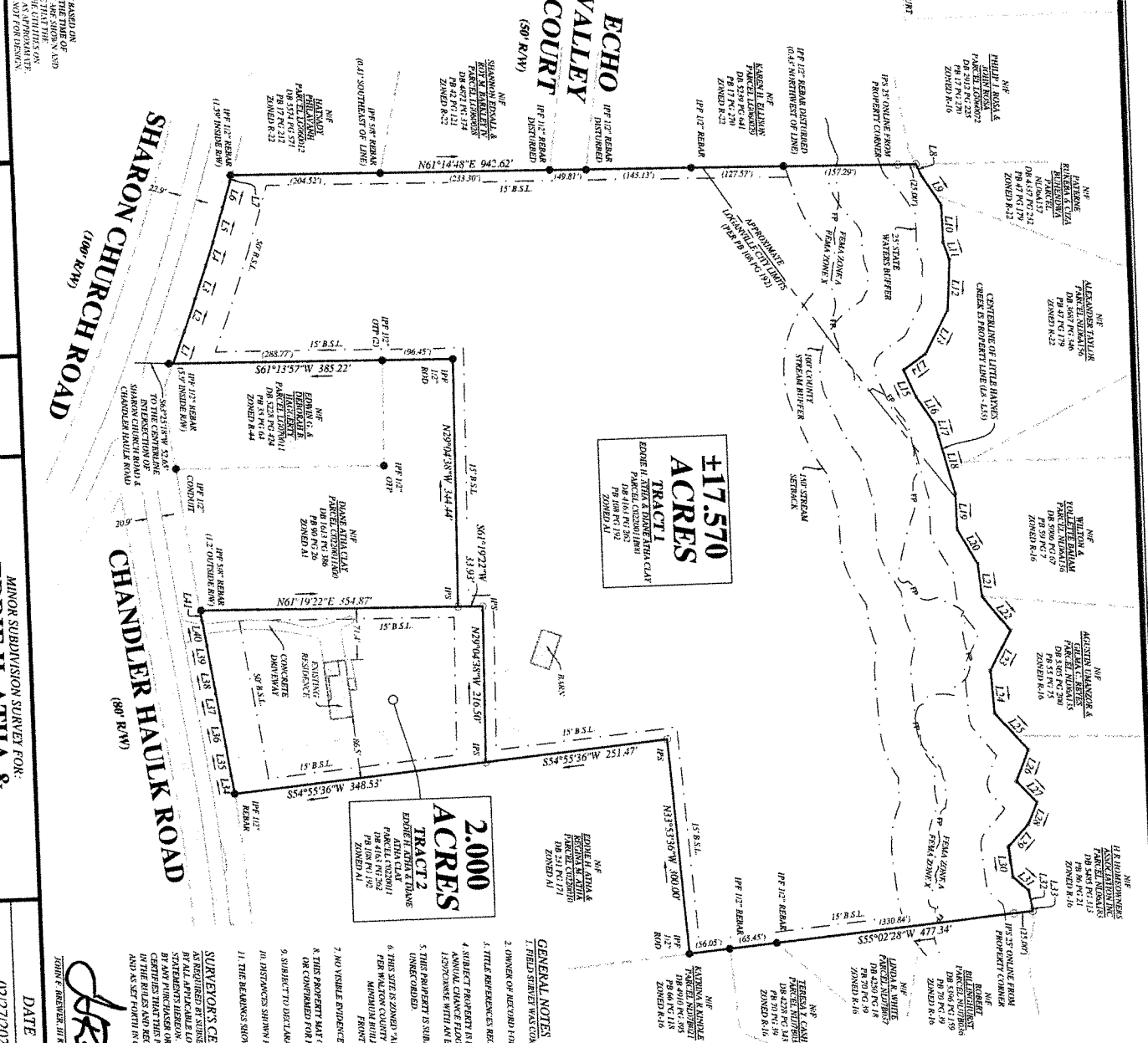
SHARON CHURCH ROAD
(100' R/W)
CHANDLER HAUL ROAD
(80' R/W)

W&A
ENGINEERING
11400 N. 114TH ST.
SUITE 100
AMEN, GA 30011
770.430.0400
www.wanda-engineering.com



MINOR SUBDIVISION SURVEY FOR:
EDDIE H. ATHA &
DIANE ATHA CLAY
4139 CHANDLER HAUL ROAD
LOCALITY, GEORGIA 30052
WALTON COUNTY - G.M.D. 417
LAND LOT 188 4TH DISTRICT

DATE	JOB NUMBER
02/27/2025	#25-00098
REVISIONS	DRAFTED BY: AC
03/04/2025	REVIEWED BY: JB
SHEET 1 OF 1	



THE PURPOSE OF THIS SURVEY IS SO SUBDIVIDE TAX PARCEL C0220011 INTO TWO TRACTS.

TRACT 1: 17.570 ACRES
TRACT 2: 2.000 ACRES
TOTAL: 19.570 ACRES

APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:

Walton County Planning Department
3/4/2025

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSE PRECISION OF ONE FOOT IN 9441 FEET, AND WAS OBTAINED BY:

2. THE LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.

3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 12,527 FEET FOR TRACT 1 AND 19,931 FEET FOR TRACT 2.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.

2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.

3. THE REFERENCE TO THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.

4. THE REFERENCE TO THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.

5. THE REFERENCE TO THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.

6. THE REFERENCE TO THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.

7. NO VISIBLE EVIDENCE OF BOUNDARY MARKS OR MONUMENTS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.

8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, NO WETLANDS WERE INVESTIGATED, IDENTIFIED, OR DEMONSTRATED.

9. SUBJECT TO DETERMINATION OF CONVEYANCE, CONVEYANCES AND RESTRICTIONS WITHIN THIS SURVEY.

10. DISTANCES SHOWN HEREON ARE HORIZONTAL, UNLESS OTHERWISE NOTED.

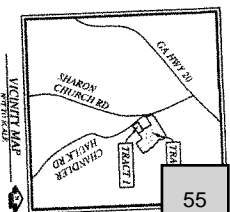
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GAB) WEST ZONE.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN DULY QUALIFIED BY THE STATE OF GEORGIA. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE FOUND THAT THE SAME COMES WITHIN THE PRECISION OF ONE FOOT IN 9441 FEET, AND WAS OBTAINED BY THE METHOD OF CLOSE PRECISION SURVEYING. I HAVE FOUND THAT THE SAME COMES WITHIN THE PRECISION OF ONE FOOT IN 12,527 FEET FOR TRACT 1 AND 19,931 FEET FOR TRACT 2.

JOHN F. REBER, III, SURVEYOR

03/04/2025

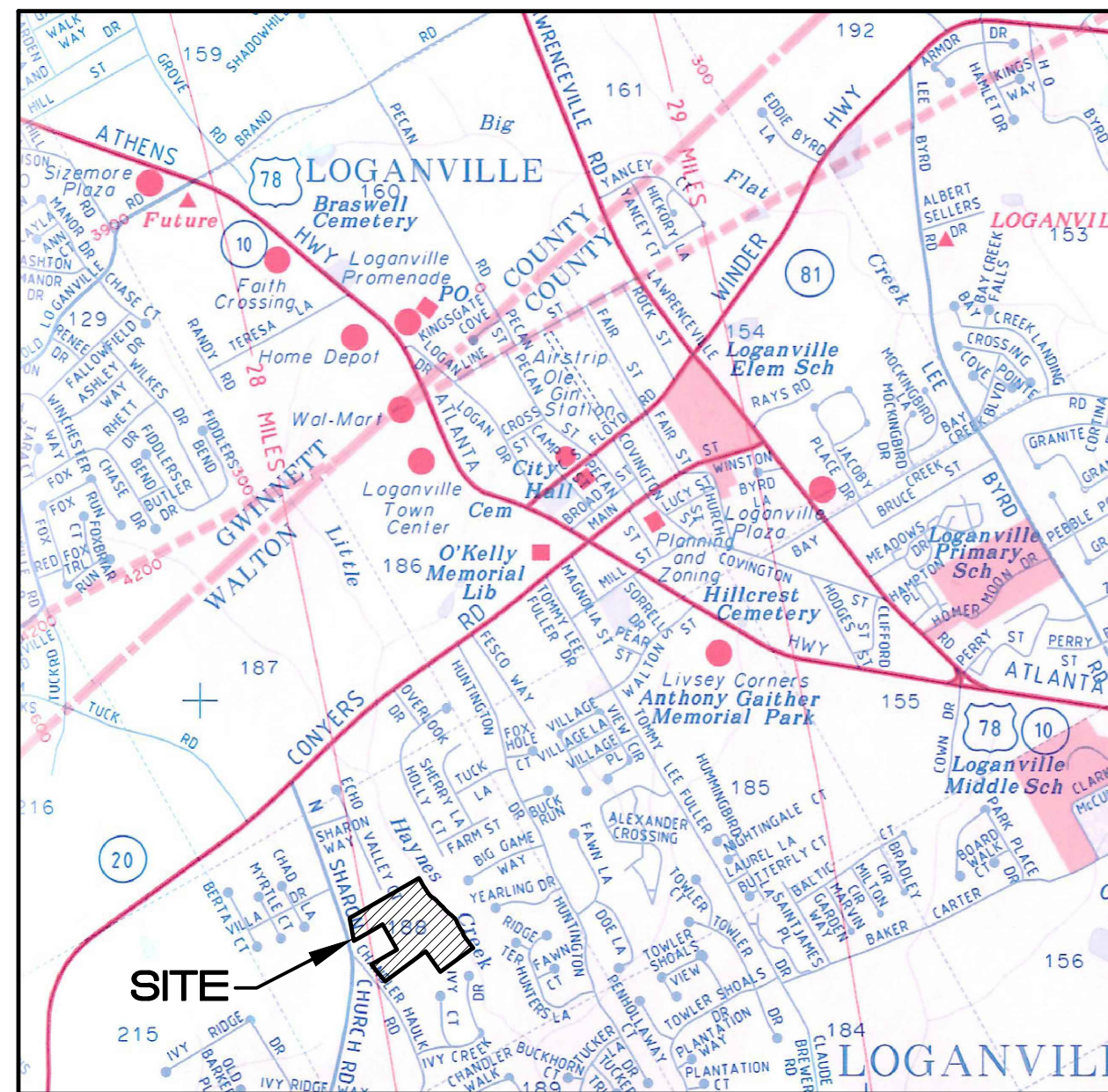


Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.000 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.

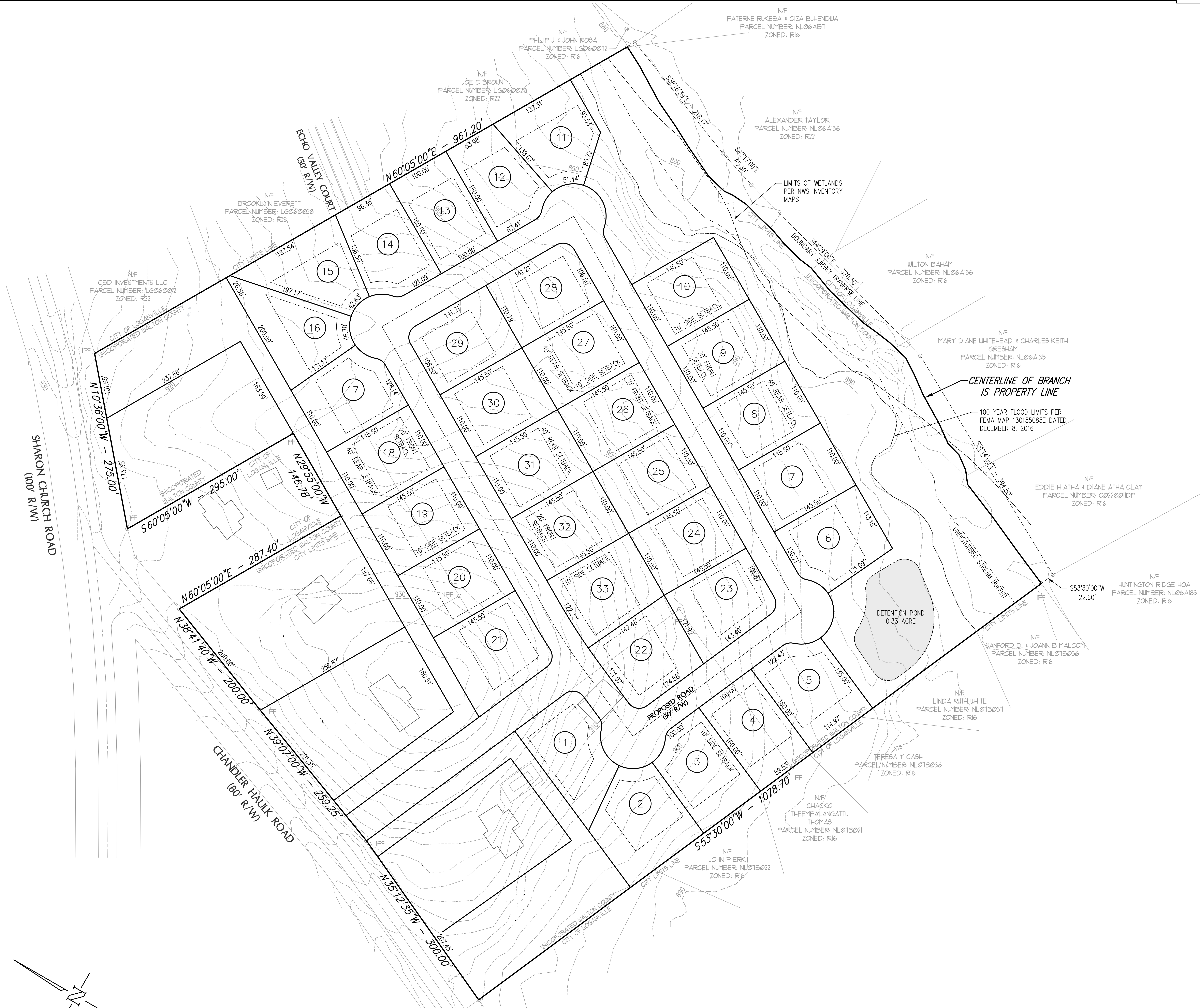
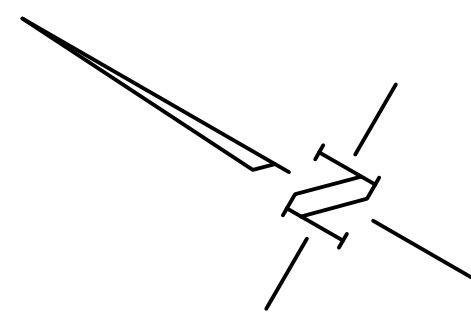
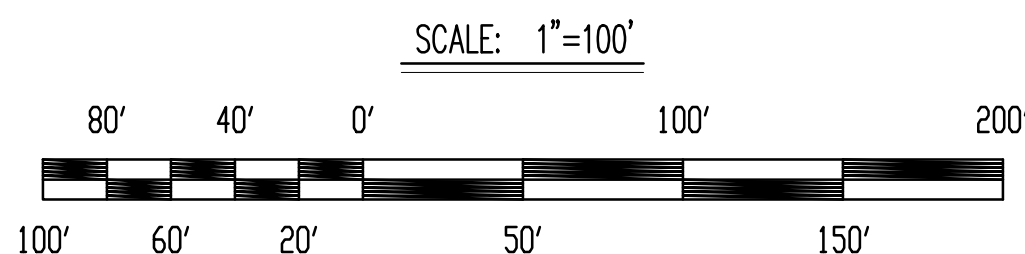


LOCATION MAP

NTS

REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-008

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

APPLICANT: Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4139 Chandler Haulk Road

MAP/PARCEL #: C0220011

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

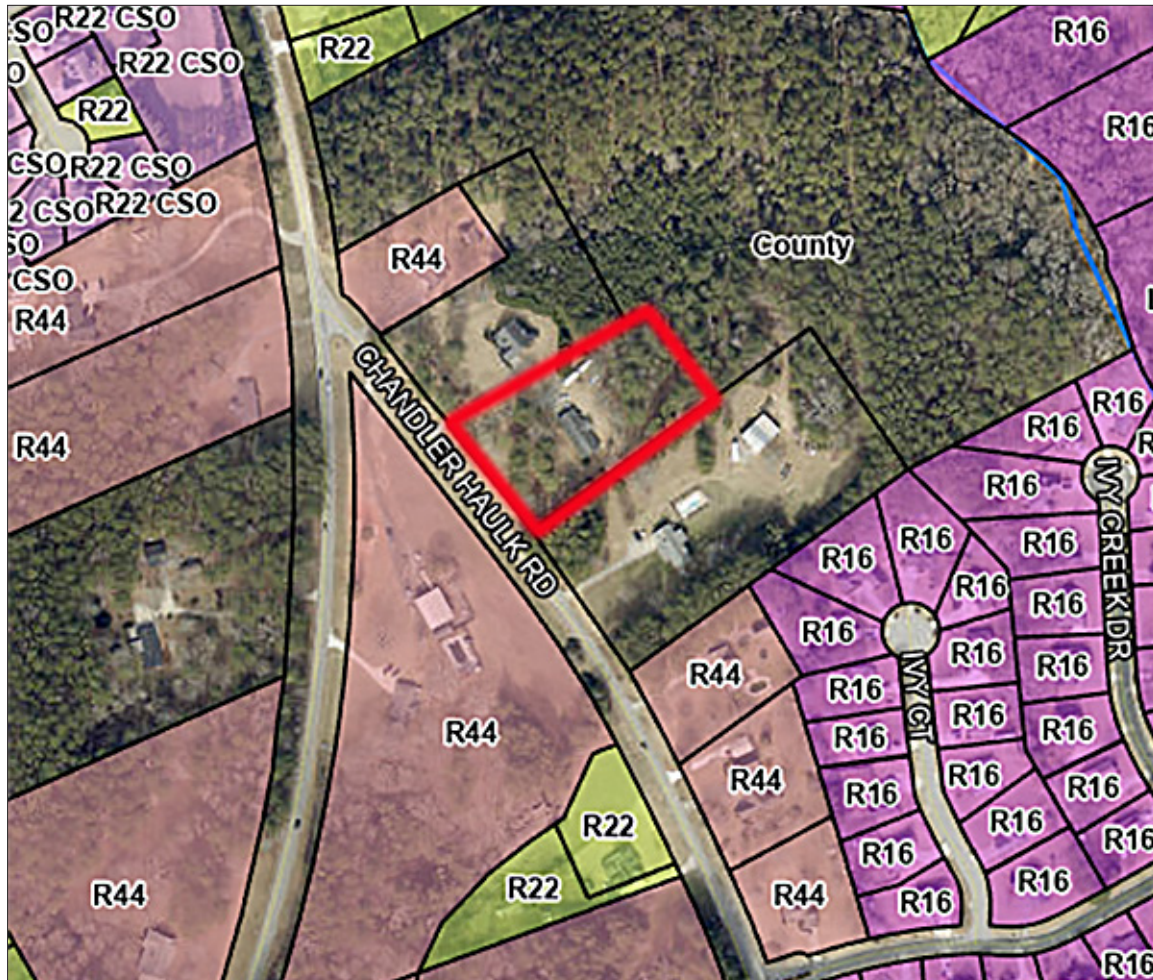
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

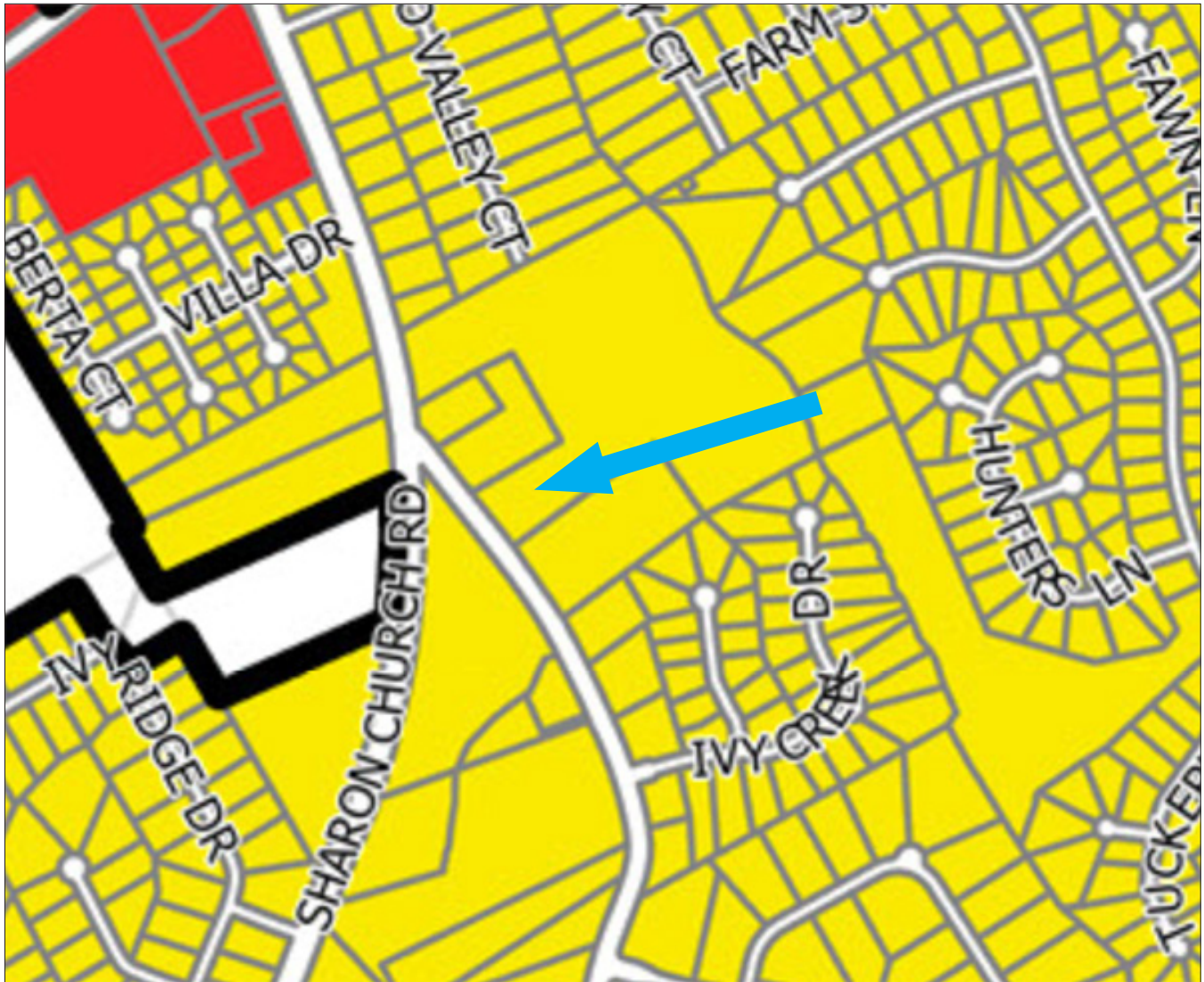
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is asking their 2-acre tract be annexed into the City from the County as part of a larger project for the family property.

Existing Conditions

There is a 2,002-square-foot house on the property that was built in 1964.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1964, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is an 8-inch water line in the front of the property that the home could tie into, though there is not a sewer tie-in within 200 feet, so the residence would be allowed to remain on septic until a sewer line was made available closer to the property.

How does the proposed use provide protection of property against blight and depreciation? There would be no impact as the house and property already exist and will maintain their appearance, just go from County zoning to City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Recommended action: While the matter of providing utilities will need to be sorted out, there are no objections to the rezone from staff. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches PVC along Chandler Haulk Road.

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? 792 feet

Size of the sewer line? 8 inch ductile iron line near 240 N Sharon Church Road that flows to Holly Court pump station

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Chandler Haulk
(minor collector)

What is the traffic count for the road? Georgia Department of Transportation reported a traffic count in front of 1132 Chandler Haulk Road of 170 cars in 2023, 160 in 2022, and 210 in 2021. This is about .65 miles from this residence.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? The average single family home generates 10 trips per day.

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



Date: 3-5-25

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

Section 2, Item E.

Section 5, Item G.

Application # A 25-009

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220011B00			
ADDRESS: 0 Chandler Haulk Rd.		COUNTY:	Walton ACREAGE: 17.57 + or -
PROPOSED DEVELOPMENT: Market for development			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 164 RECEIPT # R00232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 7/24/25

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

Mayor

City Clerk

Date

Page 1 of 74



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

Section 2, Item E.

Date: 3-5-25

Application # A 25-009

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # _____		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220011B00			
ADDRESS: 0 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	17.57 + or -
PROPOSED DEVELOPMENT: Market for development			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 164 RECEIPT # 200232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

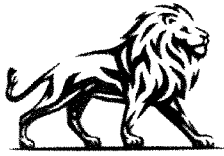
Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 17.57 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annexation the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to annexation the Property for sale and market it as a multi-family development.

The proposed annexation is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

Application # A

Applicant's Certification

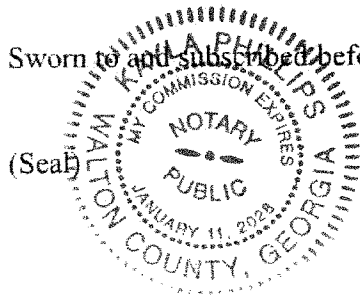
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.



Applicant's Signature

3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



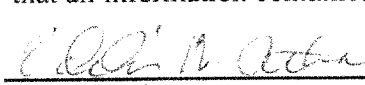

Signature of Notary Public

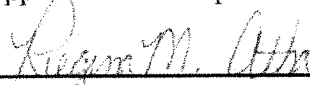
Property Owner's Certification
(complete a separate form for each owner)

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

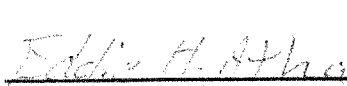
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

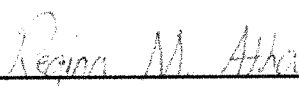
that all information contained in this application is complete and accurate to the best of their knowledge.


Owner's Signature

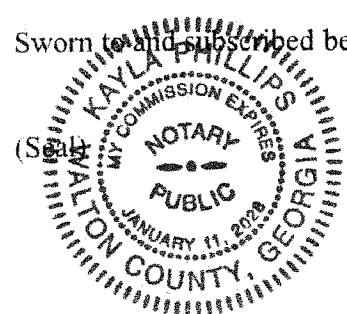


3/3/25
Date


Print Name and Title



Sworn to and subscribed before me this 3rd day of march, 2025.




Signature of Notary Public

Application # A

Applicant's Certification

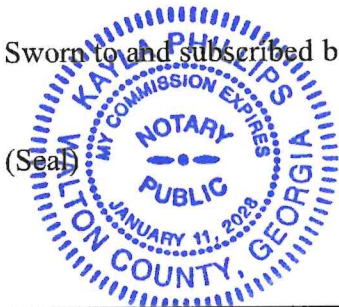
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.




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) _____ 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

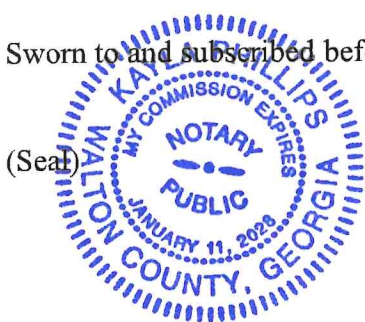
that all information contained in this application is complete and accurate to the best of their knowledge.


Owner's Signature

3/3/25
Date


Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.




Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

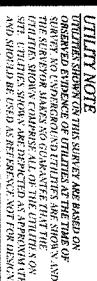
KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

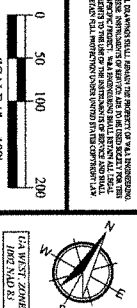
HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

Like I said



ECONOMICS DEVEL. OPPORT.
355 Oxford Street, Ste D10
Alhambra, CA 91801



MINOR SUBDIVISION SURETY FOR:
**EDDIE H. ATHA &
DIANE ATHA CLAY**
4139 CHANDLER HALLK ROAD
LOCANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

JOHN F. BREWER, III RLS23003

03/04/2023

DATE


JOHN F. BREWER, III RLS2905

03/04/2025
DATE

THE PURPOSE OF THIS
SURVEY IS SO SUBDIVIDE
TAX PARCEL C0220011
INTO TWO TRACTS.
TRACT 1: ±17.570 ACRES
TRACT 2: 2.000 ACRES
TOTAL: ±19.570 ACRES

SURVEY LEGEND

[illegible]

APPROVAL FOR RECORD
THE FOLLOWING: GOVERNMENT BODIES USE ARE

Ronald C Smith
 191
 WILSON COUNTY PLANNING DEPARTMENT
 DATE 3/4/2025
 THE APPOINTEE, AGENT, OR AGENT IN CHARGE WHEN THIS SURVEY WAS ISSUED, AND
 MADE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEY NOTES

1. THE FIELD PLANT UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PERCESSION OF ONE FOOT IN 10,441 FEET AND WAS UNDISTURBED.
2. THE JUNKIE AND MACHUKA ENCLOSURES USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY MEASURING A ZEPHUS SQUARE TOTAL STATION.
3. THIS MAP OR PLAN HAS BEEN CALIBRATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 12,257 FEET FOR TRACT 1 AND 199,515 FEET FOR TRACT 2.

GENERAL NOTES
1. FIELD SURVEY WAS C.C.

2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: EDDIE H. ATILA & DIANE ATILA CLAY

3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LIRAL GOVERNMENT

ANNUAL CHARGE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP AND
1-1392 EXEMPT WITH AN EFFECTIVE DATE OF 1/30/2016 FOR COMMUNITY NUMBER 18193, WALTON COUNTY, GEORGIA.

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.

6. THIS SITE IS ZONED "A1" (AGRICULTURAL).

PERMILION COUNTY ZAVING MFGS, KILLBUCK, OHIO
MINIMUM BUILDING SETBACKS:
FROST, 10' (8' MIN. 15' 1' DEAR)

7. NO VISIBLE EVIDENCE OF BURIAL CIRCUMS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FILM.

8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONSIDERED FOR PROTECTION AT THIS TIME.

9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.

10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

11. THE READINGS SHOWN ON THIS SURVEY ARE COMPUTED ANTIENES BASED ON A GRID BEARING: 604 WEST ZONE

SURVEYOR'S CERTIFICATE
AS REQUIRED BY VIRGE TON (A) 18 0

AS REQUIRED IN SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMP, OR STATEMENTS HEREON. SUCH APPROVALS OR ATTESTATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL, BOARDS AND COMMISSIONS, OR OTHER AGENCIES, AND NOT CONSIDERED AS A SUBSTITUTE THEREFOR. THE LAND SURVEYOR HAS REVIEWED THE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE MEASURING TECHNIQUES AND STANDARDS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 17.570 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;


Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,



Section 2, Item E.

C02200110DP



ATHA EDDIE H &
CLAY DIANE ATHA
CHANDLER HAULK RD
Acres: 1.42
Value: \$18,000

View: [Report](#) | [Field Definitions](#) | [Google Maps](#)

Staff Report — Annexation

ZONING CASE #: A25-009

LANDOWNERS: Eddit H. Atha and Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 0 Chandler Haulk Road

MAP/PARCEL #: C02200110DP

PARCEL DESCRIPTION: Vacant Land / Forest

AREA: 17.57 acres

EXISTING ZONING: A1 (Walton County), R-16 (City of Loganville)

PROPOSED ZONING: RM-4

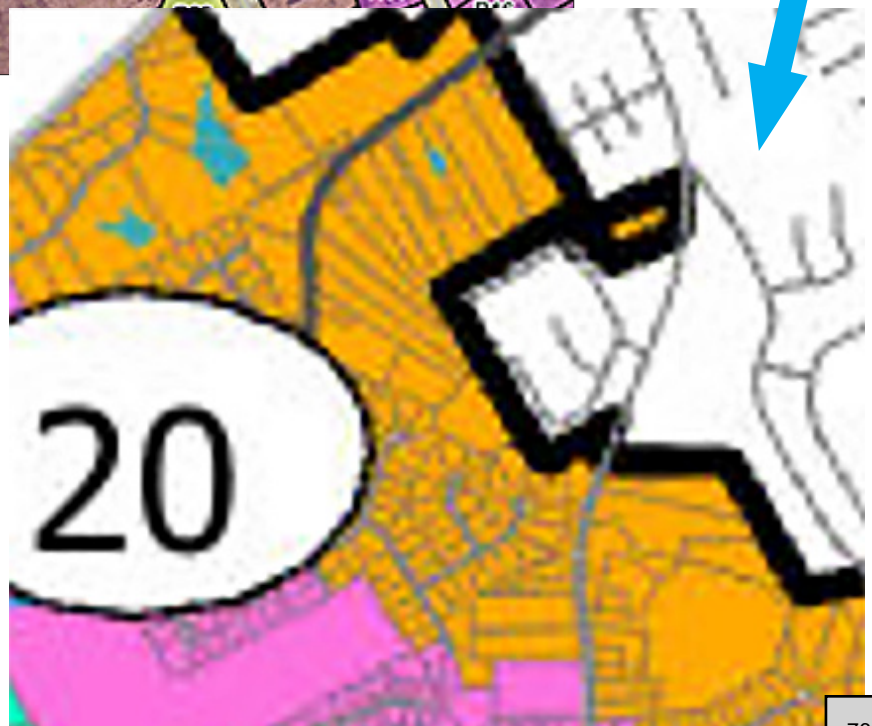
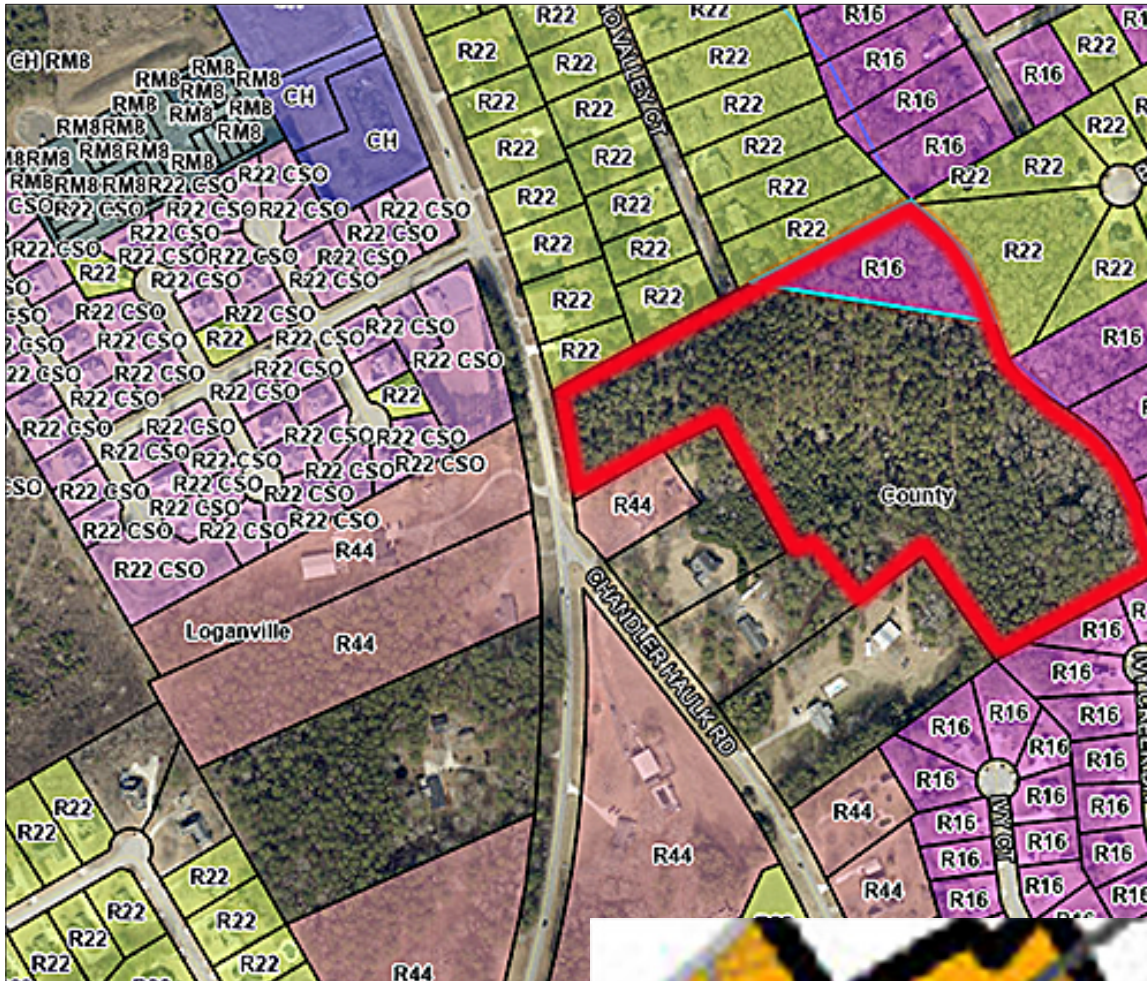
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

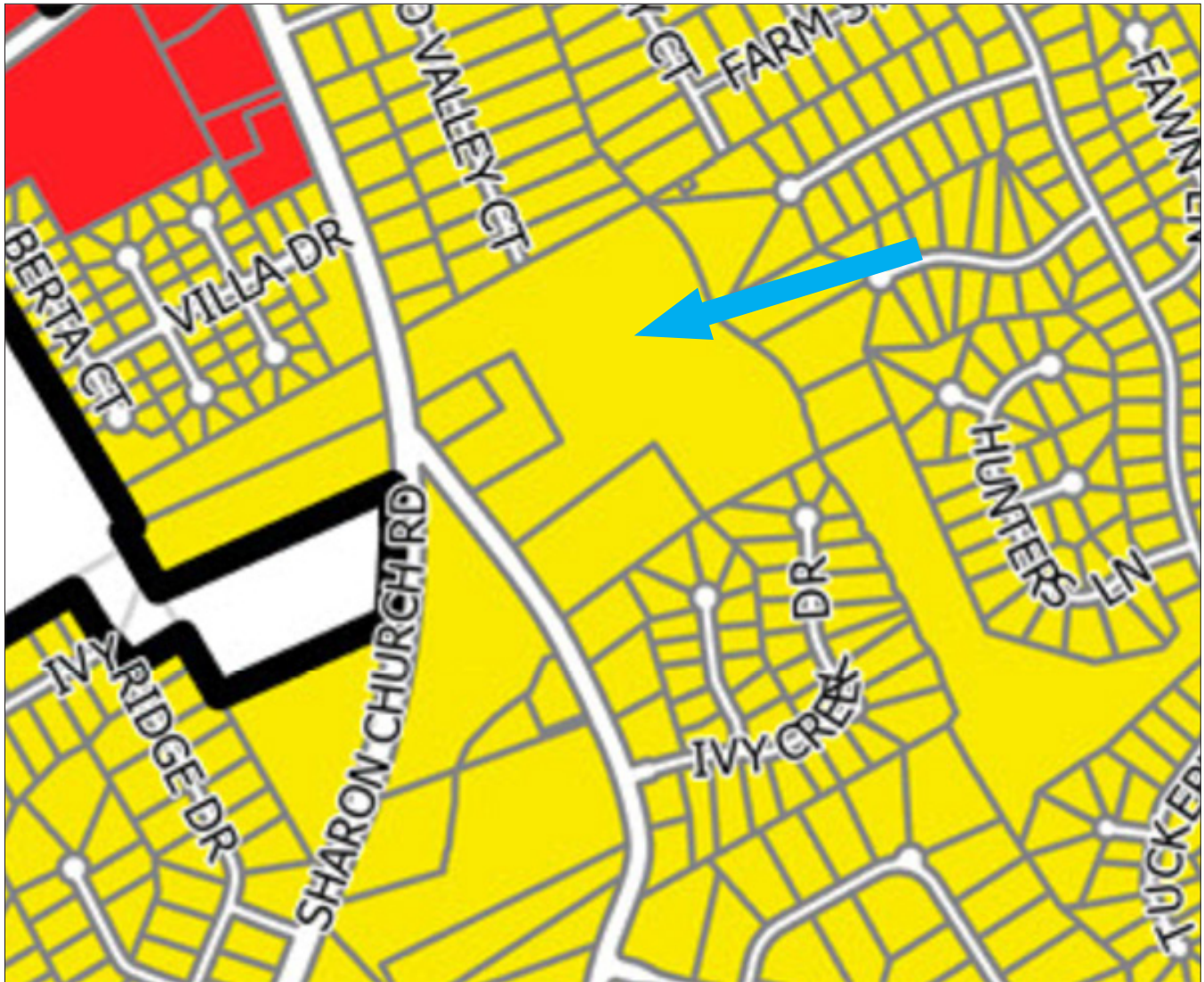
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

Part of this parcel was zoned inside City limits as R-16. The goal is to combine what is inside the City with the remaining part of the parcel that is in the County for future development.

Existing Conditions

The property is wooded and vacant.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? Rezoning of vacant land into the City would have no impact.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though the property will likely be developed and the resulting development would increase traffic.

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

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

What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself, though the property will likely in the future be developed and would impact adjacent property owners.

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Date: 3-5-25Application # R 25-010**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:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Hauk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>C0220011B00</u>		PRESENT ZONING: <u>R-16 / A-1</u> REQUESTED ZONING: <u>RM-4</u> <u>R22</u>	
ADDRESS: <u>0 Chandler Hauk Rd.</u>		COUNTY: <u>WALTON</u> ACREAGE: <u>19.99</u> + or -	
PROPOSED DEVELOPMENT: <u>Market for development</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: 2/18/2025Accepted by Planning & Development: [Signature]DATE: 3-5-25FEE PAID: \$500.00CHECK # 164 RECEIPT # 202328528 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNEPLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No RecommendationCommission Chairman: [Signature]DATE: 7/24/25CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ WithdrawnMayor City Clerk Date



Date: 3-5-25

Application # R 25-010

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:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>C0220011B00</u>		PRESENT ZONING: <u>R-16 / A-1</u> REQUESTED ZONING: <u>RM-4</u>	
ADDRESS: <u>0 Chandler Haulk Rd.</u>		COUNTY: <u>WALTON</u> ACREAGE: <u>17.57</u> 19.99 + or -	
PROPOSED DEVELOPMENT: <u>Market for development</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: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

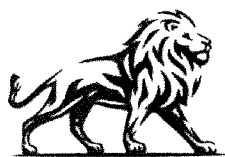
CHECK # 164 RECEIPT # 20232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor _____ City Clerk _____ Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached rezone application (the “Application”) on behalf of Eddie Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 18.99 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City rezone the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to rezone the Property for sale and market it as a multi-family development.

The proposed rezone is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

The proposed zoning is compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan and is an appropriate land use due to the Property’s proximity to two (2) major transportation corridors. The Applicant and I welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March 2025

TIM PRATER

Representative of Applicant

Application # R

Applicant's Certification

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

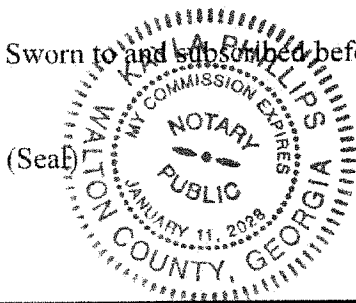
[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

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

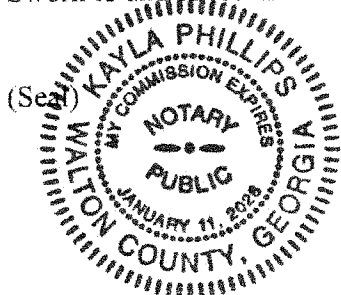
that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clay
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # R

Applicant's Certification

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

[Signature]

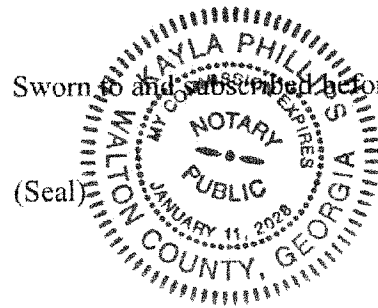
Applicant's Signature

3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

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

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

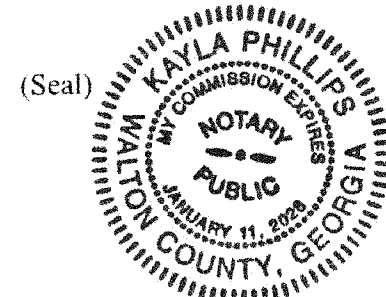
[Signature]

Owner's Signature

Date

Eddie H. Atha Property Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Eddie H. Arhe 3-3-25
Applicant's Signature Date

Eddie H. Arhe
Print Name

Timothy Pater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Timothy Pater
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** _____

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.

Diane Anna Clay 3/3/25
Applicant's Signature Date

Timothy Prater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Diane Anna Clay
Print Name

Timothy Prater
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 proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent and surrounding properties. Adjacent and surrounding land use include residential, multi-family and commercial
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
The proposed development is located on at the entrance to Chandler Haulk Rd at the intersection of Sharon Church which is a secondary route connecting to the major transportation corridor and State Highway 20. Additionally, GDOT will be aligning Sharon Church Rd with Tuck Rd. and constructing a new roundabout which will enhance connectivity and traffic flow in the area.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The proposed development would not contribute to overcrowding or urban sprawl as the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,100 feet from a property zoned RM-8 which is Loganville most dense zoning. The development is not an out-of-place development with the proximity to other multi-family as well as proximity to a major corridor.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The proposed development would utilize public water, sewer and other utilities, proving upgrades where necessary.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The proposed development would provide necessary residential housing to support existing commercial uses in the surrounding area and the City.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plan shows the property as residential. The proposed zoning would be consistent with the plan and would not change the classification
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
There would be no adverse affect to the adjacent property owners
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
The property would remain a large, underutilized tract and would not meaningfully contribute to the tax base or provide much needed residential housing to the area.
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The subject property is within close proximity to State Highway 20 and within convenient access to downtown Loganville. The proposed realignment of Sharon Church and Tuck Rd with the construction of the roundabout enhances the subject property's vehicular access and will improve existing traffic flows.

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 17.570 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;


Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,



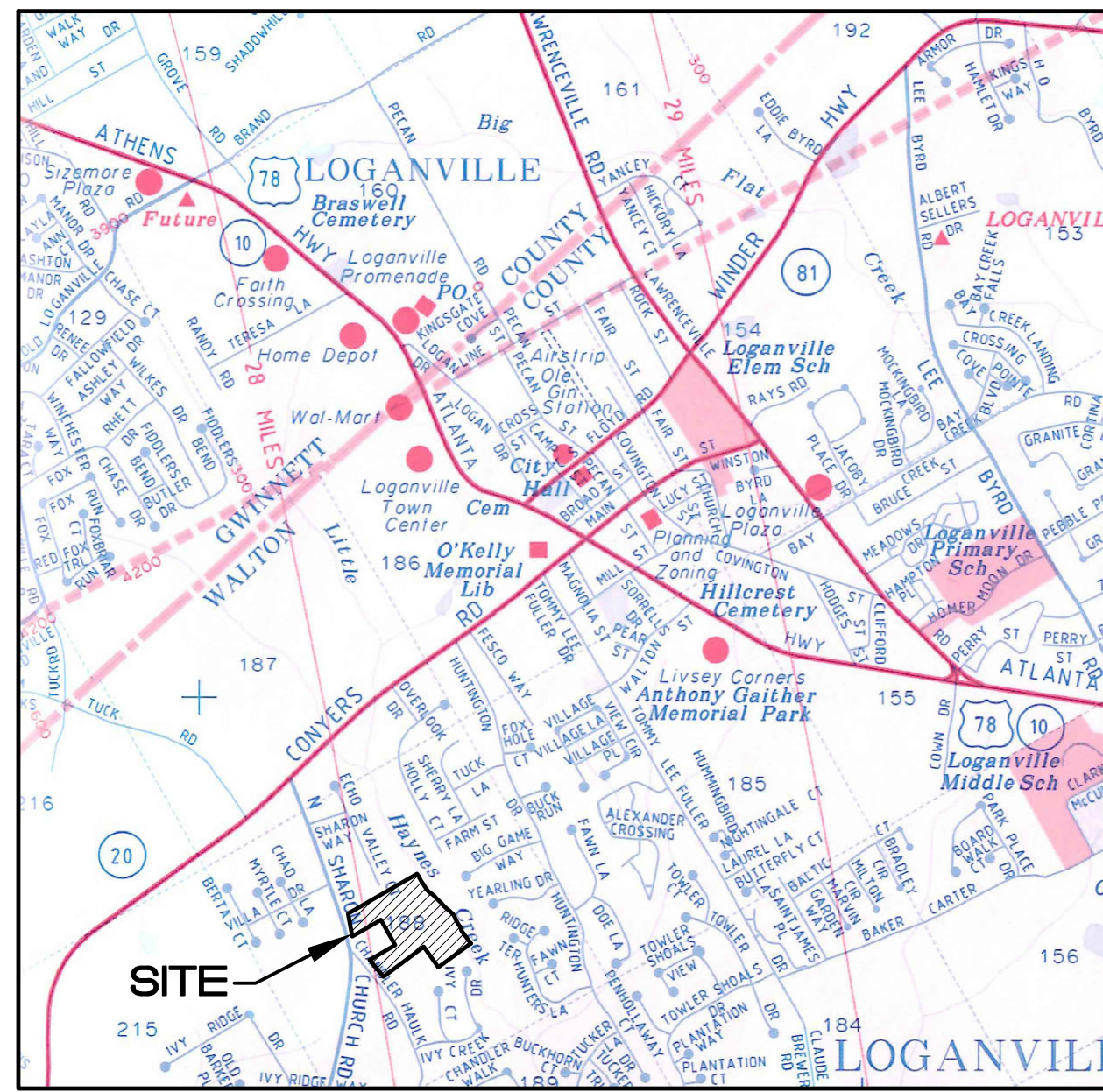
Section 2, Item F.

C02200110DP

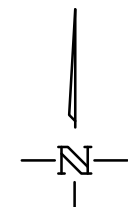


ATHA EDDIE H &
CLAY DIANE ATHA
CHANDLER HAULK RD
Acres: 1.42
Value: \$18,000

View: [Report](#) | [Field Definitions](#) | [Google Maps](#)

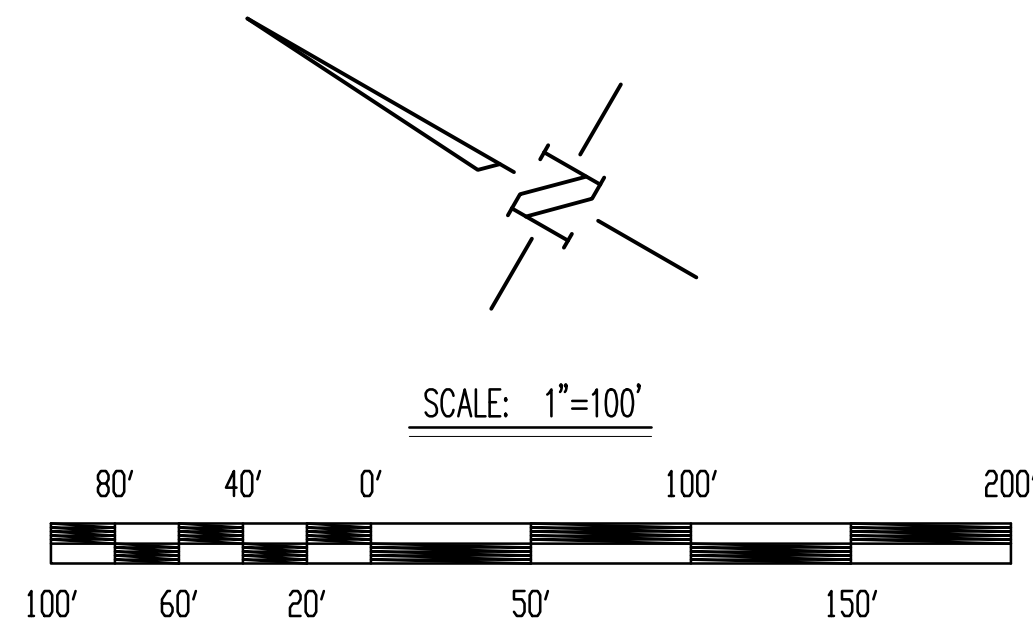


LOCATION MAP



REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011

Walton County, Georgia

 InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court

Loganville, Georgia 30052

(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-010

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

APPLICANT: Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 0 Chandler Haulk Road

MAP/PARCEL #: C02200110DP

PARCEL DESCRIPTION: Vacant Land / Forest

AREA: 17.57 acres

EXISTING ZONING: A1 (Walton County), R-16 (City of Loganville)

PROPOSED ZONING: RM-4

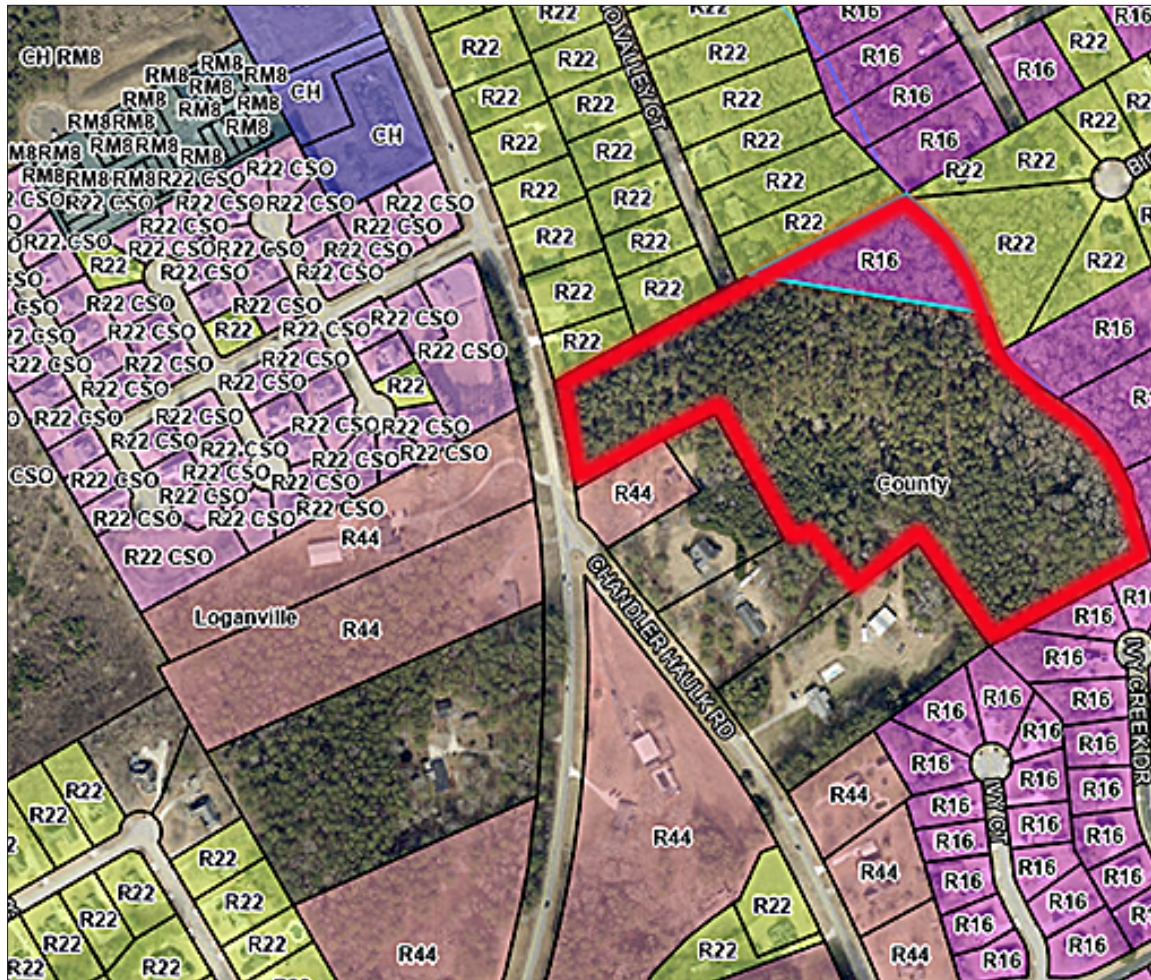
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

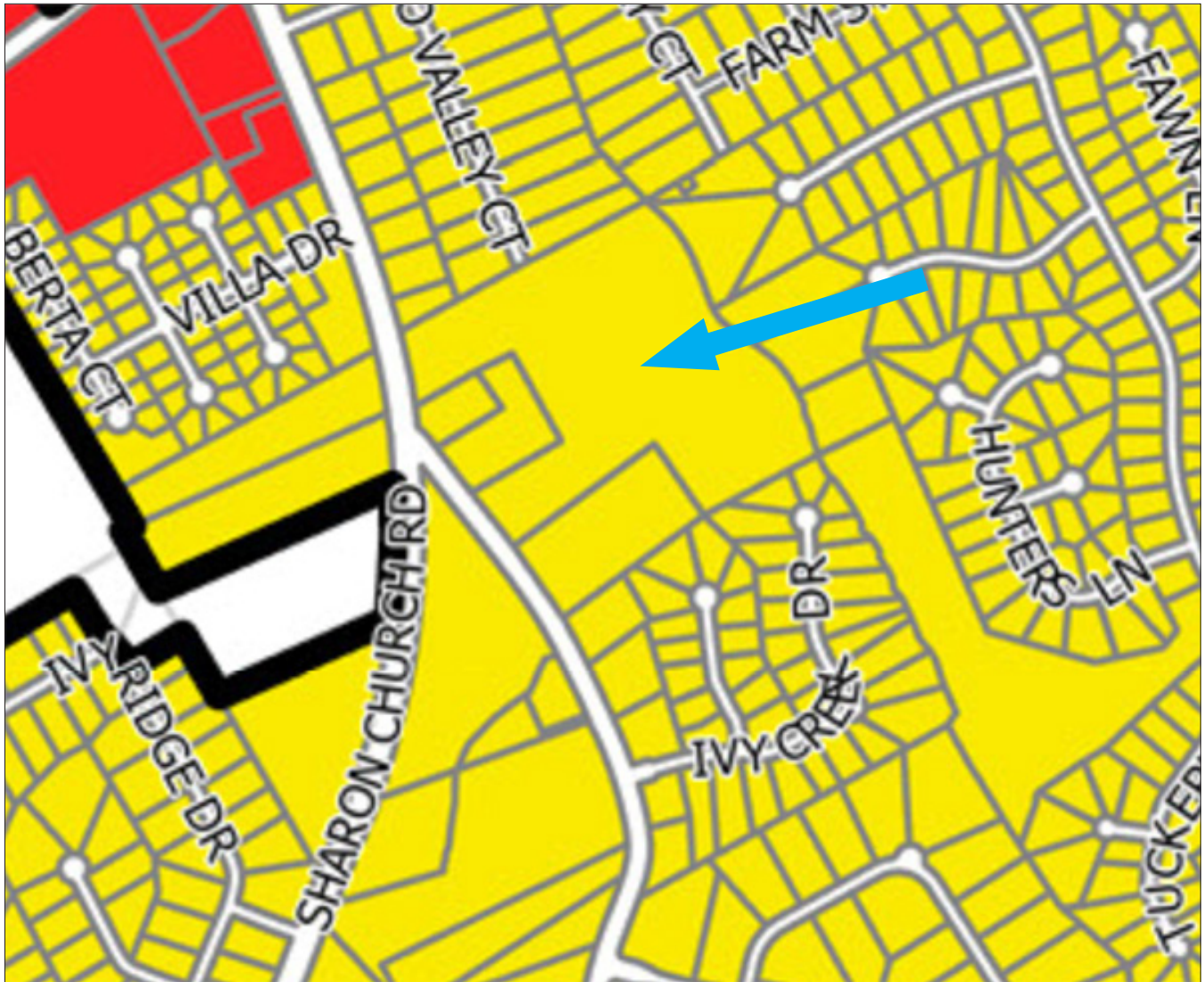
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

Part of this parcel was zoned inside City limits as R-16. The goal is to combine what is inside the City with the remaining part of the parcel that is in the County for future development of townhomes.

Existing Conditions

The property is wooded and vacant.

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 surrounded by single-family homes (5 R-22, 10 R-16, 4 R-44), who would see acres of woods replaced by higher density housing.

What is the impact upon thoroughfare congestion and traffic safety? Per the Institute of Transportation Engineers, the average townhome generates 5.8 trips per day. As this development would have a maximum of 72 townhomes allowed under the RM-4 zoning based on the lot size, this would result in, on average, about 418 trips from the development per day. While there is no readily available traffic count for N Sharon Church Road, a traffic counter about a quarter of a mile south showed about 170 cars in 2023, 160 in 2022 and 210 in 2021. The project would affect congestion and traffic in the area.

What is the impact upon population density and the potential for overcrowding and urban sprawl? As mentioned earlier, the property is surrounded by single-family houses (though there is RM-8 being developed about a quarter of a mile up N Sharon Church Road). This development would be a higher density zoning and potentially result in overcrowding in the area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is an 8-inch water line in the front of the property that the development could tie into and potentially a sewer tie-in at an 8-inch ductile iron line that runs between 240 N Sharon Church Road and property owned by the Villas HOA. The project does feed into the Holly Couty pump station, which would potentially require upgrades to accomodate flows from this project.

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

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

Impact Analysis / Recommendation

What is the impact upon adjacent property owners if the request is approved? There would be an increase in the traffic and number of people in the area that is not necessarily commensurate to its surroundings.

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

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

Recommended action: The number of units per acre is comparable to the Open Space Subdivision standards when The Villas at Loganville were developed. There is also RM-8 zoning being developed in relatively close proximity to the proposed site. The City has since altered its standards since those projects were approved. Given the number of single-family homes in the adjacent areas, the density is not necessarily a good fit for the area.
Staff recommendation is to deny the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches PVC along Chandler Haulk Road.

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? 8 inch ductile iron line near 240 N Sharon Church Road that flows to Holly Court pump station

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Chandler Haulk
(minor collector)

What is the traffic count for the road? Georgia Department of Transportation reported a traffic count in front of 1132 Chandler Haulk Road of 170 cars in 2023, 160 in 2022, and 210 in 2021. This is about .65 miles from this residence.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? The average single family home generates 10 trips per day.

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



Date: 3-5-25

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

Section 2, Item G.

Section 5, Item 1.

Application # A 25-011

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC	NAME:	Eddie H. Atha and Regina M. Atha
ADDRESS:	P.O. Box 6	ADDRESS:	4109 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220010			
ADDRESS: 4109 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	4.103 +or-
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 164 RECEIPT # 200232832 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 7/24/25

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

Mayor

City Clerk

Date

Page 1 of 95



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

Section 2, Item G.

Date: 3-5-25

Application # A 25-011

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC	NAME:	Eddie H. Atha and Regina M. Atha
ADDRESS:	P.O. Box 6	ADDRESS:	4109 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # CO220010		PRESENT ZONING: A-1 (Separate rezoning request required)	
ADDRESS: 4109 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	4.103 +/-
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 164 RECEIPT # 20232832 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +or- acres of land (the “Property”) located at 4109 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

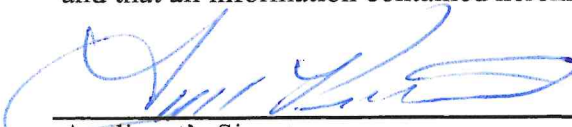
Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

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

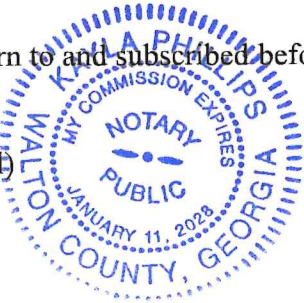
3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)


Kayla Phillips
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) _____ 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.

Eddie M. Attha

Owner's Signature

Regina M. Attha
3/3/25
Date

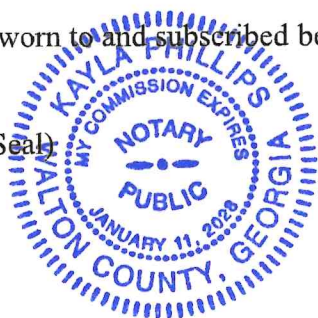
Eddie H. Attha

Print Name and Title

Regina M. Attha

Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)


Kayla Phillips
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**MCADAMS BOBIE EILENE &
MCADAMS JACOB
955 CHANDLER HAULK RD
LOGANVILLE, GA 30052**

**ZIEROLD MARTIN K &
ZIEROLD SHERRY D
311 IVY COURT
LOGANVILLE, GA 30052**

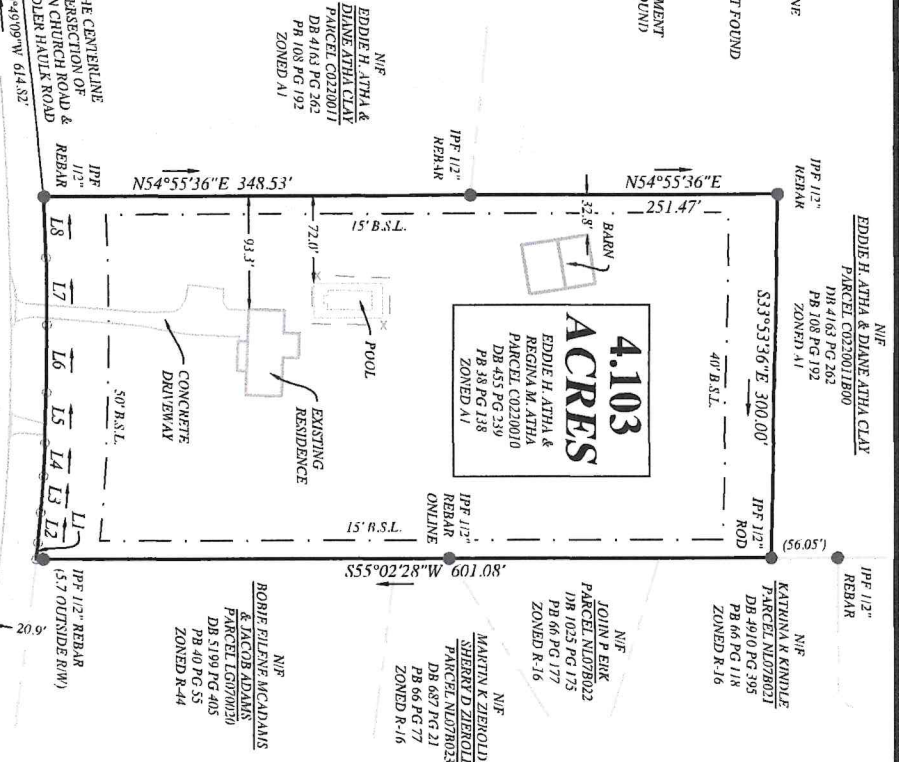
**ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052**

**KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052**

**CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052**

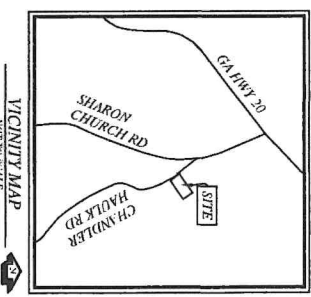
SURVEY LEGEND

- IPF IRON PIN FOUND
- RB REBAR
- R.S.L. RIGHT-OF-WAY SETBACK LINE
- NF MAG NAIL FOUND
- OTF OPEN TOP PIPE
- CTF CRIMPT TOP PIPE
- CAF CONCRETE FOUND
- DR DED BOOK
- R/W RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- COMPUTED CORNER POINT



Line Table

Line #	Direction	Length
L1	N29°04'06"W	13.47'
L2	N29°50'00"W	25.40'
L3	N30°53'35"W	29.80'
L4	N31°56'05"W	27.56'
L5	N33°03'56"W	41.60'
L6	N34°46'19"W	55.35'
L7	N35°33'23"W	55.48'
L8	N36°39'32"W	50.33'



REFERENCES
DB 455 PG 239
PB 38 PG 138

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,641 FEET, AND WAS UNADJUSTED.
- THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A 200M 95 SERIES TOTAL STATION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 368,628 FEET.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

John F. Brewer, III

03/03/2025

JOHN F. BREWER, III RLS#2905

DATE

PROJECT #

DATE

PROJECT #

DATE

PROJECT #

DATE

PROJECT #

DATE

PROJECT #

DATE

PROJECT #

DATE

PROJECT #



RETRACEMENT SURVEY FOR:
EDDIE H. ATHA & REGINA M. ATHA
4109 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417



GA WEST ZONE
1002 NAD 83

W&A ENGINEERING
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneida Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com



GENERAL NOTES

- FIELD SURVEY WAS COMPLETED ON 02/25/2025.
- OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: EDDIE H. ATHA & REGINA M. ATHA.
- TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X". DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 1397000000 WITH AN EFFECTIVE DATE OF 12/06/2016 FOR COMMUNITY NUMBER 13045. WALTON COUNTY, GEORGIA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
- THIS SITE IS ZONED "A1" (AGRICULTURAL), PER WALTON COUNTY ZONING MAPS, ACCESSED 02/25/2025.
- MINIMUM BUILDING SETBACKS:
FRONT: 50' SIDE: 15' REAR: 40'
- NO VISIBLE EVIDENCE OF MINERAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, BASED ON THE U.S. SURVEY FOOT.
- THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 4.103 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,

Staff Report — Annexation

ZONING CASE #: A25-011

LANDOWNERS: Eddie H. Atha and Regina M. Atha

APPLICANT: Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

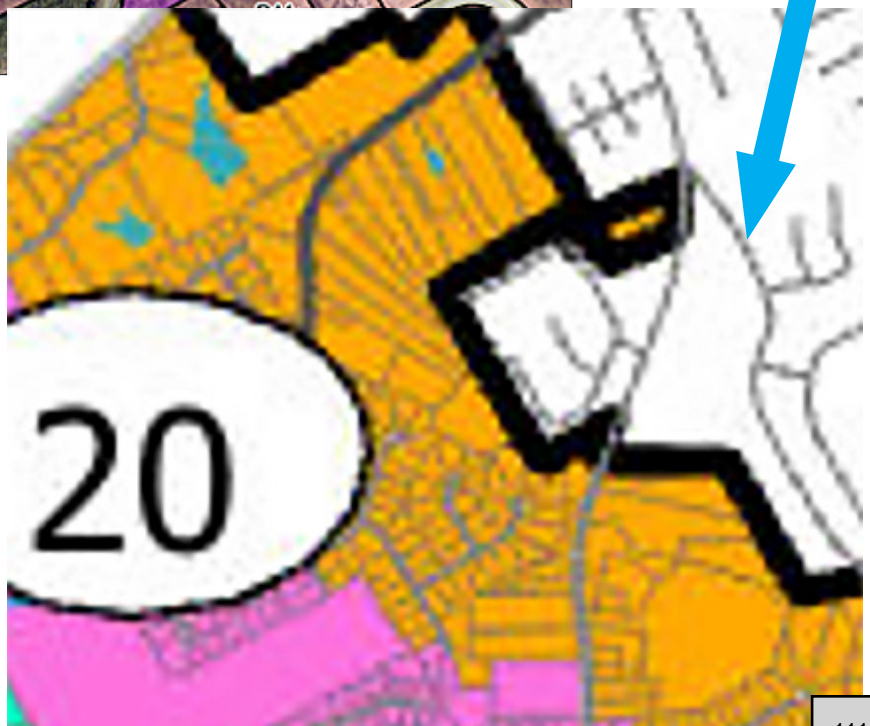
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

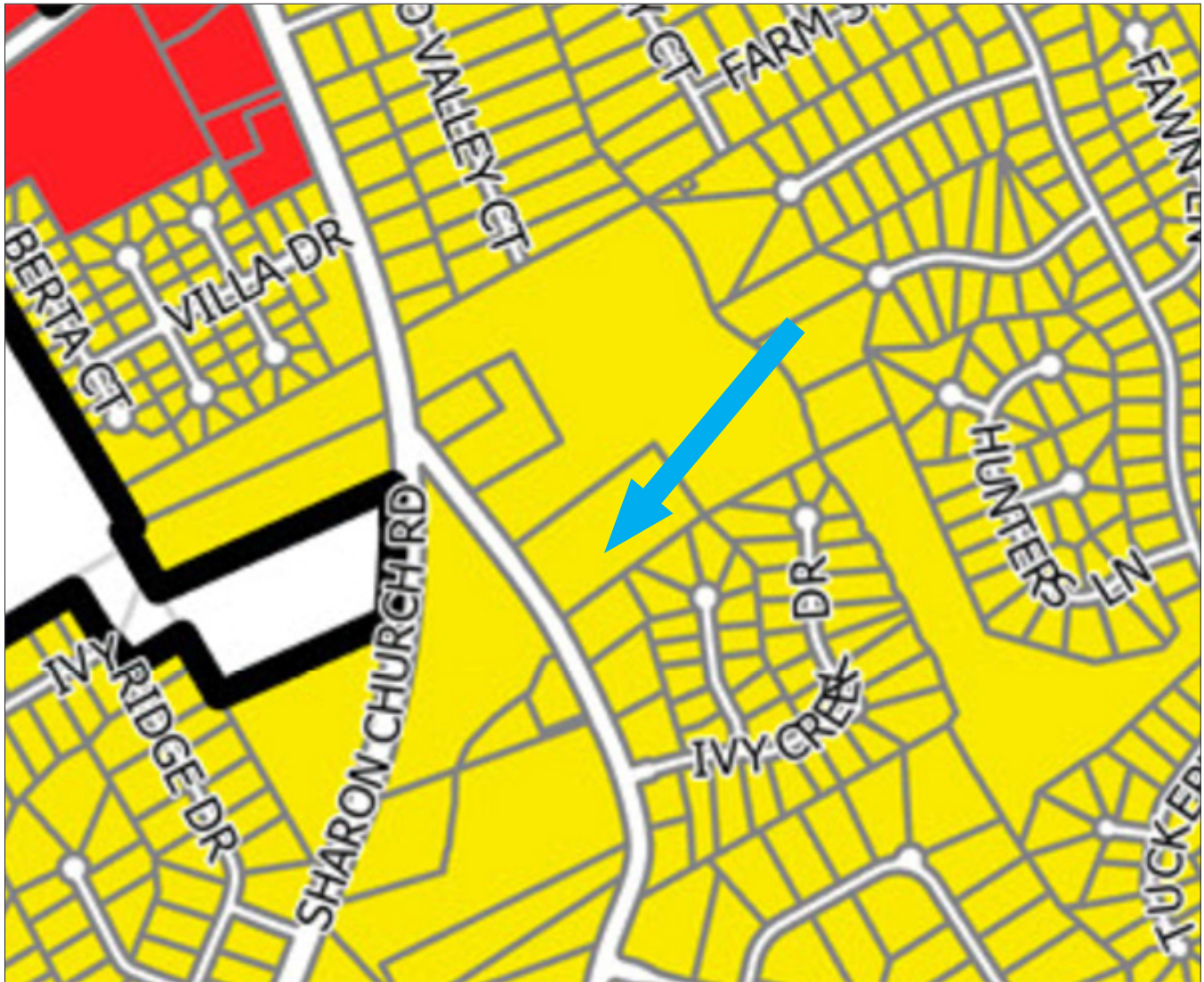
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

The property is adjacent to City limits and, when looking at the totality of the family land, is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of islands when possible.

Existing Conditions

There is a 1,885-square-foot house on the property that was built in 1981.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1981, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Planning Commission Recommended Conditions

City Council Conditions



Section 2, Item H.

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

770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-5-25Application # R 25-012**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:	Eddie H. Atha and Regina M. Atha c/o PRATER CONSULTING LLC	NAME:	Eddie H. Atha and Regina M. Atha
ADDRESS:	P.O. Box 6	ADDRESS:	4109 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220010		PRESENT ZONING: A-1 REQUESTED ZONING: R-44 <u>R-44</u>	
ADDRESS: 4109 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 4.103 +or-	
PROPOSED DEVELOPMENT: No development proposed			

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 AnalysisPre-Application Conference Date: 2/18/2025Accepted by Planning & Development: [Signature]DATE: 3-5-25FEE PAID: \$500.00CHECK # 164 RECEIPT # 20232882 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNEPLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No RecommendationCommission Chairman: [Signature]DATE: 7/24/25CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-5-25

Application # **R** 25-012

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: Eddie H. Atha and Regina M. Atha c/o PRATER CONSULTING LLC	NAME: Eddie H. Atha and Regina M. Atha
ADDRESS: P.O. Box 6	ADDRESS: 4109 Chandler Haulk Rd
CITY: AUBURN	CITY: Loganville
STATE: GA Zip: 30011	STATE: GA Zip: 30052
PHONE: (404) 757-0889	PHONE: (678) 232-1269
	(*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: TIM PRATER PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com FAX: N/A	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220010</u> PRESENT ZONING: <u>A-1</u> REQUESTED ZONING: <u>R-44</u>	
ADDRESS: <u>4109 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>4.103 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</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: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 164 RECEIPT # 120732882 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

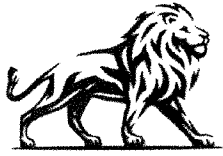
Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +or- acres of land (the “Property”) located at 4109 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R

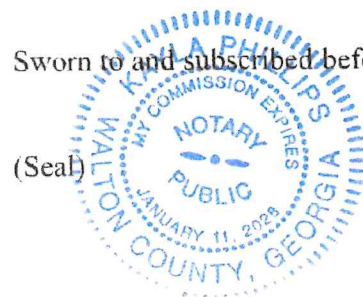
Applicant's Certification

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

[Signature] 3.3.25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

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

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

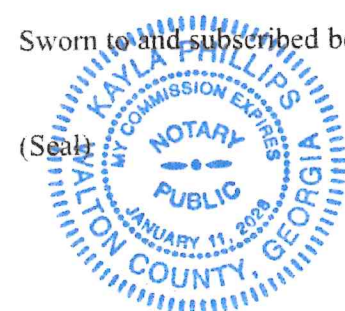
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature] [Signature] 3/3/25
Owner's Signature Date

[Signature] [Signature]
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Eddie H. Atke 3-3-25
Applicant's Signature Date

Eddie H. Atke
Print Name

Timothy Prater 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
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** _____

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.

Regina M. Atha 3-3-25
Applicant's Signature Date

Regina M. Atha
Print Name

[Signature] 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
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?**
There would be no change to the overall impact appearance of the City or aesthetic conditions to adjacent parcels.

2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no impact to thoroughfare congestion or traffic safety

3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to population density, overcrowding or urban sprawl.

4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The property is currently on City water and septic. there would be no impact to other infrastructure services.

5. **How does the proposed zoning provide protection of property against blight and depreciation?**
This is a well-maintained single-family structure. There would be no adverse impact on blight or depreciation.

6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plans shows the property as residential. No change would occur to the classification of the property on the future land use map of the City.

7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed zoning of this property would not affect the adjacent property.

8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact to adjacent property owner if the zoning request was not approved.

9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
This property is an established single-family dwelling there would be no adverse effects on the inhabitants of the citizens of Loganville.

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

MCADAMS BOBIE EILENE &
MCADAMS JACOB
955 CHANDLER HAULK RD
LOGANVILLE, GA 30052

ZIEROLD MARTIN K &
ZIEROLD SHERRY D
311 IVY COURT
LOGANVILLE, GA 30052

ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052

KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

SURVEY LEGEND

- IPF IRON PIN FOUND
- IPF IRON PIN SET
- REBAR
- R.S.L. BUILDING SETBACK LINE
- MINF MAG NAIL FOUND
- OPEN TO PIPE
- CONCRETE FOUND
- CONCRETE FOUND
- DEED BOOK
- RIGHT-OF-WAY
- POINT OF BEGINNING
- PROPERTY CORNER FOUND
- COMPUTED POINT

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

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GENERAL NOTES

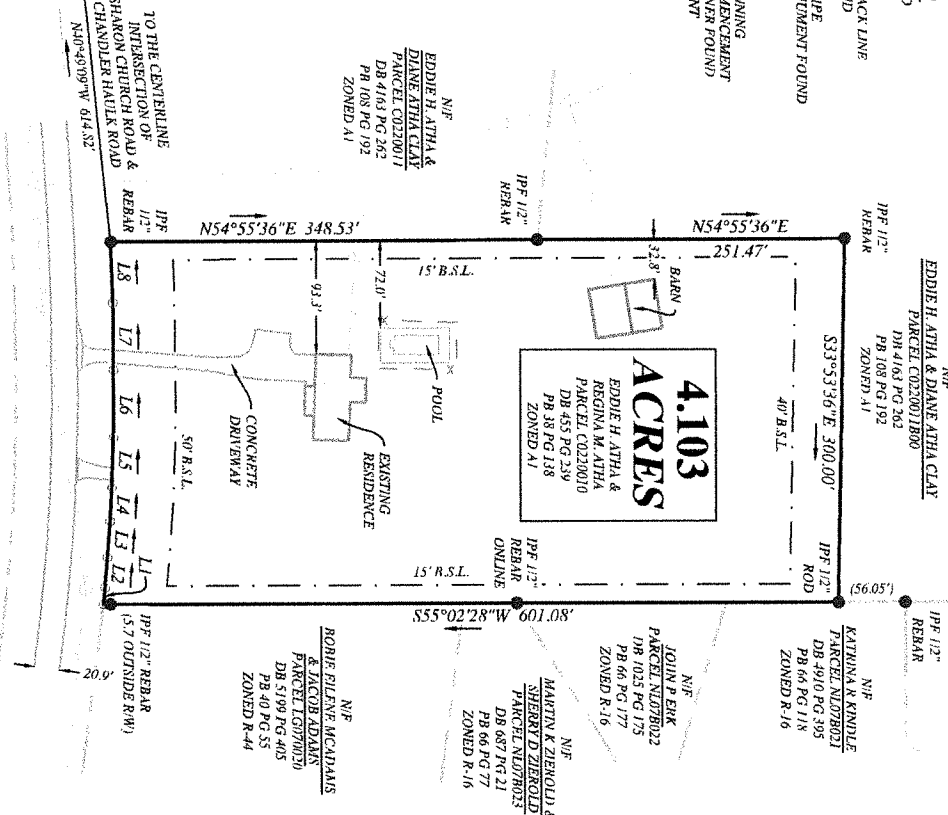
1. FIELD SURVEY WAS COMPLETED ON 02/25/2025
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS EDDIE H. ATHA & REGINA M. ATHA
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C005E WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 13015, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. WALTON COUNTY ZONING MAPS, ACCESSED 02/25/2025.
8. MINIMUM BUILDING SETBACKS:
FRONT: 50' SIDE: 15' REAR: 40'
9. NO VISIBLE EVIDENCE OF BURIAL CRYPTS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
11. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
12. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
13. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (64 WEST ZONE).

W&A ENGINEERING
CIVIL, ENGINEERING, LANDSCAPE ARCHITECTURE
LAND IMPROVING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Orlin St. S.W., Ste. 0100
Atlanta, GA 30601
P: (770) 310-0400
www.waengineering.com | info@waengineering.com



64 WEST ZONE
1002 MAG N

CHANDLER HAULK ROAD
(80' R/W)



RETRACEMENT SURVEY FOR:
EDDIE H. ATHA & REGINA M. ATHA
4109 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

DATE	PROJECT #
03/03/2025	25-00098
	DRAFTED BY:
	AC
	REVIEWED BY:
	JB



John F. Brewer
JOHN F. BREWER, III RLSE2905

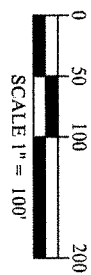
03/03/2025
DATE

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

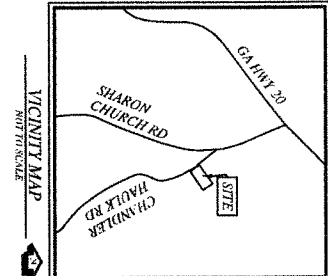
SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,441 FEET, AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A 200M 95 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,662 FEET.



REFERENCES
DB 455 PG 239
PB 28 PG 128

Line #	Direction	Length
L1	N29°04'06"W	13.47'
L2	N29°50'00"W	25.50'
L3	N30°53'35"W	20.80'
L4	N31°56'05"W	27.56'
L5	N33°03'56"W	41.60'
L6	N34°48'19"W	53.55'
L7	N35°53'23"W	55.48'
L8	N36°59'12"W	50.33'

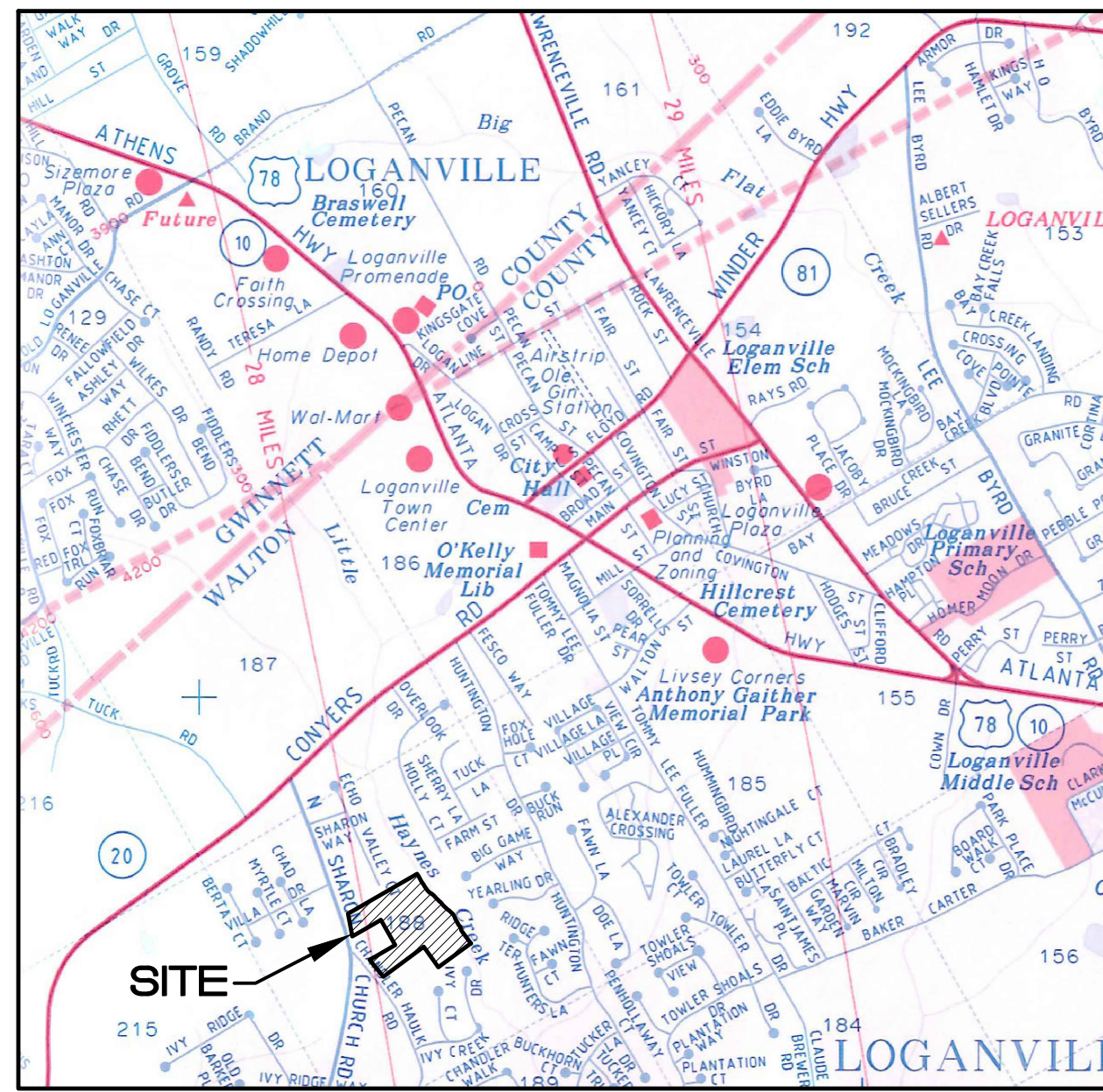


Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 4.103 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,

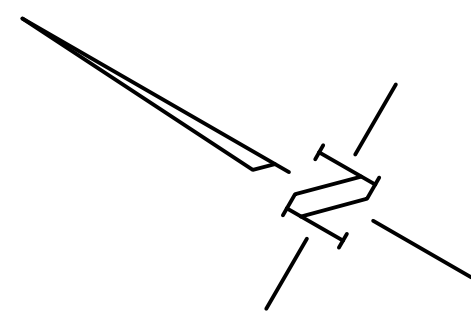
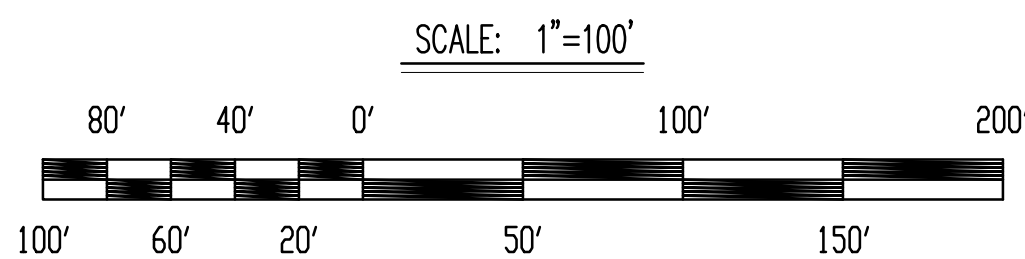


LOCATION MAP

NTS

REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-012

LANDOWNERS: Eddie H. Atha and Regina M. Atha

APPLICANT: Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

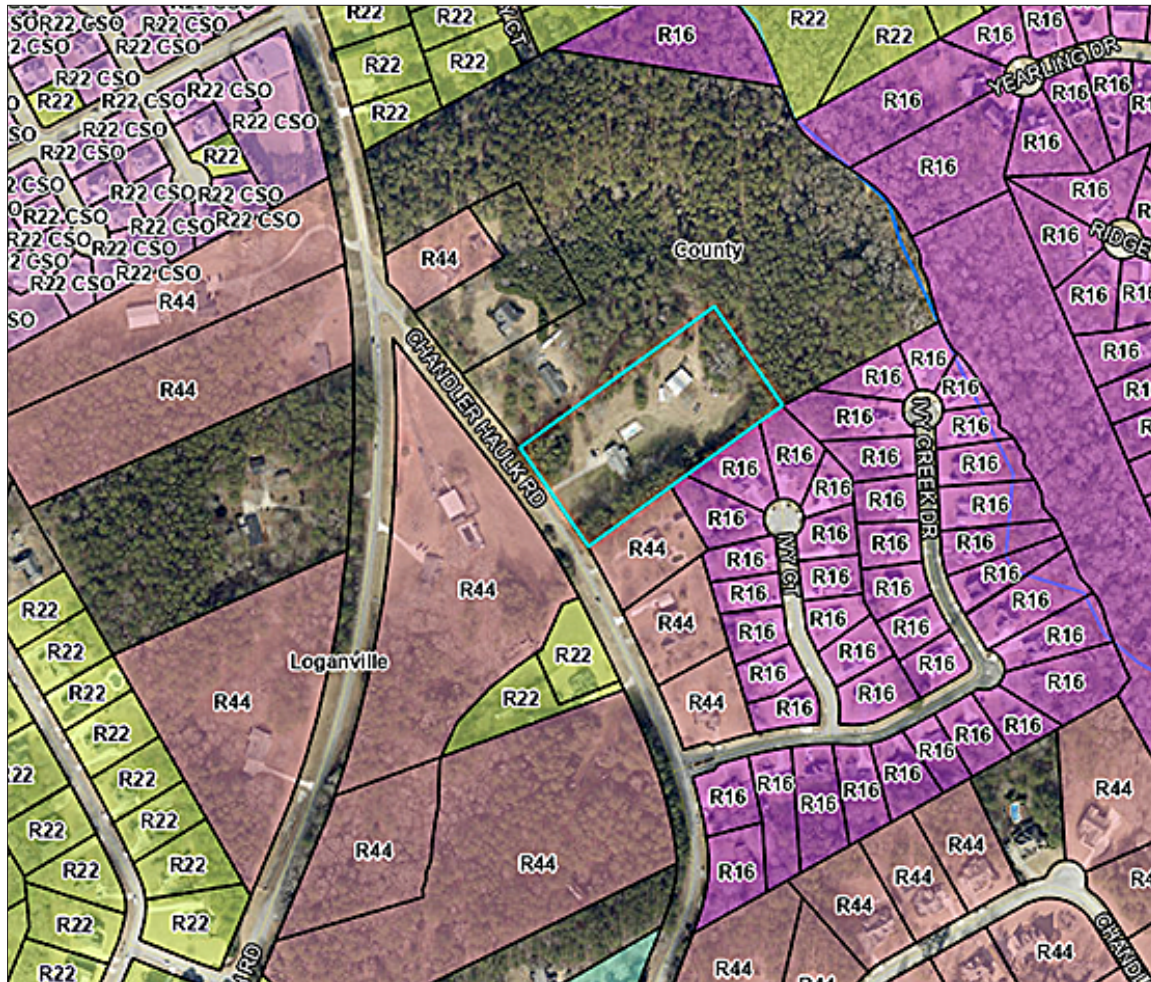
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

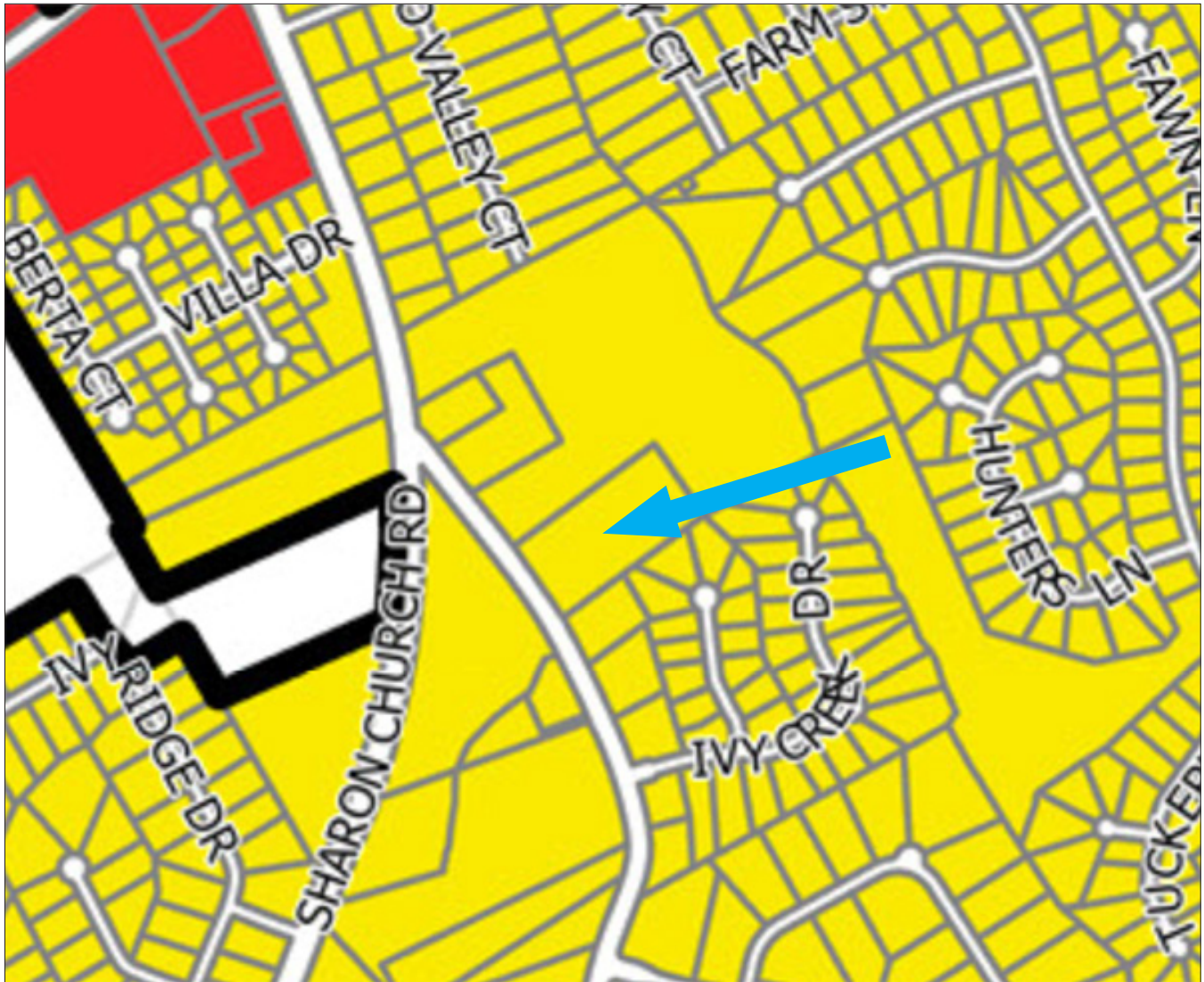
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is asking their 4.13-acre tract be annexed into the City from the County as part of a larger project for the family property.

Existing Conditions

There is a 1,885-square-foot house on the property that was built in 1981.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1981, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is an 8-inch water line in the front of the property that the home could tie into, though there is not a sewer tie-in within 200 feet, so the residence would be allowed to remain on septic until a sewer line was made available closer to the property.

How does the proposed use provide protection of property against blight and depreciation? There would be no impact as the house and property already exist and will maintain their appearance, just go from County zoning to City.

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

What is the impact upon adjacent property owners if the request is approved? None.

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

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

Recommended action: While the matter of providing utilities will need to be sorted out, there are no objections to the rezone from staff. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches PVC along Chandler Haulk Road.

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? 792 feet

Size of the sewer line? 8 inch ductile iron line near 240 N Sharon Church Road that flows to Holly Court pump station

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Chandler Haulk
(minor collector)

What is the traffic count for the road? Georgia Department of Transportation reported a traffic count in front of 1132 Chandler Haulk Road of 170 cars in 2023, 160 in 2022, and 210 in 2021. This is about .65 miles from this residence.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? The average single family home generates 10 trips per day.

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LOGANVILLE, GEORGIA, TO EXTEND A PREVIOUSLY IMPOSED TEMPORARY MORATORIUM ON ALL REZONE APPLICATIONS AND ANNEXATION APPLICATIONS FOR ALL PROPERTIES LOCATED IN THE CITY LIMITS OF THE CITY OF LOGANVILLE OR THOSE SEEKING TO BE INCLUDED IN THE CITY LIMITS, UNTIL SUCH TIME AS THE CITY CAN REVIEW AND APPROVE AN UPDATED ZONING ORDINANCE FOR THE CITY

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

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace, and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable ordinances or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, Georgia law recognizes that local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See, City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001); and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City’s estimates and projections regarding the anticipated type of residential, commercial, and industrial developments, and growth patterns inside the City’s limits; and,

WHEREAS, on June 16, 2022, the Mayor and City Council adopted the City’s Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan projects continued population growth inside the City’s limits; and,

WHEREAS, the United States Census Bureau also shows continued population growth estimates at a rate of 16.2% inside the City’s limits from 2020 to 2023 (<https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-cities-and-towns.html>); and,

WHEREAS, the Mayor and City Council are vested with the duty and responsibility to implement legislation for the general health, safety, and welfare of the City’s citizens, including modifications to City regulations necessitated in part by population growth; and,

WHEREAS, City staff has reported to the Mayor and City Council that substantial changes are required to the City's Zoning Ordinance to properly implement appropriate land planning practices and encourage appropriate community development patterns taking into account the expected continued population growth inside the City; and,

WHEREAS, the Mayor and City Council agree that certain changes are necessary to the City's Zoning Ordinance to continue appropriate land planning practices and community development patterns taking into account the expected continued population growth inside the City; and,

WHEREAS, based on City staff's recommendations, the Mayor and City Council have instructed City staff to review the City's Zoning Ordinance for the purpose of improving the City's Zoning Ordinance concerning the rezoning and annexation of real property inside the City's limits; and,

WHEREAS, City staff is working to provide the Mayor and City Council with staff recommendations regarding updates that are needed to the City's Zoning Ordinance to improve land development inside the City; and,

WHEREAS, revising and updating the City's Zoning Ordinance requires substantial research and manpower by City staff and outside professionals to provide the Mayor and City Council recommendations that are consistent with the Comprehensive Plan, the needs of the City and the continued population growth of the City; and,

WHEREAS, the City is limited in its resources and in the number of City employees that specialize in city planning and development; and,

WHEREAS, the Mayor and City Council desire to provide City staff with adequate time and resources to implement updates to the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council desire for City staff to pursue third-party consulting experts to assist in updating the City's Zoning Ordinance; and,

WHEREAS, City staff has pursued third-party consultants by publishing a Request for Qualifications that required all interested third-party consulting experts to submit their written proposals for rewriting the City's Zoning Ordinance on or before July 18, 2025, at 2 p.m.; and,

WHEREAS, the City did receive written proposals from consulting experts interested in rewriting the City's Zoning Ordinance; and,

WHEREAS, City staff needs time to review the written proposals that were submitted to rank and qualify each proposal in accordance with the evaluation process and criteria stated in the Request for Qualifications published by the City; and,

WHEREAS, City staff, after their review of the written proposals, shall report their findings to the Mayor and City Council for consideration; and,

WHEREAS, the Mayor and City Council hold a strong belief in updating and developing a cohesive and coherent Zoning Ordinance for land use for properties located in the City, and intend to promote quality community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have already been established with property owners and applicants as a result of pending rezone or annexation applications for properties located inside the City's limits or petitioned to be included in the City's limits, as the case may be, as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests in property rights of its citizens, property owners and other interested parties any more than is reasonably necessary to effectuate the needed updates to the City's Zoning Ordinance, and, as such, want to ensure that City staff continue to accept minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications, and all other similar application types that are not applications for rezoning or annexation; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued population growth and uncontrolled land development inside the City's limits without a comprehensive update to the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that the previously imposed temporary moratorium be extended on the submission and acceptance of all rezone applications and annexation applications for all properties inside the City's limits or petitioned to be included in the City's limits, as the case may be; and,

WHEREAS, a temporary moratorium on the acceptance of rezone applications and annexation applications for all properties located inside the City's limits or petitioned to be included in the City's limits, as the case may be, is a proper exercise of the City's police powers while the above-referenced Zoning Ordinance updates are finalized by the City staff in conjunction with a properly selected third-party consultant and adopted by the Mayor and City Council.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Loganville do hereby declare, adopt, and extend the previously imposed moratorium on the submission and acceptance of rezone applications and annexation applications for all properties located inside the City's limits or those that petition to be included in the City's limits as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No submissions of rezone applications or annexation applications for all properties inside the City's limits or requested to be included in the City's limits, shall be accepted by the City or City staff, effective immediately upon the adoption of this Ordinance until, through and including March 31, 2026; and,
3. This moratorium shall have no impact on any complete and pending rezone or annexation applications that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
4. This moratorium shall in no way affect the submission of minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications and all other similar application types to the City that are not applications for rezoning or annexation; and,
5. During the term of this moratorium, the City staff shall continue to study the current mix of land use, growth patterns, and the impacts of the same on the City's resources, and the City shall make all reasonable and diligent efforts to finalize and adopt updates to the City's Zoning Ordinance to further the City's interests in growth management, so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
6. Further, during the term of this moratorium, City staff shall review all written proposals received in response to the Request for Qualifications published by City, shall rank and qualify each proposal in accordance with the Request for Qualifications, and shall report their findings to the Mayor and City Council as soon as reasonably practicable.
7. This moratorium shall become effective upon its adoption.

READ AND ADOPTED, this 14th day of August, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk

\\\\RWLAWSERVER\\Server\\City of Loganville\\2025 Moratorium re Rezone.Annexation\\Drafts - Moratorium Extension\\2025.08.14. Moratorium Extension re Rezone and Annexation Applications FINAL v1 (CLEAN).docx

City of Loganville Zoning Ordinance Re-Write



Submittal Date: July 18, 2025



Building Communities
f i in
www.gmcnetwork.com



1 July 18, 2025

City of Loganville
Attn: Robbie Scwhartz
4303 Lawrenceville Road
Loganville, GA 30052

Goodwyn Mills Cawood

801 Broad Street
Suite 900
Augusta, Georgia 30901

T (706) 303-3272
F (770) 955-1064
www.gmcnetwork.com

Re: **City of Loganville Zoning Ordinance Re-Write**

Dear Members of the Selection Committee,

Goodwyn Mills Cawood (GMC), along with our teaming partner Foresite Group, LLC, is pleased to submit our proposal to the City of Loganville to assist with the re-writing of the Zoning Ordinance and to complete the related tasks needed to implement the updated Code. We believe we are uniquely qualified to assist the City of Loganville with this project for the following reasons:

Our GMC planning team has

75+

years of experience in
comprehensive planning

GMC has completed

7

Comprehensive plans in past
three years in Georgia

Multi-Disciplined Firm

GMC is one of the largest regional, multi-disciplined firms in the Southeast and has 77+ years of experience serving numerous local government clients. We have the full capacity to provide professional engineering services, water/wastewater, civil, transportation, geotechnical, electrical engineering, landscape architecture, disaster recovery, community/master planning and aviation. GMC has a staff of 650+ professionals and experts located in 26 offices across the Southeast.

Relevant Experience

Our GMC Project Team specializes in providing Zoning Re-writes and Unified Development Ordinance services to communities throughout Georgia. The GMC Team's senior personnel assigned to this project have recently assisted the Georgia communities of Jekyll Island, Lowndes County, and Newton County with updates to their Unified Development Ordinances. We have also assisted our Team in Alabama with zoning ordinance projects in the cities of Tuscumbia, Argo, Southside, Cherokee Ridge, and Henegar. We understand the complexity of a Unified Development Ordinance, the necessary due diligence required in the refinement of a Unified Development Ordinance, and the importance of stakeholder engagement to create a process that is user-friendly and widely accepted by the community. Our Project Team fully understands the need to communicate with stakeholders of varying opinions and perspectives, which consequently results in a very deliberate and facilitated process for involving government, citizens, and businesses at the heart of our planning approach.

Technical Expertise

Our project team is led by Glenn Coyne, FAICP, who has over 35 years of Comprehensive Planning experience, including assisting communities with Zoning Ordinance updates, development and implementation. He has served as Planning Director in Columbia County and Duluth, Georgia as well as Cuyahoga County, Ohio. Robin Cailloux, AICP with our subconsultant Foresite Group, will serve as Deputy Project Manager, brings over 25 years of planning and development experience to communities throughout Georgia. She most recently served as planning director for the City of Peachtree City, Georgia. Our team also includes Ed DiTommaso, Kalanos Johnson, Kealan Millies-Lucke, AICP and Julianne Harper, AICP, who are all planners with local government planning experience in Zoning Re-writes and Ordinance Updates. We are committed to developing and maintaining personal long-term relationships with our clients, ensuring that our team clearly understands every client's unique and individual needs.

Not only do we have the qualifications and experience necessary for successful project implementation, but you have our personal assurance that the City of Loganville will get the full benefit of our expertise and passion for this project. Thank you for your consideration of our proposal. If you require any additional information, I can be reached at glenn.coyne@gmcnetwork.com, or at (404) 433-6808.

All appropriate Georgia professional registrations and licenses for our project team are included below:



Glenn Coyne, FAICP
#06666



Kealan Millies-Lucke, AICP
#34671



Julianne Harper, AICP
#36653



Ed DiTommaso, AICP
#22580

Sincerely,

Glenn Coyne, FAICP

Project Manager

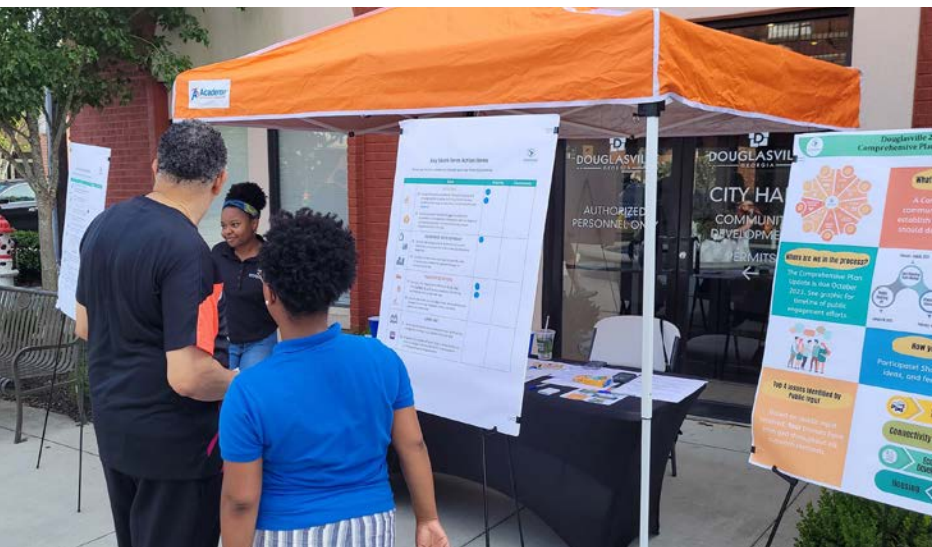
glenn.coyne@gmcnetwork.com

(404) 433-6808



GET TO KNOW US

Scan the QR code below for a quick video about GMC.



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- 16** Section 3 - **Experience and References**
- 19** Section 4 - **Project Schedule**

2024



Design Firm of the Year
ENR Southeast



#14
Top Design Firms 2024
ENR Southeast



#40
Top 300 U.S. Architecture Firms 2024
ENR Southeast



#151
Top 500 Design Firms in the Country 2024
ENR Record

2 Meet the Team

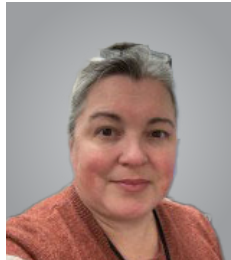
Our extensive history of collaboration showcases our productive and successful partnership, underscoring our dedication to both our clients and the projects we undertake. We assure the City of Loganville that our senior personnel will be accessible throughout the duration of this project. The team you see here will be the same team that delivers the final section of the comprehensive plan as outlined in this RFP.



Project Management



Glenn Coyne, FAICP
Project Manager / Primary Contact



Robin Cailloux, AICP
Deputy Project Manager



Kalanos Johnson, MBA
Senior Planner



Kealan Millies-Lucke, AICP
Community Planner



Julianne Harper, AICP
Community Planner



Ed DiTommaso
Project Principal & GIS Manager



Lori Cox, AICP
Planner

Section 1 Project Team and Qualifications

Glenn Coyne, FAICP

Project Manager/Primary
Contact

(404) 433-6808

glenn.coyne@gmcnetwork.com

801 Broad St. Suite 900, Augusta, GA 30901



Education: Master of City Planning, Georgia Institute of Technology, 1987; Bachelor of Arts in Urban Studies, Cleveland State University, 1984

Licenses and Certifications: American Institute of Certified Planners (AICP); College of Fellows of AICP (2012)

Affiliations: Georgia Planning Association, Chapter President (1997-1999), Board Member (1991-1999, 2003-2005), Professional Development Officer (2003-2005); City of Lakewood, Ohio Planning Commission Member (2016-2019); Northeast Ohio Areawide Coordinating Agency (MPO) Board Member (2014-2019); Atlanta Regional Commission Community Planning Academy Faculty (2008-2012); Augusta Regional Transportation Study (MPO) Technical Coordinating Committee Member (1992-1997); Leadership Augusta, 1995

Glenn brings immense experience in professional land use and transportation planning to GMC. His past roles include planning leadership in the Georgia communities of Augusta and Savannah. Glenn has served as a consultant to many local governments throughout the Southeast.

Selected Project Experience

- Fulton County Comprehensive Plan Update - Fulton County, GA
- Statesboro-Bulloch County Long Range Transportation Study - Statesboro, GA
- Douglasville Urban Redevelopment Plan- Douglasville, GA
- Newton County Comprehensive Plan - Covington, GA
- Bryan County Comprehensive Plan - Bryan County, GA
- City of Douglasville Comprehensive Plan - Douglasville, GA
- City of Griffin Comprehensive Plan - Griffin, GA
- Comprehensive Plan Update - Glynn County, GA*
- Comprehensive Plan Update - Brunswick, GA*
- Columbia County Growth Management Plan - Evans, GA
- City of Savannah Neighborhood Redevelopment Plans - Savannah, GA*
- Comprehensive Plan and Zoning - Argo, AL
- Comprehensive Plan - Fort Payne, AL
- Comprehensive Plan - Henagar, AL
- Comprehensive Plan - Mount Pleasant, SC*
- City of Suwanee Comprehensive Plan Update - Suwanee, GA*
- Bryan County Bicycle and Pedestrian Plan - Richmond Hill, GA
- Southside Corridor Zoning - Southside, AL

Robin Cailloux, AICP

Deputy Project
Manager



FORESITE
group

Education: Certified Public Manager, Carl Vinson Institute of Government; Master of City and Regional Planning, Georgia Institute of Technology; Bachelor of Arts in Art History, University of Georgia

Robin is an accomplished and AICP-certified planner with extensive experience in both the public and private sectors. With a deep understanding of project management, zoning codes, and the interaction between land use and transportation, Robin excels at developing strategic solutions that balance community needs and regulatory requirements. A skilled leader and communicator, Robin is adept at fostering collaboration among stakeholders, facilitating public engagement, and delivering compelling presentations. Their expertise in budget management, community outreach, and customer service ensures the successful execution of projects from planning to implementation. With strong writing and communication skills, Robin effectively translates complex ideas into clear and actionable plans, helping communities and organizations achieve their long-term goals.

Relevant Experience

- Director, Planning & Development, City of Peachtree City - Peachtree City, GA*
- Senior Planner, City of Peachtree City - Peachtree City, GA*
- Principal Planner, Cailloux Planning - Atlanta, GA*
- Planner, EDAW | AECOM - Atlanta, GA*
- Senior Land Use Planner, Georgia Regional Transportation Authority - Atlanta, GA*
- Planner, Columbia County - Columbia County, GA

* Work completed at prior firms.

* Projects completed prior to GMC.

Kalanos Johnson, MBA

Senior Planner

(678) 613-3670

kalanos.johnson@gmcnetwork.com

6120 Powers Ferry Rd NW, # 500, Atlanta, GA 30339



Education: Master of Business Administration, Strayer University, 2013; Master of Planning, University of Akron, 1997; Bachelor of Science, Social Work, Fort Valley State, 1995

Affiliations: Development Authority of Clayton County, Vice Chairman (2009-2017); Arts Clayton Board Member (2017-2019); Leadership Clayton, 2005

Kalanos brings almost 30 years of experience in public and private sector planning and community development. He has management experience on a wide variety of planning projects in various stages from conception through construction.

Selected Project Experience

- Fulton County Comprehensive Plan Update – Fulton County, GA
- Douglasville Urban Redevelopment Plan– Douglasville, GA
- Bryan County Comprehensive Plan Update – Bryan County, GA
- Statesboro-Bulloch County Long Range Transportation Study – Statesboro, GA
- City of Douglasville Comprehensive Plan – Douglasville, GA
- Griffin Comprehensive Plan – Griffin, GA
- Newton County Comprehensive Plan – Covington, GA
- Rockdale County Planning and Development Dept. – Organizational Audit, GA*
- City of Fairburn Comprehensive Plan Update, GA*
- Clifton Corridor Transit Initiative, MARTA, GA*
- GA 400 Corridor Alternatives Analysis, MARTA, GA*
- I-20 East Transit Initiative, MARTA, GA*
- Paulding County Comprehensive Transportation Plan, GA*
- City of Norcross Comprehensive Plan, GA*
- GDOT Project Delivery Assessment, GA*
- MLK, Jr. Drive Corridor Study, GA*
- Downtown Carrollton Master Plan, GA*
- Delk Road LCI Study, GA*
- Sandtown/Campbellton Road LCI Traffic Study, GA*
- Henry County Comprehensive Plan, GA*
- City of LaGrange Comprehensive Plan, GA*
- Columbia County Long Range Transportation Study, GA*
- Cascade Road/B.E. Mays Drive Streetscape Project, GA*
- Hartsfield Planning Collaborative (HPC), Airport Land Use Planning Project, GA*

* Projects completed prior to GMC.

Kealan Millies-Lucke, AICP

Community Planner

(770) 952-2481

kealan.millieslucke@gmcnetwork.com

6120 Powers Ferry Rd NW, # 500, Atlanta, GA 30339



Education: Bachelor of Urban and Regional Planning, Michigan State University, 2018

Licenses & Certifications:

American Institute of Certified Planners, #332695

Kealan Millies-Lucke has been practicing city planning for nearly four years, with experience throughout Tennessee and Georgia. Her previous experience includes planning leadership in the City of Portland, TN as the planning director and regional planning experience as a community planner for the Greater Nashville Regional Council. In her previous roles and her current position as a community planner at GMC, Kealan has led a variety of projects at the local and regional levels including comprehensive plans, subdivision regulation and zoning ordinance writing, transportation plans, and capital improvement plans.

Selected Project Experience

- Griffin Comprehensive Plan Update – Griffin, GA
- City of Douglasville Urban Redevelopment Plan – Douglasville, GA
- City of Douglasville Comprehensive Plan Update – Douglasville, GA
- Statesboro Bulloch County Long Range Transportation Study – Statesboro, GA
- Southeast Bulloch Area Plan – Bulloch County, GA
- Bryan County Comprehensive Plan Update – Bryan County, GA
- Etowah County Interchange for Mega Site – Etowah County, GA
- Statesboro Corridor Connectivity Study – Statesboro, GA
- Sumner County Comprehensive Plan – Sumner County, TN*
- Portland Comprehensive Plan– Portland, TN*
- Millersville Comprehensive Plan – Millersville, TN*
- Dover- Stewart County USDA TA Capital Improvements Plan – Dover, TN*
- Provide Technical Assistance to local communities – Coopertown, TN, Ridgetop, TN, Hartsville-Trousdale County, TN, Portland, TN, Humphreys County, TN, Dover, TN, Dickson County, TN, Dickson, TN & Burns, TN*

* Projects completed prior to GMC.

Julianne Harper, AICP

Community Planner

(704) 247-5800

julianne.harper@gmcnetwork.com

4601 Park Road #520, Charlotte, NC 28209



Education: Master of Public Administration, Augusta University, 2019; Bachelor of Arts in Political Science, Augusta University, 2014

Licenses and Certifications: AICP License # 36653; Certificate in Urban Planning and Community Development, Augusta University, 2021

Licenses and Certifications: Georgia Planning Association, Mentee in GPA Mentor Program, 2019-2020; Leadership Jefferson County, 2019-2020; Georgia Academy for Economic Development, 2019; Louisville Downtown Development Association, Board Member, 2020-2021; Jefferson County Tourism Board, Board Member, 2020-2021; Jefferson County Ogeechee Park Advisory Board, Board Member, 2019-2021

Julianne serves as a community planner at GMC. Her previous experience includes planning leadership in the City of Louisville, GA as the Planning and Development Administrator. In combination with her current role as Community Planner at GMC and her past role in Louisville, Julianne has experience serving local governments of all sizes and has completed comprehensive plans, as well grant writing and housing related projects.

Selected Project Experience

- Douglasville Comprehensive Plan Update 2023 - Douglasville, GA
- Bryan County Comprehensive Plan Update 2023 - Bryan County, GA
- Newton County Comprehensive Plan Update 2023 - Newton County, GA
- Columbia County Utility Master Plan - Columbia County, GA
- City of Richmond Hill Comprehensive Plan - Richmond Hill, GA
- City of Commerce Parks and Recreation Master Plan - Commerce, GA
- City of Jasper Water and Wastewater Master Plan - Jasper, GA
- City of Fort Payne Comprehensive Plan - Fort Payne, AL
- Jekyll Island Code Revisions - Jekyll Island, GA
- Rockdale Planning Audit - Rockdale, GA
- Southside Corridor Zoning - Southside, AL
- Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Grant - Butts County, GA*
- CHIP Grant for City of Louisville - Louisville, GA*
- DNR Recreational Trails Grant for City of Louisville - Louisville, GA*

* Projects completed prior to GMC.

“The Plan does a very good job of explaining the unique situation that Fulton County is in regarding its planning area. The Plan itself is solid and in line with our previous plans and philosophy. I think they did a great job overall.”

Randy Beck, Public Works Department,
Fulton County, Georgia



Section 1 Project Team and Qualifications

Ed DiTommaso, AICP, GISP

Project Principal

(912) 226-1667

ed.ditommaso@gmcnetwork.com

114 Barnard St., #114-2B, Savannah, GA 31401



Education: Master of Urban Planning, University at Buffalo, 2002; Bachelor of Science, State University of New York's College of Environmental Science and Forestry, 2000

Licenses and Certifications: American Institute of Certified Planners (AICP) CPN: 022580; Certified Geographic Information Systems Professional (GISP) #48560; MS4 Compliance and Enforcement Certified Inspector

Ed has an extensive background in GIS database development, infrastructure inventory and condition assessment, natural resources planning, and stormwater utility development. He has served as project manager for a number of GIS database development and management projects throughout Georgia and serves as the GIS database manager for several local government clients. Ed recently developed a GIS application that allows local government staff to field, collect, and manage their stormwater infrastructure inventories with existing hardware and no additional software needs. Ed's technical understanding of GIS, coupled with his extensive experience with the planning process, gives him a unique ability to effectively communicate technical information to a wide variety of audiences.

Selected Project Experience

- Bayou la Batre Stormwater Mapping - Mobile County, AL
- GIS Database Development and Management - Powder Springs, GA
- NPDES MS4 Stormwater Inventory and Inspection GIS Database Management - Port Wentworth, Garden City, Thunderbolt, Brookhaven and Senoia, GA
- E911 Computer Aided Dispatch - Hapeville and Fairburn, GA
- Stormwater Infrastructure Inventory and Condition Assessments - Grantville, Darien, Richmond Hill, Port Wentworth, Garden City, Thunderbolt, Cornelia, Clarkesville, Statesboro and Effingham County, GA
- Vision 2035 Comprehensive Plan Update - Columbia County, GA
- Urban Tree Canopy Inventory and Assessment - Dunwoody, GA
- Opportunity Zone Annual Reporting - Hapeville, GA
- Housing Assessment - Garden City, GA
- Safe Growth Audit - Garden City, GA
- Risk and Vulnerability Assessment - Garden City, GA
- Comprehensive Plans - Port Wentworth, Garden City, Tybee Island, Fairburn and Fayetteville, GA

Lori Cox, AICP Community Planner



FORESITE
group

Education: Master of Science in Urban and Regional Planning, Florida State University; Bachelor of Science in Geography specialization in Environmental Studies, Florida State University

Licenses & Certifications: Certified Urban Planner, AICP # 024141
Lori is a versatile, highly skilled strategist with a distinguished career in cultivating business growth, securing financial resources, and leading complex initiatives. Her proven ability to develop and execute effective strategies has been instrumental in addressing pressing challenges at the intersection of climate change and economic stability. Through a community-centric approach, Lori is dedicated to providing exceptional solutions that foster resilience and sustainability.

Relevant Experience

- Project Manager/Grant Writer, Villa Rica SS4A Grant Execution - Villa Rica, GA
- Project Manager Effingham County Bike/Ped Plan - Springfield, GA
- Public Involvement, Hillsboro Blvd Complete Streets Study - City of Hollywood, FL*
- Transportation Planning and Grants Specialist, Raise Grant Application for Chesterfield Transportation Department - Chesterfield County, VA*
- Transportation Planning and Grants Specialist, Department of Public Works and Transportation 2022 SS4A Grant Application - Prince George's County, MD*
- Principal Planner and Resiliency Project Manager Brevard County Resilience Plan (FDEP Resilient Florida Grant, 2021) - Brevard County, FL*
- Principal Planner and Resiliency Project Manager, Eatonville Economic Resilience Plan (FDEO Grant, 2021) - Eatonville, FL*
- Senior Transportation Planner, FDOT District Five, SIS Funding Plan (Through General Planning) - Brevard, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter, Volusia Counties, FL*
- Principal Planner and Task Manager, FDOT District Five, East Central Florida Corridors Evaluation Study - Brevard, Orange and Osceola Counties, FL*
- Principal Planner and Task Manager for Transportation Data Resources, FDOT Central Office Transit Office, Freight and Modal Data Inventory - Statewide, FL*

* Work completed at prior firms.



3 Project Understanding and Approach

Project Understanding

We are pleased to respond to the request to aid the City of Loganville by working with the City staff, elected leaders and the local community to re-write the current Subpart B-Land Development and Related Ordinances of the City's Code of Ordinances. The GMC/Foresite Project Team understands that this effort may require the incorporation of form-based standards where possible, updating conventional zoning standards in built-out areas and solidifying standards that support walkable, mixed-use neighborhoods in the yet-to-be developed areas of the City. We will work with staff and other stakeholders to identify the issues, discuss the desired objectives and recommend the most effective revisions to the existing Code of Ordinances. The description of our project approach and methodology that follows demonstrates the application of GMC and Foresite's experience and expertise to the benefit of the City of Loganville. The key components of project understanding are:

Knowledge of Code Issues

We believe that the City should administer Land Development Ordinances (LDO) that provide clarity, consistency, and convenience of use. Regulations should say what is meant, in plain English. The regulations should be based on and designed to implement the Comprehensive Plan. In particular, land development codes, design guidelines and land development regulations should, to the greatest extent possible, be internally consistent across the spectrum of codes. The code should be convenient to use and accessible, for staff – those who interpret, enforce, and explain the code – developers, residents and the general public. The GMC/Foresite team is well experienced in these code issues.

Knowledge of Contemporary Techniques and Legal Requirements

Contemporary approaches may look good on paper but, in many cases, do not meet expectations. This experienced team stays abreast of current practices in regulations to achieve desired results and maintains a current working knowledge of requirements of law. While each and every legal issue will be reviewed and confirmed by the city attorney, the members of this team strive to ensure consistency with legal requirements and expect to coordinate closely with the City of Loganville staff.

Knowledge of Planning Principles and Practice

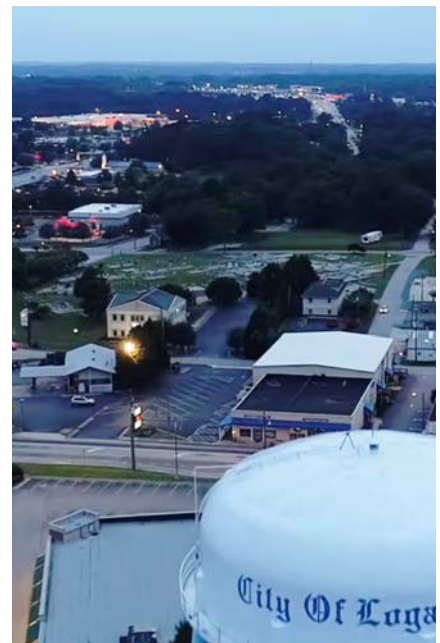
The review and update of development regulations demand a project team with experience in such work. The GMC/Foresite Project Team is thoroughly familiar with the standard principles and practices in land use planning and development, land use regulations, as well as allied disciplines that contribute to the code, such as architecture, historic preservation, landscape architecture, environmental and engineering.

Knowledge of Participation Techniques

The preparation of updated and rewritten land development regulations requires a balancing of interests represented by the City Council, Planning Commission, City staff, stakeholders, development interests and the general public. A successful project requires recognition of the desires to protect neighborhoods, maintain community integrity, provide an easy-to-understand and administer review process, and achieve high-quality development. This team provides the experience to achieve that balance. A series of public engagement strategies, including public meetings, will be included throughout the process.

Based on our experience described above, GMC, along with our partner Foresite, is pleased to present our proposed Scope of Work to guide the Zoning Ordinance Rewrite. This approach incorporates the nine (9) primary tasks as enumerated in the RFP:

- **Project Administration**
- **Task 1: Current Zoning Ordinance and Adopted Plans Diagnosis**
- **Task 2: Review of the Fee Structure**
- **Task 3: Evaluation of Existing Neighborhoods, Corridors and Districts**
- **Task 4: Community Engagement/Public Outreach**
- **Task 5: Drafting the Document**
- **Task 6: Executive Summary Report**
- **Task 7: Zoning Map**
- **Task 8: Staff Training**
- **Task 9: Legal Review**



Each of these tasks are described in detail below, bringing together our experience in developing and updating land development regulations, design guidelines and zoning ordinances. At the end of the Scope of Work, the Project Schedule provides a detailed timeline of all of the Tasks followed by the initial Project Budget Proposal.

This proposed Scope of Work represents our recommendations based on our understanding of the needs of the City of Loganville. The GMC/Foresite Project Team is absolutely willing and fully expects to work with staff to refine and tailor this approach, schedule, and budget proposal to meet the specific goals of the City.

With that in mind, and before outlining our specific Scope of Work, we would like to emphasize two important topics; Collaboration on Project Management and Public Involvement.

Collaboration with the City of Loganville Staff on Project Management

We have learned over the years that when addressing the sensitive topic of regulating land development and amendment of zoning ordinances that the process requires close collaboration – a partnership – between the technical guidance provided by the GMC/Foresite Project Team's role as the consultant and the day-to-day experiences of the City of Loganville staff. We are looking forward to developing this partnership and very much desire to serve as an extension of City staff throughout the process. We will rely on each other for assistance as we, together, conduct a public process to review and re-write the City's LDO.

Section 2 Project Understanding and Approach

The GMC Project Team will also coordinate with the City staff to review the goals, objectives, recommendations and implementation steps in the City of Loganville Comprehensive Plan to ensure the proposed revisions to the LDO and Zoning Ordinance will be consistent with the Short-Term Work Program and other applicable recommendations in the plan.

Public Involvement

The GMC Project Team recommends a public outreach strategy designed to inform community stakeholders and the general public on the benefits of the review and update to the Zoning Ordinance as well as assist the City to conduct regular meetings and web/social media interaction throughout the process.

We have incorporated and synthesized public involvement into each Task within the Scope of Services. We anticipate the following elements will provide the basis of the engagement process, with this summary of meetings:

- Regular Meetings with the City of Loganville staff and GMC/Foresite Project Team on a schedule to be determined
- Meetings with the Stakeholders, including group or one-on-one interviews, which may be conducted in-person, through email or over telephone conference calls
- Seven (7) Public Meetings according to the following distribution:
 - Project Kick-off Meeting to introduce the project/project team (1)
 - Public Meeting to review existing plans and Zoning Ordinance (1)
 - Public Meeting to discuss specific neighborhoods, corridors, and districts (2)
 - Public Meeting to discuss the initial draft document (1)
 - Public Meeting to discuss updated Zoning Map (1)
 - Public Hearing for approval of the final document (1)
- Presentations to the Planning Commission and City Council



The public involvement effort must incorporate a diverse approach that includes a combination of traditional as well as innovative, technology-based techniques. In addition to hosting the traditional meetings, we will prepare content for posting on a dedicated page of the City of Loganville website, on social media platforms. This information will serve to educate the public about the process, provide regular updates on the progress of the code updates, provide meeting schedules and announcements, present draft updated code sections as they are developed and post a series of user-friendly graphics and web-based GIS maps for ease of reference.

Project Administration

A Project Team that works well together will be paramount to the success of this project. To ensure that all project partners understand and execute their roles in accordance with the wishes of the City, we will ensure that there is an open line of communication between our Project Team and City of Loganville staff. We propose having regularly scheduled coordination meetings for the duration of this project. While our preference is the level of coordination that comes from face-to-face meetings, meetings may be held via conference call, Microsoft Teams or another acceptable electronic format. We will provide meeting agendas and summaries and will facilitate these meetings in accordance with the staff's schedule. Furthermore, our Project Managers are available to the City Staff for conference calls and email communication. Project Management functions will also be closely coordinated with City staff. We propose that invoices be submitted to the City monthly, accompanied by a detailed report of accomplishments for the preceding month.

- a. The GMC/Foresite Project Team will assign a single person to serve as GMC Project Manager (PM). The City will also assign a Project Manager to work closely with our Project Team.
- b. Internal Kick-off Meeting. GMC/Foresite and the City will hold a project kick-off meeting no more than two (2) weeks after the Notice to Proceed. The Kick-off meeting will be held at a date and time satisfactory to both parties. The purpose of

Section 2 Project Understanding and Approach

the project Kick-off meeting is to:

1. Introduce the Project Team;
 2. Understand the project background;
 3. Understand the expected quality of deliverables;
 4. Understand what needs to be done; and
 5. Agree on a schedule and milestones.
- c. The GMC Project Manager is responsible for the overall project management necessary to ensure the satisfactory review and update of the LDO and Zoning Ordinance, on time and on budget, and in accordance with the scope of services.
- d. GMC will prepare and maintain a project schedule, indicating the time frame for the project. At a minimum the project schedule must include:
1. Target dates for all deliverables;
 2. Activity beginning and completion dates; and
 3. Milestones important to maintaining the project schedule.
- e. GMC will submit a monthly invoice to the City supported by a Monthly Progress Report.

Task 1: Current Zoning Ordinance and Adopted Plans Diagnosis

The GMC Project Team will research and assess the current Loganville Land Development Ordinances, Zoning Ordinance and other related plans and studies for consistency and continuity with actual existing conditions. We will identify any issues or concerns that should be amended while developing a list of best practices to share with various stakeholders and boards in the City. The process will consist of the following:

Review Existing Administrative Sections

- The GMC/Foresite Project Team will work closely with City staff to produce an assessment of the existing codes and guidelines, to identify potential legal issues, antiquated content, inconsistent standards, and enforceability.
- This Task specifically includes the chapters addressing Administrative Sections
- The analysis shall be made in consideration of our knowledge of best practices in other communities, innovative zoning and land use practices, and user-friendly zoning codes.
- This analysis will examine the administrative procedures, forms and meeting policies used in the day-to-day administration of the codes.

Outline Topics and Issues in Existing Sections

- The GMC/Foresite Project Team will prepare a complete list of the specific administrative issues to be



addressed in the revised Zoning Ordinance. In cooperation with City staff, a detailed inventory of needed updates, edits and clarification in the existing code sections will form the outline of a work plan for addressing the needs of the City of Loganville in the updated Zoning Ordinance.

● Compile Updates, Edits and Clarifications

- Outline of Proposed Code Changes. Once we have identified and agreed on the list of issues to be addressed, we will develop an outline of the proposed changes that will lead to recommendations for amendments and updates for the Administration Sections. This will include:
 - a. Options for addressing issues;
 - b. A recommended approach for each issue; and
 - c. Commentary on the rationale for the recommended approach

Task 2: Review of the Fee Structure

The GMC/Foresite Project Team will thoroughly assess the City's current fee structure for applications, permitting and other development functions and compare it with peer communities and best practices. The goal is to ensure that the City's fees are competitive, fair, and consistent with industry standards.

Task 3: Evaluation of Existing Neighborhoods, Corridors, and Districts

The GMC/Foresite Project Team will take a deeper more detailed look at specific areas of the City, namely neighborhoods, roadway corridors and development districts. Because of the unique characteristics of each of these areas, a blanket approach to zoning and/or land use regulations will not work. We will create a toolbox of potential zoning updates and other changes that are consistent with each of these areas that may include neighborhood and corridor overlays, design guidelines, mixed-use districts and form-based components to regulate land development.

Task 4: Community Engagement/Public Outreach

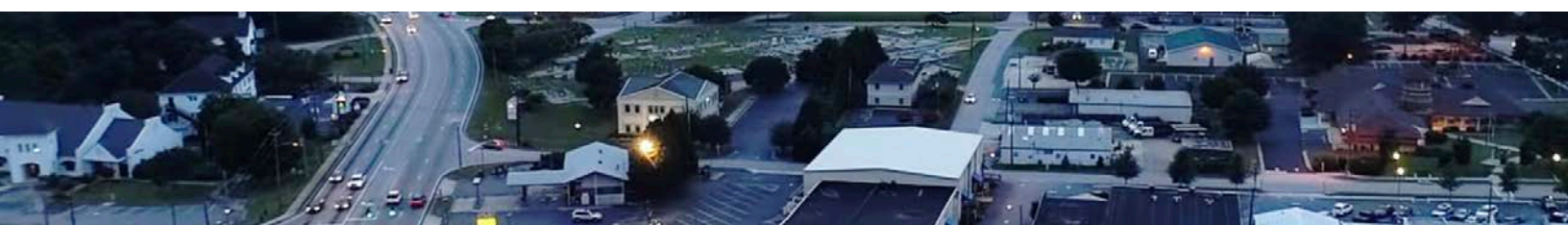
The GMC/Foresite Project Team's Public Engagement Activities will consist of the following:

- Stakeholder Interviews. The Project Team, along with City staff, will conduct up to five (5) Stakeholder Interviews with community leaders, developers, business owners and other key stakeholders
- Public Meetings. The GMC Project Team will prepare for and hold seven (7) public open house meetings to gather input on different sections Zoning Ordinance, including:
 - a. Overview of the Zoning Ordinance Re-write, who is involved, timeline for the work and why it is important to the City of Loganville;
 - b. Presentation of a summary of the scope of the overall Zoning Ordinance updates;
 - c. Presentation on the Administrative Sections of the Zoning Ordinance; and
 - d. Exercises to solicit comments, suggestions and dialogue.

Task 5: Drafting the Document

The GMC/Foresite Project Team will develop working drafts of each chapter of the Zoning Ordinance for review, comment, discussion revision. These draft chapters will go through up to three (3) revisions each, culminating with a complete Review Draft of the full document. GMC/Foresite will facilitate a series of collaborative working session discussions with City of Loganville staff to exchange ideas and work together to prepare drafts of the Zoning Ordinance Update.

- We will compile up to three (3) Review Drafts of Administrative, Use and Zoning and Development and Permitting Sections of the Zoning Ordinance and prepare a full Review Draft of the complete document in a modifiable digital file for review and approval by the Planning Commission and City Council.
- This will be an updated, revised Zoning Ordinance



Section 2 Project Understanding and Approach

addressing the identified issues that is easy to understand and interpret for users; provides quick reference tools, which may include visual elements such as drawings, graphics, and cross-reference tables; and clearly detailed processes and procedures that are simple, flexible, and easily administered.

- Public Hearing. Prior to consideration by the Planning Commission and City Council, a formal Public Hearing will be held to present and review the complete Review Draft of the Zoning Ordinance Update. This meeting will be designed to afford an opportunity for the public to provide feedback and comments on the Review Draft.

- Final Zoning Ordinance Documents. After comments from the Public and review by the Planning Commission, the GMC/Foresite Project Team will prepare the Adoption Version of the Zoning Ordinance for final consideration and adoption by the City Council. We will prepare a final version of the adopted documents in a modifiable digital file consistent with Municode formatting.

Task 6: Executive Summary Report

The GMC Project Team will create a summary report of the Zoning Re-write process, including community outreach activities, stakeholder engagement, and recommendations and amendments for updating the Zoning Ordinance. We will include infographics to better communicate the complex elements of the Zoning Ordinance to the public.

Task 7: Zoning Map

The GMC/Foresite Project Team will review the current City of Loganville Zoning Map for consistency with the Comprehensive Plan and any proposed changes, updates or revisions based on this revision process. The resulting Zoning Map will be provided in GIS with all layers and files included.

Task 8: Staff Training

The GMC/Foresite Project Team will work closely with the City of Loganville to assist with an onboarding process for actual implementation of the new Zoning Code. This staff augmentation process is expected to take up to three (3) months, with on-call availability for questions and minor edits beyond that time.

Task 9: Legal Review

The GMC/Foresite Project Team will coordinate with the City Attorney on the enforceability of the proposed changes to the Zoning Ordinance prior to submitting a final product to the City.



4 Lowndes County Unified Land Development Regulations (ULDC) Update

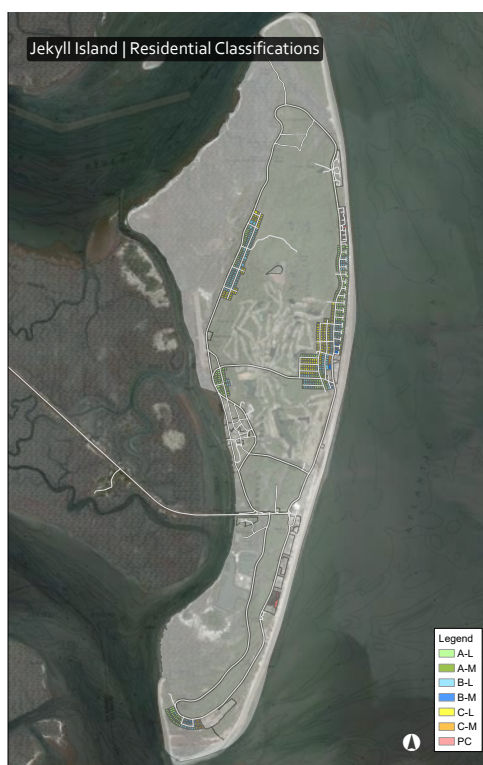
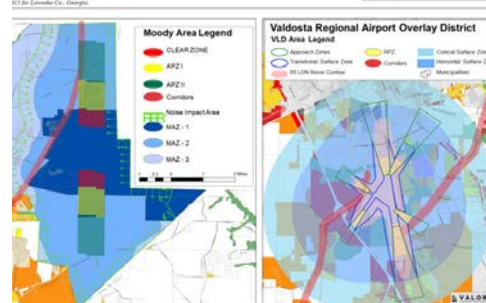
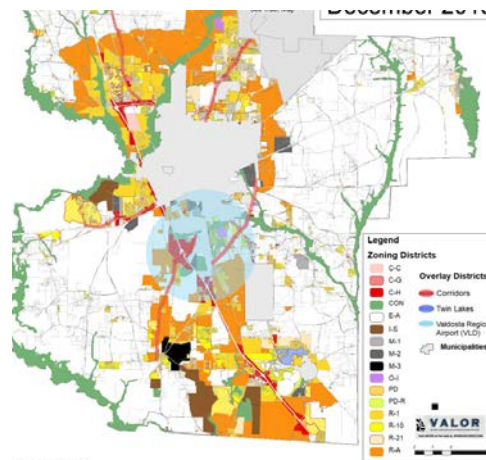
Location: Lowndes County, Georgia
Status: Started February 2021;
 Project is Ongoing
Cost: Awarded \$40,000;
 Final Cost is TBD

Client Reference:

Lowndes County Board of Commissioners
 JD Dillard,
 Planning and Zoning Director
 (229) 671-42430
jdillard@lowndescounty.com

GMC is providing technical assistance and project management in the update to the land development regulations for Lowndes County, Georgia. Our team's work includes stakeholder involvement, zoning and coordination with the comprehensive plan update process.

Sections of the ULDC that require revision or updating since the original adoption in 2006 have been identified and prioritized for review. Proposed revisions include subjects that have changed over time due to new regulations at the Federal, State, and Local level, Recommended updates based upon the experience gained over the past 15 years as well as advancements in technology that have reshaped the processes of handling citizen requests in regards to land use and development.



Jekyll Island Code Revisions

GMC provided technical assistance and project management in the update to the land development regulations for the Jekyll Island Authority, Georgia. Our team's work included updates to a majority of the existing code, stakeholder and public involvement and coordination with the comprehensive plan update. Throughout the project, GMC facilitated four public input sessions and an online survey which culminated in over 165 comments and suggestions.

The Code Revision Project successfully delivered the Jekyll Island Authority Code of Ordinances and Design Review Guidelines to provide an updated, organized, and concise Code that clearly details development processes and procedures related to the residential uses, commercial and business regulations, environment, building codes and life safety, landscaping and tree protection.

Location: Jekyll Island, Georgia
Status: Plan adopted June 21, 2022
Cost: \$135,000

Client Reference:

Noel Jensen, Deputy Executive Director
 Jekyll Island Authority
 100 James Road
 Jekyll Island, GA 31527
 (912) 635-4091
njensen@jekyllisland.com

Newton County Unified Development Ordinance (UDO)

Location: Newton County, Georgia
Status: Completed September 2025
Cost: \$30,000

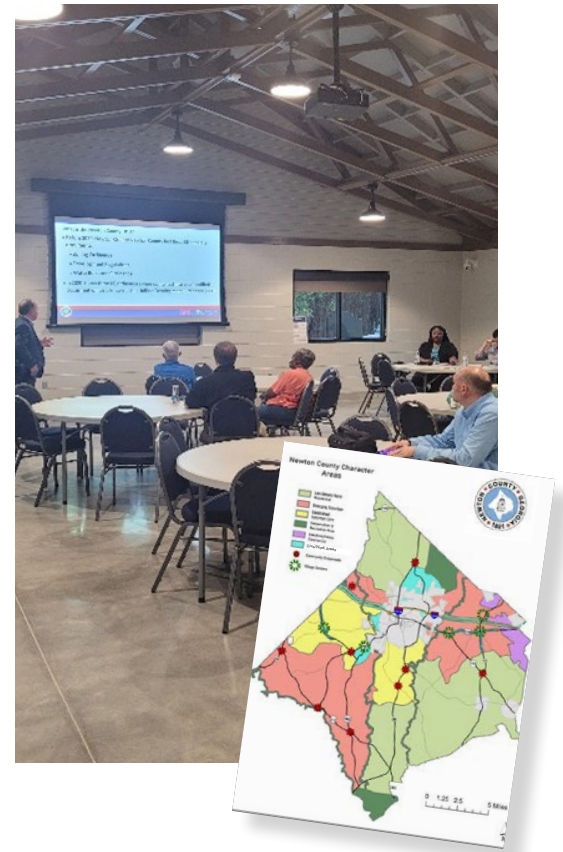
Client Reference:

Brian Mabry, AICP
 Code Practice Leader
 Kendig Keast Collaborative
 9923 Flax Mill Drive
 San Antonio, TX 78254
 (812) 946-4937
 brian@kendigkeast.com

GMC partnered with Kendig Keast on an effort to update the Newton County Georgia's Unified Development Ordinance (UDO). This UDO update was a recommendation from the County's recent Comprehensive Plan Update that was adopted June 30, 2023.

This UDO Update is intended to:

- Consolidates County's development-related laws into one document
- Removes duplications and inconsistencies
- Acts as a single source of standards, procedures, and definitions related to the development or redevelopment of private property
- Simplifies interpretation, administration, and enforcement
- Increases user-friendliness for the development, real estate, and consultant communities



Argo Alive Comprehensive Plan

Argo is a small city, but has grown in population by over 145% over the last 20 years. The Argo Alive comprehensive plan focuses on: expanding quality city services to match growth, addressing immediate and long-term transportation improvements, and implementing a community led zoning ordinance for the city. Outside of these core elements, the Argo Alive process is creating strategies for place-based enhancements to the existing business districts with the support of business owners, while also developing a regional approach to economic development.

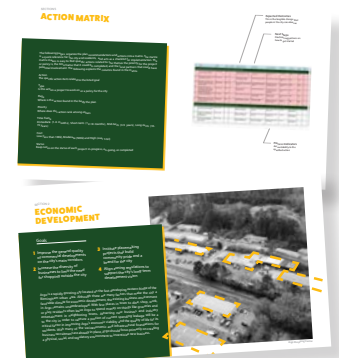
Argo Alive comprehensive plan highlights:

- Community-led city-wide zoning ordinance and land use development and implementation.
- Existing business-oriented highway-commercial area improvement strategies.
- Aggressive transportation improvement assistance.

Location: Argo, Alabama
Status: Adopted 2023
Project Timeline: 12-18 months

Client Reference:

Mayor Betty Bradley
 City of Argo
 100 Blackjack Road
 Trussville, AL 35173
 (205) 352-2120





Southside Next Comprehensive Plan

Southside Next is a city-wide strategic master plan that is focused on a partnership between GMC and the city to implement the elements of the plan. Based on extensive community outreach, the strategic plan's key elements included corridor improvements along Highway 77, improved access to the Coosa River that surrounds the City, designing and recruiting a town center style development, and improved parks and recreation opportunities in the City.

Location: Southside, Alabama
Status: Ongoing

Client Reference:

Mayor Dana Snyder
City of Southside
2255 Highway 77
Southside, Alabama 35907
(256) 442-9775

The Southside Next strategic plan included:

- Zoning ordinance updates for the city's highway corridor.
- Targeted outreach with students in the public school system.
 - BUILD grant application technical assistance.
- The implementation of a new city park design and construction.



◆ = Deliverable ● = Public Open House Meetings ■ = Stakeholder Interviews

City of Loganville Zoning Ordinance Re-Write

5 Project Schedule

	2025				2026								
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Project Administration													
Project Kick-off Meeting	◆												
Project Management Plan and Project Schedule													
Project Management Team Coordination (Bi-Weekly)													
Task 1: Current Zoning Ordinance & Adopted Plans Diagnosis													
Current Ordinances and Plan Review													
Outline Topics and Issues													
Outline Proposed Edits and Clarifications			◆										
Task 2: Review of the Fee Structure													
Review Fees and Research Peer City Fees				◆									
Task 3: Evaluation of Existing Neighborhoods, Corridors & Districts													
Evaluate Neighborhoods, Roadway Corridors and Development Districts													
Task 4: Community Engagement/Public Outreach													
Stakeholder Interviews		■											
Public Open House Meetings		●●			●●		●		●		●		
Website Updates and Posts													
Task 5: Drafting the Document													
Chapter Drafts and Interim Revisions													
Complete Review Draft of Entire Document										◆			
Final Ordinance for Adoption												◆	
Task 6: Executive Summary Report													
Prepare Infographics and Executive Summary											◆		
Task 7: Zoning Map													
Review and Revise Zoning Map in GIS											◆		
Task 8: Staff Training													
Onboarding Process for Implementation of Revised Codes													→
Task 9: Legal Review													
Review with City Attorney												◆	
Adoption Process through Planning Commission & City Council													

6 In-House Procedures

GMC has a project management style that incorporates internal Project Team meetings. As stated above, these bi-weekly meetings are where we discuss the progress, findings, and feedback with the Project Team. We review tasks, deadlines, milestones and discuss responsibility for completion. This is part of our QA/QC culture that helps to maintain communication throughout the schedule. Any unexpected occurrences will be documented and our internal GMC QA/QC process will allow others on our Project Team to remain abreast of the project status and step in if needed.

COST PROPOSAL – LOGANVILLE ZONING ORDINANCE REWRITE

GMC understands that the City of Loganville is seeking maximum value, innovation, and cost-effective implementation. Our professional services will be focused on providing high-quality deliverables and a robust public engagement process. As per your request, our proposed fee necessary to accomplish each task identified in the RFP is listed below. If selected, GMC is willing to work with the City to amend the scope and associated budget, should the City desire to do so.

Task	Description	Fee
	Project Administration	\$14,560
Task 1	Current Zoning Ordinance & Adopted Plans Diagnosis	\$23,600
Task 2	Review of the Fee Structure	\$17,120
Task 3	Evaluation of Existing Neighborhoods, Corridors & Districts	\$21,440
Task 4	Community Engagement/Public Outreach	\$24,160
Task 5	Drafting the Document	\$26,560
Task 6	Executive Summary Report	\$12,880
Task 7	Zoning Map	\$11,440
Task 8	Staff Training	\$12,080
Task 9	Legal Review	\$12,080
	Subtotal Fee	\$175,920
	Expenses	\$2,500
	Total Fee	\$178,420

Building Communities.



Glenn Coyne, FAICP
Project Manager

(404) 433-6808
glenn.coyne@gmcnetwork.com

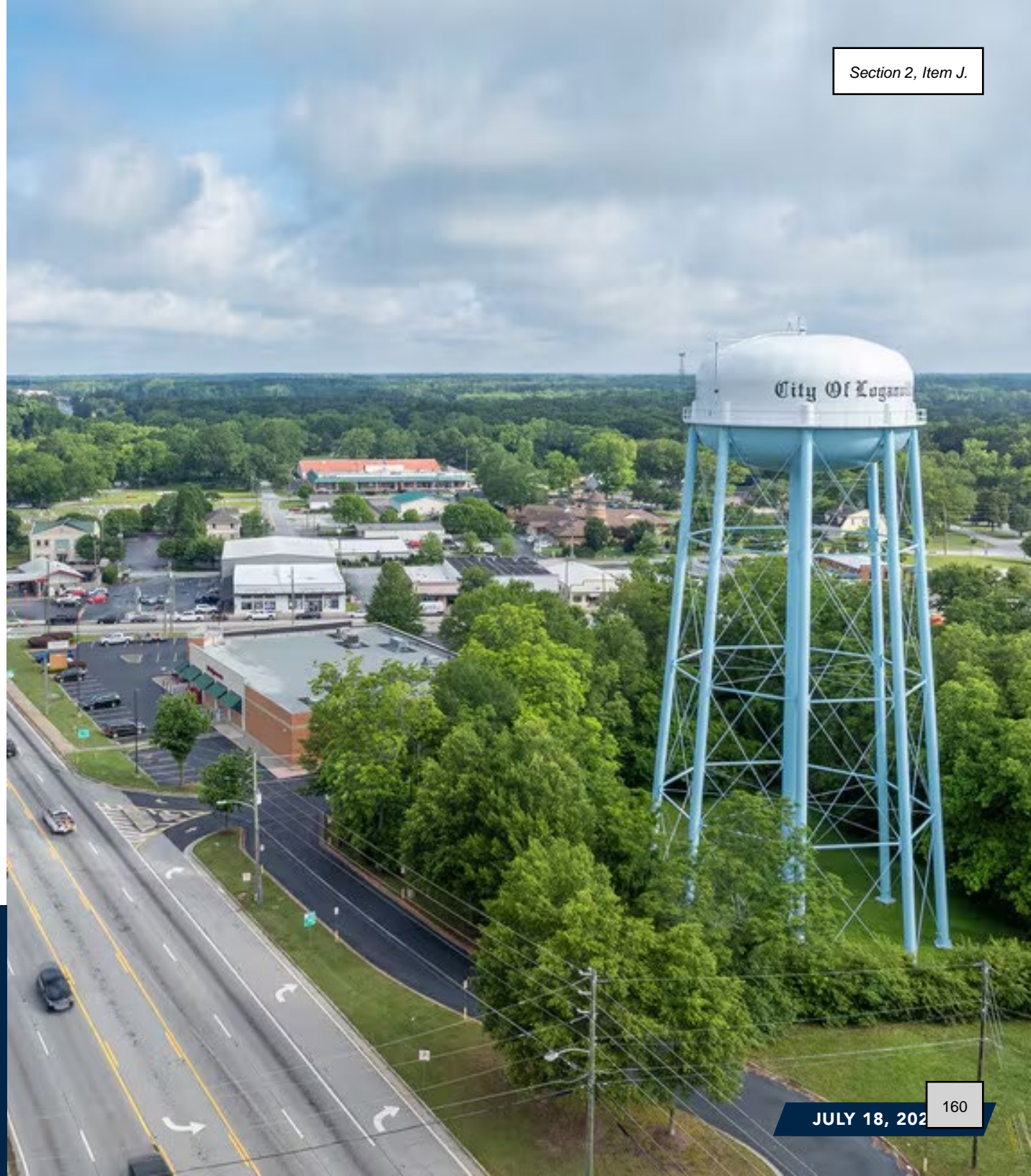


► QUALIFICATIONS FOR

Zoning Ordinance Re-Write

Loganville, Georgia

Section 2, Item J.



SUBMITTED BY //

TPUDC



Town Planning & Urban Design Collaborative LLC.

JULY 18, 2021

160

July 18, 2025

Section 2, Item J.



Robbie Schwartz
Director of Planning and Development
4303 Lawrenceville Rd
Loganville, GA 3005
rschwartz@loganville-ga.gov

Dear Mr. Schwartz,

Town Planning & Urban Design Collaborative, LLC (TPUDC) is pleased to submit the enclosed response to the Request for Qualifications for the City of Loganville Zoning Ordinance Re-Write. TPUDC is confident that our vast and varied national coding experience, team of talented professionals, and innovative approach to zoning and public participation sets us apart in the industry. With our sub-consultant, Zanetta Illustration, TPUDC is also able to provide clients with beautiful renderings that help the community visualize the positive outcomes of effective zoning. We are experts in urban design, planning, land use, coding, community engagement, graphical and illustrative presentation, and the creation of user-friendly documents and ordinances. We have provided coding expertise, recommendations, training, and update services for communities across the country, and locally in Walton County, many of which are like Loganville in scope and magnitude.

TPUDC's unique understanding of planning and related principles and its relationship with land use will ensure that the Ordinance is completed within the City's desired goals and outcomes. The update will be tailored to Loganville's existing and desired development patterns and promote the City's goals of preserving Downtown, providing high-quality development, improving transportation choices and safety, and implementing sustainability measures. The regulations will be user-friendly and provide clear guidance for decision-making and approval. Through a strong public process and unmatched planning and coding, Loganville will benefit from an implementable and supportable Zoning Ordinance that ensures high-quality and connected development for the City.

We have reviewed the RFQ and related plans and studies and look forward to the prospect of working with the City of Loganville and its unique constituents on this exciting endeavor. If selected for the project, TPUDC will be the contracting entity for our team, so if you have any questions regarding this submittal, please contact Brian Wright directly at (615) 948-8702 or brian@tpudc.com. Thank you for your consideration of our proposal. We look forward to working with you on this exciting project!

Sincerely

Brian Wright CNU-A
Founding Principal
Town Planning & Urban Design Collaborative LLC.

CONTACT INFO //

W. Brian Wright, Founding Principal
Town Planning & Urban Design Collaborative LLC.
1027 Westhaven Blvd
Franklin, Tennessee 37064

t: 615.948.8702
e: brian@tpudc.com

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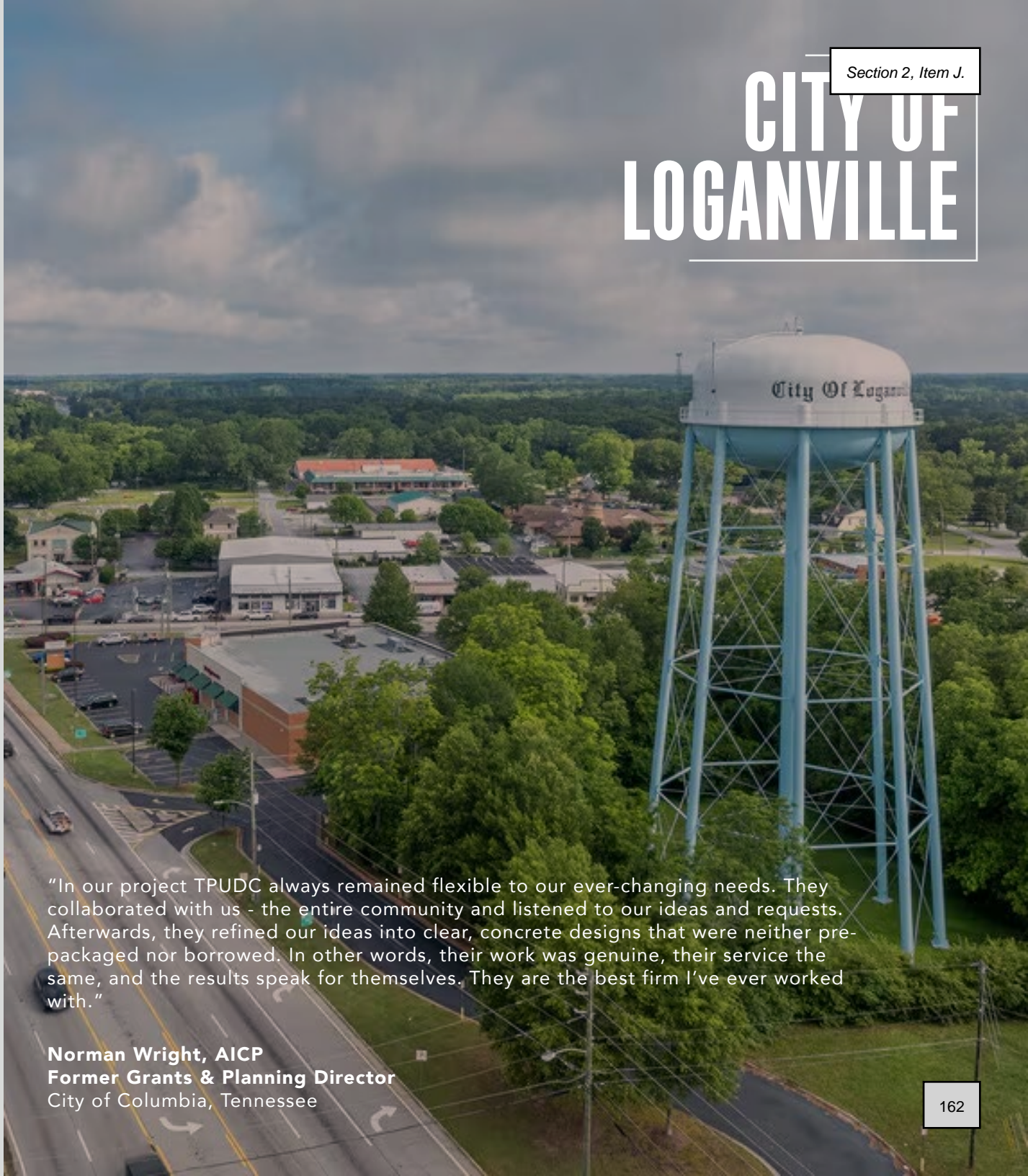
Project Costs

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In-House Procedures

CITY OF LOGANVILLE

Section 2, Item J.



"In our project TPUDC always remained flexible to our ever-changing needs. They collaborated with us - the entire community and listened to our ideas and requests. Afterwards, they refined our ideas into clear, concrete designs that were neither pre-packaged nor borrowed. In other words, their work was genuine, their service the same, and the results speak for themselves. They are the best firm I've ever worked with."

Norman Wright, AICP
Former Grants & Planning Director
City of Columbia, Tennessee

PROJECT TEAM

FIRM BIOS //



Town Planning and Urban Design Collaborative, LLC (TPUDC) is a national multi-disciplinary firm that specializes in planning, urban design, public process, and coding. TPUDC has worked with towns, cities, developers, and non-profit organizations across the country. As our name suggests, TPUDC is based on a model of collaboration, not only among our team members, but also with our clients, other consultants and with the communities in which we work. We believe that the cross-pollination of ideas yields holistic, innovative, and effective solutions.

TPUDC was established in 2005 as an LLC headquartered in Franklin, Tennessee and currently employs 7 professionals. Our specific skills, technical expertise, and experience with similar coding engagements throughout the country qualify us for this Project.

2005
Year Founded

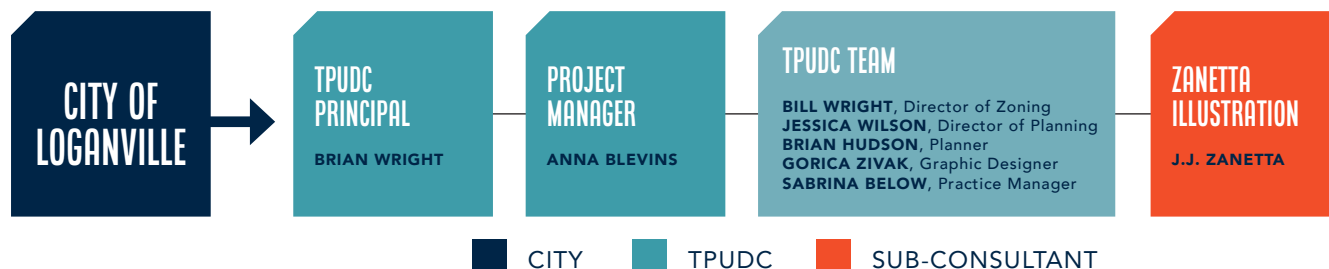
Franklin
Headquarters

The TPUDC core Team includes:

- Principal & Founder **Brian Wright, CNU-A**, a national leader in public planning processes, planning, urban design, and coding.
- Director of Coding & Land Use Attorney **Bill Wright**, who will contribute his expertise in land use law, ordinance writing, and Smart Growth principles. Bill is the co-author of the SmartCode & Manual.
- Director **Jessica Wilson, AICP, CNU-A, BDCP**, who will bring her experience in municipal coding and planning and help oversee the project.
- Planner and Project Manager **Anna Blevins, CNU-A**, who will manage the Project and provide planning services throughout the Project. Anna will be the contact regarding the deliverable contents, billing, and day-to-day project management.
- Planner, **Brian Hudson, PLA**, who will contribute his experience in urban design, landscape architecture, and land planning.
- Designer **Gorica Zivak**, graphics and layout expert.

► ZANETTA ILLUSTRATION // J.J. ZANETTA

Zanetta Illustration will provide illustrative services, preparing artist renderings and illustrations that will bring the vision of the code to life. **J.J. Zanetta**, owner of the firm, has worked with the TPUDC team on nearly all of the sample projects presented in this proposal.



PROJECT TEAM

RESUMES //



EDUCATION

Master of Landscape Architecture, Auburn University

Bachelor of Environmental Design, Auburn University

AWARDS

2022 APA TX, Environmental Planning Gold Award for Cedar Hill Comprehensive Plan

2017 Plan of the Year for Legacy Lewiston, Lewiston Comprehensive Plan, Northern New England Chapter of the APA

2013 Plan of the Year for planBTV Downtown & Waterfront, Northern New England Chapter of the APA

AFFILIATIONS

Congress for the New Urbanism

Founder - Next Generation of the New Urbanists

W. BRIAN WRIGHT, CNU-A PRINCIPAL

Brian Wright is the Founding Principal of Town Planning & Urban Design Collaborative (TPUDC). Over the years, he has worked on many code projects across the country. Brian leads internal quality control activities and big picture strategy for our projects. As a highly skilled public speaker, Brian is an expert in public outreach and engagement, a specialty of TPUDC. His ability to lead a dynamic and successful public engagement process inspires and assists communities in reaching consensus where none could be reached before.

SELECTED PROJECT EXPERIENCE

Coding & Master Planning

Development Code, City of Fairview, TN 2024
Zoning Code, City of Gallatin, TN 2024
Character-Based Code, City of Monroe, GA 2023
Nolensville Pattern Book, Town of Nolensville, TN, 2023
Indianapolis Regional Center Design Guidelines, City of Indianapolis, IN 2023
York Beach Greenway District Character-Based Code, York, ME 2023
Sewanee Architectural Pattern Book, University of the South, TN 2023
Land Use Code, City of Manchester, NH, 2022
Master Plan and Marketing Booklet, Marquette Mall Property, Michigan City, IN 2022
NICTD TOD Zoning and Design Guidelines, Northwest IN, 2021
Zoning Ordinance, Town of Nolensville, TN 2021
Building Zone Regulations, City of Norwalk, CT 2021
Unified Land Development Code, Rome-Floyd County, GA 2021
Hybrid Character-Based Code, City of Columbia, TN 2020
Hybrid Character-Based Code, City of Franklin, TN 2019
Historic Downtown Master Plan, Middlebury, VT 2019
Form-Based Code, Town of Munster, IN 2018
Form-Based Code, Village of Port Chester, NY 2018
Form-Based Code, Town of Mt. Pleasant, MI 2017
Zoning Code Analysis, Keene, NH 2016
Form-Based Code, City of Birmingham, AL 2015
Form-Based Code Sewanee Village, University of the South, Sewanee, TN 2015
Form-Based Code & Master Plan - Historic Village, Town of Yarmouth, ME 2014
Hybrid Form-Based & Unified Development Ordinance, San Marcos, TX 2014
Form-Based Code - Spring Grove, Charleston & Dorchester Counties, SC, 2013
Form-Based Code and Master Plan Islington Street Corridor, City of Portsmouth, NH 2013



EDUCATION

Doctor of Jurisprudence, Cumberland School of Law

AFFILIATIONS

Tennessee Bar Association

PUBLISHED WORK

SmartCode & Manual
Co-Author

AWARDS

Driehaus Form-Based
Code Recipient

WILLIAM WRIGHT, J.D. DIRECTOR OF ZONING/ LAND USE ATTORNEY

Bill is a Smart Growth land use attorney and consultant who, prior to joining TPUDC, was partner with the firm, Balch & Bingham LLP for over 30 years, practicing in the areas of real estate and land regulation. He is one of a handful of coding experts in the country having both legal experience in Smart Growth and land regulatory matters as well as a comprehensive understanding of planning and the interface between the two. Bill's unique understanding of planning and related principles and its relationship with land use regulation can help ensure that the Zoning Ordinance Re-Write will accomplish the City's desired goals.

SELECTED PROJECT EXPERIENCE

Coding & Master Planning

Development Code, City of Fairview, TN 2024
Zoning Code, City of Gallatin, TN 2024
Character-Based Code, City of Monroe, GA 2023
York Beach Greenway District Character-Based Code, York, ME 2023
Indianapolis Regional Center Design Guidelines, City of Indianapolis, IN 2023
Land Use Code, City of Manchester, NH, 2022
Master Plan and Marketing Booklet, Marquette Mall Property, Michigan City, IN 2022
NICTD TOD Zoning and Design Guidelines, Northwest IN, 2021
Zoning Ordinance, Town of Nolensville, TN 2021
Building Zone Regulations, City of Norwalk, CT 2021
Unified Land Development Code, Rome-Floyd County, GA 2021
Hybrid Character-Based Code, City of Columbia, TN 2020
Hybrid Character-Based Code, City of Franklin, TN 2019
Historic Downtown Master Plan, Middlebury, VT 2019
Form-Based Code, Town of Munster, IN 2018
Form-Based Code, Village of Port Chester, NY 2018
Form-Based Code, Town of Mt. Pleasant, MI 2017
Zoning Code Analysis, Keene, NH 2016
Form-Based Code, City of Birmingham, AL 2015
Form-Based Code Sewanee Village, University of the South, Sewanee, TN 2015
Form-Based Code & Master Plan - Historic Village, Town of Yarmouth, ME 2014
Hybrid Form-Based & Unified Development Ordinance, San Marcos, TX 2014
Form-Based Code - Spring Grove, Charleston & Dorchester Counties, SC, 2013
Form-Based Code & Master Plan - Historic Village, Town of Yarmouth, ME 2014



PROJECT TEAM

RESUMES //



EDUCATION

Masters of Urban & Regional Planning - Specialization in Urban Design University of Wisconsin - Madison

Bachelor of Architecture University of Notre Dame

CERTIFICATIONS

American Institute of Certified Planners #31381

Biophilic Design Certified Practitioner (BDGP)

AFFILIATIONS

Congress for the New Urbanism



EDUCATION

Master of Community Planning, Auburn University

Bachelor of Sociology & Minor in Psychology, Auburn University

AFFILIATIONS

Congress for the New Urbanism

JESSICA WILSON, AICP, CNU-A, BDCP

DIRECTOR OF PLANNING/PLANNER

Jessica Wilson is an urban designer and planner with experience in community planning, urban and architectural design, and community engagement. She joined the TPUDC team after spending over four years in the Metro Nashville Planning Department Design Studio where she worked with communities and developers on multiple planning, zoning and urban design projects in variety of areas, from rural to downtown. Jessica's municipal planning experience provides a valuable perspective to the Team.

SELECTED PROJECT EXPERIENCE

Coding & Master Planning

Development Code, City of Fairview, TN 2024
Zoning Code, City of Gallatin, TN 2024
Character-Based Code, City of Monroe, GA 2023
Indianapolis Regional Center Design Guidelines, City of Indianapolis, IN 2023
York Beach Greenway District Character-Based Code, York, ME 2023
NICTD TOD Zoning and Design Guidelines, Northwest IN, 2021
Zoning Ordinance, Nolensville, TN 2021
Building Zone Regulations, Norwalk, CT 2021

ANNA BLEVINS, CNU-A

PROJECT MANAGER/PLANNER

Anna Blevins is a project manager and planner. She has managed a number of coding projects for TPUDC. She thoroughly enjoys getting to collaborate with the rest of the TPUDC Team on code analyses, and listening to differing points of view during the public outreach process. Anna would be the main point of contact for this project.

SELECTED PROJECT EXPERIENCE

Coding & Master Planning

Development Code, City of Fairview, TN 2024
Zoning Code, City of Gallatin, TN 2024
Character-Based Code, City of Monroe, GA 2023
Indianapolis Regional Center Design Guidelines, City of Indianapolis, IN 2023
York Beach Greenway District Character-Based Code, York, ME 2023
Land Use Code, City of Manchester, NH, 2022
NICTD TOD Zoning and Design Guidelines, Northwest IN, 2021
Zoning Ordinance, Town of Nolensville, TN 2021
Building Zone Regulations, City of Norwalk, CT 2021



EDUCATION

Bachelor of Landscape Architecture, Mississippi State University

Master of Arts in Teaching, Trevecca University

CERTIFICATIONS

Professional Landscape Architect, TN #711



EDUCATION

Associate of Applied Science Degree (A.A.S.) with a concentration in Multimedia Design, Nashville State Community College

BRIAN HUDSON, PLA

PLANNER

Brian is a landscape architect and project manager with a multidisciplinary background spanning urban design, land planning, site grading, and construction practices. He brings hands-on experience guiding projects from early planning and conceptual design through to construction implementation. Brian thrives in collaborative, team-oriented environments, working closely with clients, consultants, and contractors to ensure thoughtful, successful project outcomes.

SELECTED PROJECT EXPERIENCE

Fairview Rural Retreat, Fairview, TN 2025
Bells Landing, Nashville, TN 2025
Armistead Agrihood: Design, Planning, & Entitlement Services, Franklin, TN 2023
Village Green: Schematic Building Design & Site Planning Services, Nolensville, TN 2022
Church of the City: Campus Master Planning, Franklin, TN 2022
Amelia Island: Master Plan & Entitlement Services, Nassau County, FL 2021
Belhaven Town Center, Jackson, MI 2020

GORICA ZIVAK

GRAPHIC DESIGNER

Gorica Zivak is a talented graphic designer with specific experience in creating planning and zoning documents. She will be responsible for the creation of various graphics including public outreach materials, infographics and code documents. Her eye for detail and creative approach ensures that all of the graphics created for the Loganville Zoning Ordinance project will be both eye-catching and cohesive.

SELECTED PROJECT EXPERIENCE

Coding & Master Planning

Development Code, City of Fairview, TN 2024
Zoning Code, City of Gallatin, TN 2024
Character-Based Code, City of Monroe, GA 2023
Indianapolis Regional Center Design Guidelines, City of Indianapolis, IN 2023
York Beach Greenway District Character-Based Code, York, ME 2023
NICTD TOD Zoning and Design Guidelines, Northwest IN, 2021
Zoning Ordinance, Town of Nolensville, TN 2021
Building Zone Regulations, City of Norwalk, CT 2021



PROJECT TEAM

RESUMES //



EDUCATION

Bachelor of Arts in Art
Education, Mercyhurst
University

PROFESSIONAL EXPERIENCE

Urban Design
Associates
Illustration Intern; 2007-
2009

Depiction, LLC
Co-owner; 2017-2019

Zanetta Illustration
Owner; 2009-2017;
2019-present

J.J. ZANETTA

ILLUSTRATION & RENDERING

J.J. Zanetta, owner of Zanetta Illustration, is a valuable member of the design Team, testing concepts through three-dimensional drawing. Through a design loop process incorporating computer modeling, hand drawing, and digital enhancement, Zanetta's illustrations evolve throughout the charrette, responding to feedback and design changes in real time. The final product will be a series of professional renderings that will excite the community and serve as a tool for the implementation of the community plan. J.J. has experience participating in dozens of charrettes across the United States and contributed the three-dimensional renderings for many of the TPUDC projects included in this Proposal.

SELECTED PROJECT EXPERIENCE

Livable Munster

Munster, IN
Town Planning & Urban Design
Collaborative

Plan the Port

Port Chester, NY
Town Planning & Urban Design
Collaborative

Zone Nolensville

Nolensville, TN
Town Planning & Urban Design
Collaborative

Envision Pinehurst

Pinehurst, NC
Town Planning & Urban Design
Collaborative





Client Contact:

Brad Callender
Planning & Zoning Director
City of Monroe
t: (770) 266-5111
e: bcallender@monroega.gov

Character-Based Code Plug-In Monroe, Georgia

TPUDC was selected by the City of Monroe, Georgia to conduct a design charrette, create a regulating plan, and write a character-based code plug-in to encourage quality development and infill in Downtown Monroe and surrounding areas. Rather than doing a complete rewrite of the existing ordinance, the City wanted to try an incremental approach, starting with form-based regulations in Downtown.

A mini Codeapalooza™ was held in January 2024, allowing residents a chance to voice their concerns, share their visions, and learn about character-based zoning. During the Codeapalooza™, TPUDC drew renderings for the agreed-upon area and presented them to the public on the final night for feedback. During the charrette, TPUDC began writing the Client Review Draft of the code plug-in. The Client provided feedback, which was incorporated to create the Public Draft. The public then had the opportunity to submit suggested edits to the City that would be drafted into the Final Code Plug-In. The Final Draft was delivered in the Fall of 2024, followed by a number of required public hearings by Planning Commission and City Council. It was approved unanimously and adopted in December 2024.



Client Contact:

Ethan Greer
City Planner
City of Fairview
t: (615) 387-6082
e: egreer@fairview-tn.org

Development Code Fairview, Tennessee

Located just 15 miles west of TPUDC's office, the City of Fairview is a rapidly growing area in need of a new Development Code. Incorporated in 1959, the City stretches along Highways 100 and 96, and saw its population double between 2000 and 2020. Known for its distinctive topography and Bowie Nature Park, Fairview sought regulations that would focus development along key corridors to preserve its rolling hills.

In September 2024, TPUDC hosted the project's extensive outreach process, Codeapalooza™, over four days at Fairview City Hall, gathering valuable community input on topics such as Housing & Neighborhood Character, Transportation & Streetscapes, and Utilities & Infrastructure. The event featured a hands-on citizen mapping workshop on the opening night, allowing participants to "be a planner for the night," alongside presentations by TPUDC. Based on the feedback collected, TPUDC began drafting the Development Code, completing the Client Draft in the winter of 2025 for client review. TPUDC is currently incorporating the Client's comments to create the Public Draft Development Code.



Client Contact:

Dylan Smith
Planning Director
Town of York

t: (207) 363-1007

e: dsmith@yorkmaine.org

Character-Based Code Plug-In York, Maine

In the summer of 2023, TPUDC was selected by the Town of York, Maine to conduct a design charrette, create a plan, and write a character-based code plug-in for ~300 acres along the recently-opened Short Sands Road corridor, now known as the York Beach Greenway District. This project was initially conceptualized in the Town's 2013 Comprehensive Plan as a recommendation to create a family-friendly mixed-use district situated between Route 1 and Main Street, which would incorporate innovation, preservation of natural resources, sustainability, and recreational opportunities.

A mini Codeapalooza™ was held from September 18 to September 21, allowing residents a chance to voice their concerns, share their visions, and learn about character-based zoning. During the Codeapalooza™, TPUDC drew a plan and renderings for the York Beach Greenway District and presented them to the public on the final night for feedback. After the charrette, TPUDC began writing the Client Review Draft of the code plug-in. The Final Draft was delivered in the Spring of 2024, followed by a number of required public hearings, and ultimately approved by a majority Town vote in November 2024.



Client Contact:

Brent Schultz
Former Planning Director
Town of Nolensville

t: (714) 306-6898

Zoning Ordinance Update Nolensville, Tennessee

TPUDC was hired by the Town of Nolensville to conduct an update to their Zoning Ordinance. The previous Zoning Ordinance had been in place since 1997 with only minor updates and amendments, and it was time for a full overhaul. TPUDC held a charrette in November of 2021 that included presentations, a mapping workshop, meetings, and open studio, with additional engagement opportunities available through a website. Based on the feedback we heard, the goal of the project was to create a document that was user-friendly, understandable and implemented the small town character of Nolensville. We created a hybrid Zoning Ordinance with a mix of form-based and traditional residential districts, but all cohesively formatted. The Zoning Ordinance went through an extensive review by the Planning Commission and Board of Commissioners with guidance from TPUDC, and was unanimously approved in March 2023. In addition to working on the Zoning Ordinance, TPUDC assisted Town Staff by conducting design review services and was hired to create a Pattern Book that updates the current Design Review Manual.



Building Zone Regulations Update Norwalk, Connecticut

The City of Norwalk selected TPUDC to conduct an update of its Zoning Regulations in 2021. Norwalk is built out and the new regulations focus on form-based regulations for the neighborhoods, downtown and corridors while primarily keeping the existing standards for the single family neighborhoods. Due to the COVID-19 pandemic all public engagement was held virtually, with the community able to participate and share ideas through an interactive website and Online meetings. The new regulations address Norwalk's goals of protecting the historic and marine character, providing a greater diversity of housing types, making land use decisions that support walking, biking and transit use, creating sustainability provisions, and overall making the regulations easier to use and understand.

Client Contact:

Steve Kleppin
Director of Planning & Zoning
City of Norwalk
t: (203) 854-7780
e: skleppin@norwalkct.org

WORK PLAN & TECHNICAL APPROACH

PROJECT UNDERSTANDING //

PROJECT UNDERSTANDING

TPUDC recognizes that the City of Loganville is at a pivotal point in its growth and development. Once a small municipality, Loganville has rapidly transformed into a dynamic community of over 16,500 residents, spread across Walton and Gwinnett counties. This growth has brought both opportunities and challenges, particularly in managing land use, traffic flow, and housing development. The City's last major Zoning Ordinance re-write occurred in 2009, and while some amendments have been made, the current Ordinance is no longer equipped to fully support the community's evolving wants and needs.

Loganville's unique position (being intersected by three state highways and experiencing regional development pressures) necessitates an updated code that is flexible, forward-thinking, and tailored to preserve the City's identity while enabling thoughtful growth. TPUDC understands the need for a comprehensive overhaul of Subpart B (Chapters 101-119) of the City's Code of Ordinances, with a focus on incorporating form-based strategies, enhancing walkability, and accommodating mixed-use development where appropriate.

TPUDC PHILOSOPHY & APPROACH

At TPUDC, our philosophy centers around context-sensitive, community-driven planning. We believe that zoning is not just a technical instrument, but a fundamental tool for shaping livable, equitable, and economically vibrant communities. Our approach balances traditional planning principles with innovative form-based methodologies, striving to reflect the character of neighborhoods

while embracing the opportunities of contemporary development practices.

We have extensive experience in both developing form-based codes and refining Zoning Ordinances with form-based code elements (also known as hybrid codes), meaning they are context-sensitive and support cohesive community design. Zoning regulations, when thoughtfully crafted, can guide the creation of walkable, attractive, and functional built environments by shaping both private development and the public realm. We approach codes with a strong understanding of how they interact with urban form and local character. Our work ensures that all regulations are authentic to the community they serve, whether updating existing ordinances or drafting new ones.

Our expertise lies in engaging communities and customizing codes to support mixed-use development, high-quality design, and efficient administration. We have a proven track record in working with established neighborhoods as well, in crafting zoning frameworks for infill development, redevelopment, and new community planning. Our goal is to ensure that zoning tools foster compatibility between new and existing development, supporting a harmonious and resilient urban fabric.

Through our work with communities, we have observed that some cities prefer an incremental path to code updates before undertaking a full re-write. This was the case in 2023 when City of Monroe engaged TPUDC to develop a Character-Based Code "Plug-In" Article for Downtown Monroe. The Article was seamlessly integrated into the City's existing Zoning Ordinance, enabling TPUDC

to concentrate on crafting new "Character Districts" now applied to the Downtown core, the historic mill sites, and surrounding residential neighborhoods.

PRIORITIZING PUBLIC ENGAGEMENT

TPUDC understands that the City of Loganville desires a Zoning Ordinance Re-Write Project that incorporates extensive public outreach and engagement, which we believe is a critical aspect of any municipal process. TPUDC has the unmatched ability to manage differing opinions through open and informative dialogue and discussion with the community, even when related to controversial or sensitive topics. We use subtlety, humor and intellect to engage, inform, and entertain participants, gaining trust and inspiring people's imaginations. No City-wide planning and coding endeavor is without controversy, but by dealing openly with ideas and issues, TPUDC is able to deliver a product that is generated through problem solving and informed decision making. TPUDC manages the public process directly, working closely with City Staff, elected officials, key stakeholders, and the public. This personal approach is central to our work and allows us to actively engage in problem solving, communicating directly with the people most affected by decisions. Our process will grab the attention of the public, landowners, and a diverse cross-section of the citizenry, using tools that range from interactive media technology to old-fashioned word of mouth. The public process will inspire fresh ideas and generate a Zoning Ordinance that reflects the collective community aspirations for a livable, healthy, economically vibrant, and exciting future.



WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //



The following pages describe our proposed detailed Scope of Services, based on the Request for Qualifications. We look forward to engaging in a Scope of Services that will address the particular challenges facing the City in new and effective ways. We feel that the Tasks and the timing of such Tasks outlined here will provide Loganville with a robust public engagement process and high-quality Zoning Ordinance that meets the needs of the City. This Scope is a starting point for discussion and we look forward to working with you to refine this Scope of Services if chosen for the Project



PHASE 1: PROJECT INITIATION

Task 1.1 Project Initiation Meeting

We have found that coding processes are most effective when clear objectives are established up front. We will kick-start the process with a goal-setting meeting with City Staff to identify and confirm over-arching goals for the Project. This meeting will cover a multitude of topics such as:

- Clarification and creation of Client/Team interface and collaborative structure;
- Project organization;
- Staff coordination;
- Procedures for sharing information;
- Goals based on the Client's perspective;
- Goals based on the Team's experience;
- Discussion of Project Schedule;
- Discussion of local initiatives and special interest groups;
- Establishment of measures of success;
- Discussion of outreach objectives and strategy, particularly to ensure an equitable outreach process; and
- Identification of stakeholders, including citizens, Staff, elected officials, property owners, neighborhood representatives, design and engineering professionals, developers, businesses, nonprofit organizations and other interested parties.

This meeting can be conducted in-person or Online via Zoom or other video conferencing service soon after contract execution.

Task 1.2 Project Management Plan

TPUDC will create a Project Management Plan that identifies the roles of all Project Staff and participants and sets out in detail the refined Project Scope and Project Schedule, including all Tasks and major milestones.

TPUDC will establish and facilitate meetings and calls with key City Staff to review progress and assess needs as they arise.

Task 1.3 Public Outreach & Engagement Plan

TPUDC strongly believes that codes that are created by many hands produce a better outcome and lead to a vision and project that have a greater likelihood of being successful.

Few issues are as crucial to a project as building, initiating, and maintaining meaningful community involvement throughout the Project. We will utilize our strengths as a leading public outreach and consensus-building firm to educate City Staff, elected officials, stakeholders, and the community, and to generate broad-based interest in the Project. TPUDC specializes in the creation of attention-grabbing marketing materials and fun events that engage a broad cross-section of the community, including those that may be underserved. We love educating the public about planning, urban design, and coding. Working with City Staff, TPUDC will craft an Outreach and Engagement process that is accessible to the entire community, regardless of planning or zoning knowledge.

The Outreach and Engagement Plan will include the following:

- Final identification of stakeholders and focus groups

WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //



- Timing and location of public meetings associated with Project outreach;
- Methods and materials anticipated for each audience; and
- Strategy for use of print, electronic, and broadcast media for public meeting announcements and provision of information.

Task 1.4 Interdepartmental Meeting

TPUDC will conduct an Interdepartmental Meeting with representatives of the Planning & Development, Code Enforcement, Public Utilities, Fire, Police, and Public Works Departments. This meeting will be conducted Online via Zoom.

Task 1.5 Stakeholder Interviews

TPUDC will conduct individual interviews with members of a Stakeholder Committee. We will work with the City's Director of Planning & Development to determine who should be part of the committee. Examples may include non-profits, business groups, engineers, surveyors, attorneys, and other design professionals that the City feels will provide valuable insight into the issues at hand related to the Zoning Ordinance. Members will also be asked to help generate interest in the process by being champions of and ambassadors for the project.

Task 1.6 Elected Official / Policy-Maker Interviews

The Team will conduct interviews with members of the Planning Commission and City Council. The Client will arrange all meeting dates, times, and locations in coordination with TPUDC.

Loganville's policy-makers are representatives of the community and are one of the best windows through

which to "see" the City. During the interviews, they will be asked about the issues and opportunities facing Loganville to begin the dialogue with the Team. They will have the opportunity to share hopes and concerns about the Project. Through these interviews, we will begin to identify any potential barriers and issues that will need to be addressed during the planning process and help the Team prepare for public engagement by making us aware of topics of interest and potential "hot button" issues.

By interacting on a more personal level, the TPUDC Team will build rapport and trust with the City decision-making authorities.

Task 1.7 Ongoing Project Management

TPUDC will manage all phases of the project to ensure on time and on budget deliverables and a smooth process.

PHASE 2: INITIAL OUTREACH

Task 2.1 Project Branding

Project branding is an important component of a successful planning and coding process. The Team will work with City Staff to develop a Project brand that will ensure the community knows about the Project and encourage them to actively participate in the process.

Task 2.2 Online Engagement

To streamline the online public engagement process, TPUDC utilizes an interactive web platform. The website provides several tools in a single comprehensive platform including a map-based interactive tool, surveys, discussion forums, and more. It also allows Staff and the Project Team to maintain a contact list of participants. TPUDC will provide website content, including text and renderings, as well as an explanation of the project goals and timeline. We will maintain the website starting in Phase 2 through Phase 6.

Task 2.3 Marketing Materials

TPUDC will create marketing materials for the Public Kick-Off Event using the branding agreed upon in Task 2.1. This first round of marketing will be used to bring awareness of the Project and build excitement.

Task 2.4 Public Kick-Off Event

A public event will serve as the initial community introduction to the Project. It will be used to provide a brief overview of the coding process, generate, and share ideas, build excitement and gain an understanding of the Project. We understand the importance of engaging a broad cross-section of the community and will work with City Staff to identify an appropriate location for this and all subsequent outreach events. This event may also be held virtually.



TPUDC Project Branding Examples



WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //



Task 2.5 Ongoing Project Management

Project Management will continue through Phase 2.

PHASE 3: PREPARATION & ANALYSIS

Task 3.1 City Tour

TPUDC will conduct a reconnaissance tour of the City with City Staff as our guide. This Task provides an opportunity to discuss and review location-specific opportunities and constraints and to familiarize ourselves with the area.

Task 3.2 Review Existing Documents

Current and completed planning documents and studies will be inventoried and reviewed to ensure that the Team's work builds upon existing knowledge and work. This will enable the Team to understand the City's vision and goals, as well as important issues that impact development.

This phase will include a detailed review of, but not limited to:

- The Existing Zoning Ordinance
- The Comprehensive Plan
- Urban Redevelopment Plan
- Livable Centers Initiative studies
- Downtown Master Plan (2023)
- Other relevant documents as identified by City Staff

Task 3.3 Zoning Ordinance & Adopted Plans Diagnosis

The Team will provide a summary Diagnosis of the City's existing Zoning Ordinance and adopted plans, based on our review from Task 3.2. This Diagnosis will include high-level goals, objectives, and recommendations for Staff to

consider prior to drafting of the updated Zoning Ordinance to ensure consistency across all documents.

Task 3.4 Community Form & Character Analysis

The Team will conduct an analysis of the architecture and development patterns of Loganville, including the existing residential neighborhoods and the City's major corridors. We will work with the City to identify any areas that may be appropriate for form-based zoning, and those that may retain Euclidean or conventional use-based standards.

As part of this task, we will analyze existing conditions and collect field data and measurements by conducting Synoptic Surveys of representative streets, as identified by City Staff and citizens. By documenting the measurable dimensions and observable character of these areas, the Team can begin to identify desirable future characters and codify the results. These detailed surveys will allow the Team to catalog the range of urban forms present in Loganville and will provide the baseline for the metrics and new zoning districts incorporated into the Zoning Ordinance. Information gathered will include observations and measurements of the public realm, street character, building form, and land uses.

Task 3.5 Ongoing Project Management

Project management will continue throughout Phase 3.

PHASE 4: PUBLIC DESIGN PROCESS (CODEAPALOOZA™)

Task 4.1 Generate Necessary Background Maps

TPUDC will work with City Staff to prepare base mapping for use by the Team and during community outreach sessions, and as the base for any planning and mapping

work. The Team will work with available GIS base layers provided by the City, including environmental constraints (floodplains, wetlands, hazardous material sites, community impacts, special flood hazard areas, and historic properties) identified on Local and State databases, as well as parcel lines, existing buildings, roads, and other pertinent data layers that will be needed by the Team.

Task 4.2 Marketing Materials

TPUDC will create marketing materials for the Codeapalooza™, inviting stakeholders to participate in the process and provide their input.

Task 4.3 Public Design Charrette/Codeapalooza™

TPUDC recommends that the bulk of discussions and decisions occur during a multi-day event in order to take advantage of the opportunity for direct collaboration and sharing of ideas between the Team, the City, key stakeholders and the public.

In conjunction with technical meetings and other substantive discussions, the engaging format of the Codeapalooza™ has proven to be very successful at involving people who may not feel comfortable with the "usual" planning process. The Codeapalooza™ will provide a forum for the exchange of ideas, and will offer the public the opportunity to provide contribute their ideas to the Team. They will, in turn, get to see their ideas directly reflected in the products being created, giving them a sense of authorship over the Zoning Ordinance.

During the Codeapalooza™, the TPUDC Team will work with the City and the public to address issues as they relate to the Code. The schedule will include multiple presentations, topical roundtable discussions, public

WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //



input sessions and client meetings, as outlined below. However, crafting any public process requires a thorough conversation with the local leaders. Therefore, we expect the specific Codeapalooza™ approach will be further customized for Loganville.

Subtask 4.3.A Public Presentation & Hands-on Citizen Workshop

On the first evening, the team will deliver an introductory presentation on the principles of planning and zoning, and other topics relevant to the Project, and will outline the process moving forward. This portion of the meeting will also provide an opportunity for the public to ask questions. Comment cards will be available at the meeting as an option for those who may not be comfortable speaking in front of a large group.

Following the presentation, the Team will facilitate a hands-on workshop where the public will be invited to contribute their ideas, working over base maps to identify how they might like to see the area evolve in the future, and discuss any other concerns or ideas they may have relating to the Zoning Ordinance or development in the City.

This intensive process will provide a preliminary inventory and assessment of issues and opportunities based on the concerns of the public, stakeholders, and elected officials who participate in this workshop. The input gathered during this workshop will help inform the generation of the Zoning Ordinance.

We expect this meeting will be open to all stakeholders interested in the future of growth and development of Loganville. We suggest this public workshop be held in

a location where the community feels comfortable and a general sense of invitation.

Subtask 4.3.B Topical Meeting

During the first days of the Codeapalooza™, formal and informal meetings will be held with various agencies and stakeholder groups. Topics will relate to neighborhood character and housing; commercial and residential uses; infrastructure; transportation and parking; streetscape and sidewalks; and any other critical topics determined in collaboration with the City. The input gathered from these meetings will build on the inventory and assessment of issues and opportunities in Loganville and help inform the generation of the revised standards.

Subtask 4.3.C Land Use Attorney Meeting

In order to ensure that the Zoning Ordinance is legal and implementable, our land use and coding expert, Bill Wright, will meet with the City Attorney as part of this Sub-Task.

Subtask 4.3.D Open Studio

TPUDC's open studio approach means that our Team and any participating City Staff will set up a "pop up" studio in a prominent location in the City, to function as our office, meeting room, gallery and studio. A central location makes it easy for the public to drop in and participate while giving our Team members the opportunity to immerse themselves in Loganville and experience its unique character.

The studio is typically open to the public from morning into the evening. We know that members of the community lead busy lives and aren't always able to participate in planning events during "normal business

hours." By allowing the public to drop in on their lunch hour, after work, or even later in the evening, we ensure that everyone has an opportunity to participate in the process. Our team members are available to engage with the community, ask questions, and accept feedback and ideas, and in turn make "real time" changes to our work products based on public input.

Subtask 4.3.E Planning and Illustrating

To help clarify the implications of the Zoning Ordinance for the public, we will use a variety of illustrative techniques, including plans and renderings.

Subtask 4.3.F Work-In Progress Closing Presentation

On the final evening of Codeapalooza™, TPUDC will give a presentation that describes the process to date, explains the vision and illustrations, and presents other findings and products developed during the Codeapalooza™. This is another opportunity for the public to provide feedback and shape the direction of the Zoning Ordinance.

Task 4.4 Client Meeting

Following the Codeapalooza™, the Team will meet with City Staff to debrief on the Codeapalooza™, receive additional feedback on the vision, and to confirm the organizational structure of the Zoning Ordinance. TPUDC will work with Staff to reconfirm the schedule for the last phases of work and to strategize on any issues that may arise during the Codeapalooza™

Task 4.5 Ongoing Project Management

Project management will continue throughout Phase 4.

WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //

Section 2, Item J.



PHASE 5: DRAFTING THE ZONING ORDINANCE

Task 5.1 Staff Training Session

TPUDC will lead a virtual training session for City Staff on the concepts that will be in the new Ordinance.

Task 5.2 Client Review Draft

TPUDC, led by land use and coding expert Bill Wright, will prepare a Client Review Draft of the Zoning Ordinance. The Ordinance will be informed by the planning and visioning work, input received from community participation, discussions with City Staff, Stakeholder Committee, and elected officials, and review of existing studies.

Our zoning and coding experts have worked on zoning projects across the nation and will work in collaboration with the City Attorney to ensure that the Ordinance meets all local and state laws. We will work closely with City Staff to be sure that the new Zoning Ordinance is in an agreed-upon format and includes all the agreed-upon components.

Our Team will calibrate standards for each District, reflecting the unique character of those areas. The Zoning Ordinance will include the requirements and metrics necessary to guide development in Loganville so that it is in keeping with the City's vision.

The Ordinance will be graphically based and will include diagrams and illustrations for its concepts and standards. The specific content of the Zoning Ordinance will be finalized during the Project.

Task 5.3 Zoning Map

The Consultant will create a draft zoning map based on feedback from City Staff and the public at the Codeapalooza™. If a parcel-based zoning map is requested, existing parcel-based GIS zoning data must be provided to TPUDC.

Task 5.4 Presentation of Client Review Draft

After the delivery of the Client Review Draft of the Zoning Ordinance, the Team will present it to City Staff.

CLIENT TASK

CLIENT REVIEW PERIOD

Staff and the City Attorney will review the Client Review Draft over an agreed-upon length of time, typically 60 days. At the end of that review period, Staff will provide a single set of consolidated revisions to TPUDC. The Client Review Draft will be provided in PDF format, and any comments on the draft should be provided through Adobe's commenting tools, which TPUDC can demonstrate if necessary.

Task 5.5 Client Meeting

Prior to the client submitting comments on the client draft, TPUDC will host a meeting to answer any questions that have come up during the review. This meeting will happen approximately 10 days prior to comments being due.

Task 5.6 Ongoing Project Management

Project management will continue throughout Phase 5.

WORK PLAN & TECHNICAL APPROACH

DETAILED WORK PLAN //

Section 2, Item J.



PHASE 6: REFINING THE ZONING ORDINANCE

Task 6.1 Public Draft

TPUDC will review the comments provided by City Staff at the end of the Client Draft Review Period and incorporate Staff's requested revisions into the Public Draft of the Zoning Ordinance.

Task 6.2 Marketing Materials

TPUDC will create marketing materials for the Public Draft, inviting the public to attend the Public Draft Presentation and to review the Public Draft and provide feedback, ensuring that the Zoning Ordinance reflects what the community has shared with the Team during the process.

Task 6.3 Presentation of Public Draft

Upon delivery of the Public Draft, we will present it at a public meeting of residents, property owners, and policymakers including the Planning Commission, City Council, stakeholders, and City Staff. During this meeting, we will provide an overview of the Zoning Ordinance and provide opportunities for input and comments from the public. The Draft will be released to the public for review after the meeting.

CLIENT TASK

PUBLIC REVIEW PERIOD

City Staff will receive comments on the Public Draft over an agreed-upon length of time, typically 30 days. At the end of the Public Review Period, Staff will have 10 days to consolidate public comments into a single set of specific revisions and send it to TPUDC.

Task 6.4 Ongoing Project Management

Project management will continue throughout Phase 6.

PHASE 7: FINAL DRAFT ZONING ORDINANCE

Task 7.1 Final Draft

TPUDC will review the comments provided by City Staff at the end of the Public Review Period and make the requested revisions to the Public Draft, creating the Final Draft, which will be ready for the adoption process.

Task 7.2 Executive Summary Report

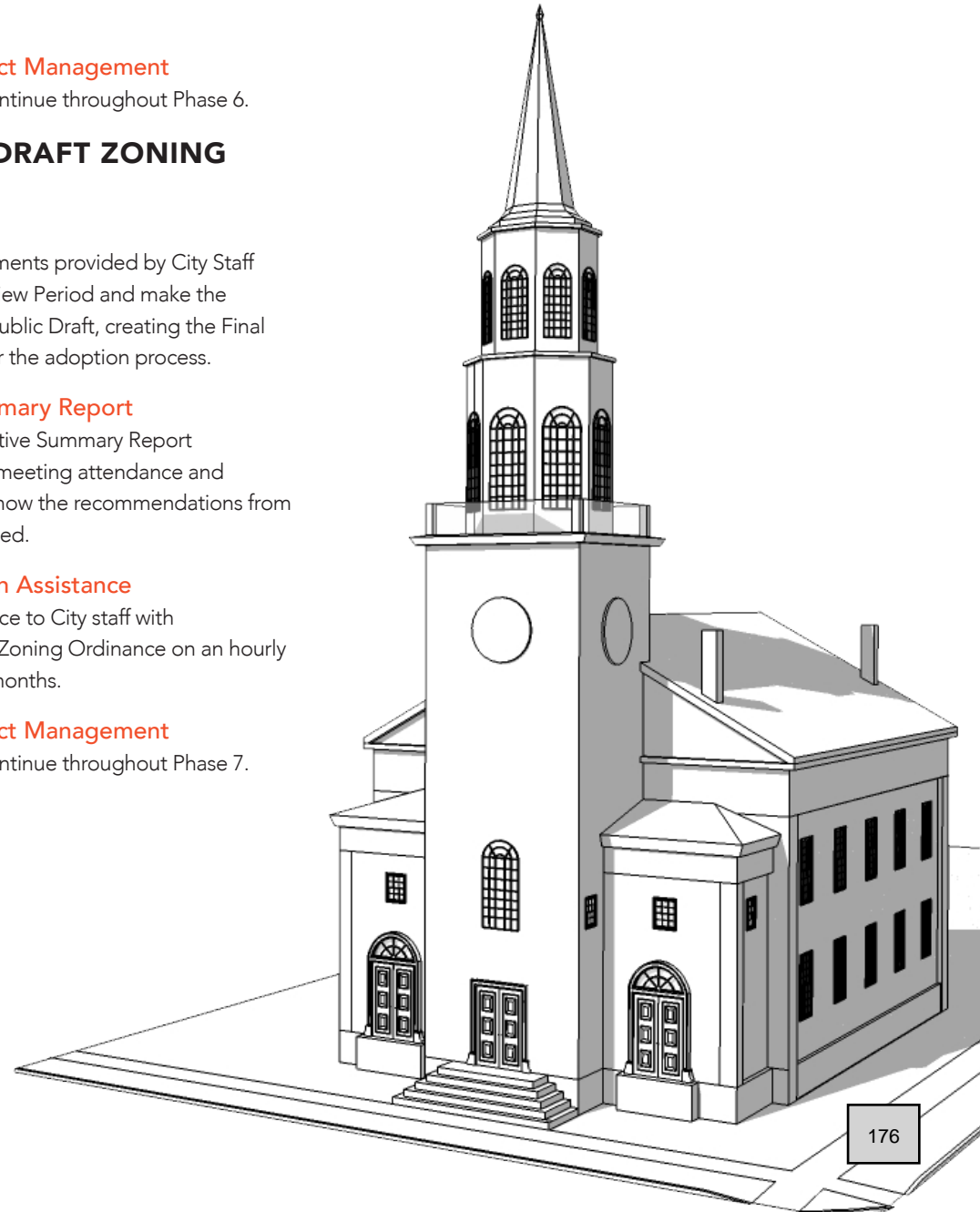
TPUDC will create an Executive Summary Report that describes the process, meeting attendance and stakeholder interviews and how the recommendations from the process were incorporated.

Task 7.3 Implementation Assistance

TPUDC will provide assistance to City staff with implementation of the new Zoning Ordinance on an hourly basis, not to exceed three months.

Task 7.4 Ongoing Project Management

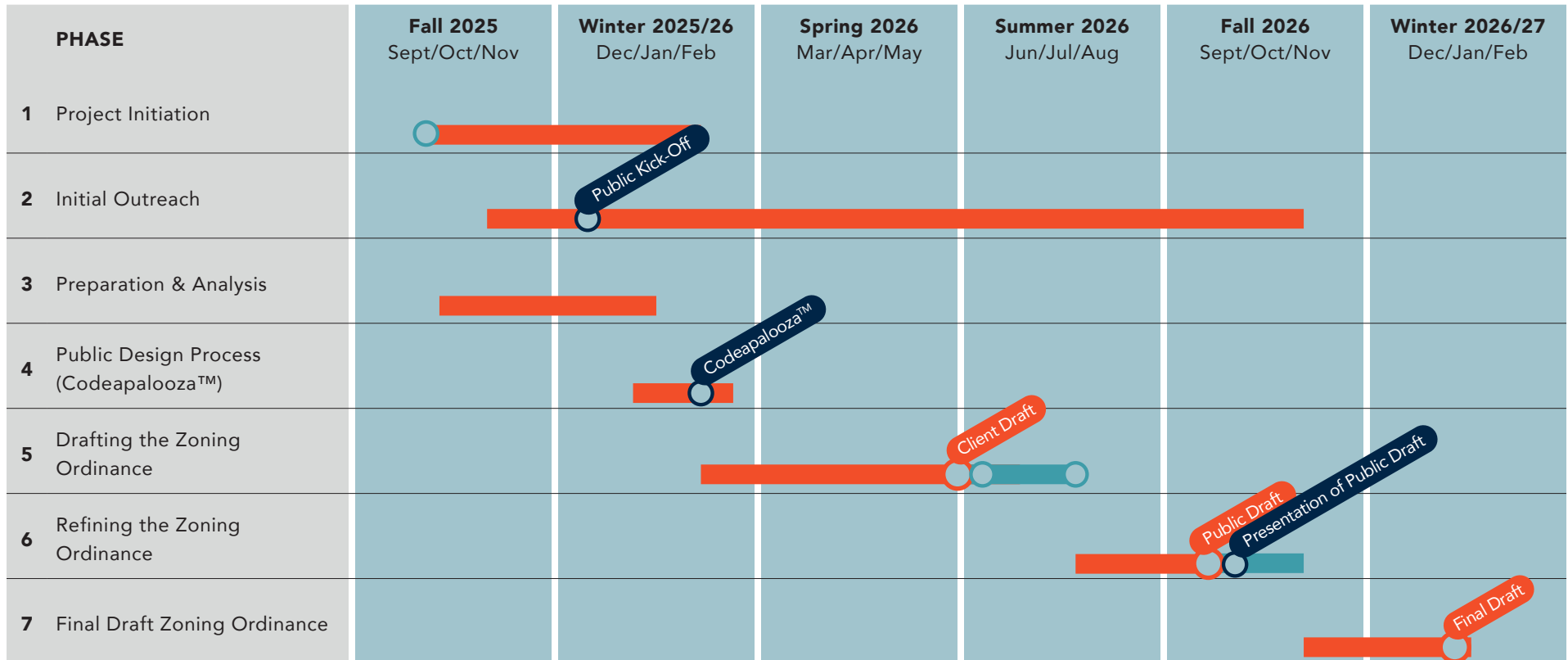
Project management will continue throughout Phase 7.



PROJECT SCHEDULE

PROPOSED TIMELINE //

Section 2, Item J.



The following proposed timeline is based on the Project Approach described in the Scope of Services. We plan for the Zoning Ordinance to be completed in approximately 14 months. The timeline below assumes a start date in the Fall of 2025. The details of the timeline and Project milestones will need to be carefully considered in cooperation with the Client during preparation of a detailed Scope of Services.

LEGEND

- Public Event
- Client Meeting
- Key Deliverable
- Client/Public Review Period
- General Project Timeline

PROJECT COSTS

ESTIMATED BUDGET //

Section 2, Item J.



TPUDC proposes an estimated total fee, inclusive of all labor and expenses, of \$259,535 (plus hourly for Task 7.3) to complete the Zoning Ordinance. This fee includes all of the personnel, deliverables, meetings, presentations, public hearings and public outreach described in the Detailed Work Plan. A breakdown of the fee per Task is below. **We look forward to refining the Scope of Services and corresponding cost proposal with the City should TPUDC be selected to perform the work.**

TASK		TASK AMOUNT	PHASE AMOUNT
PHASE 1: PROJECT INITIATION			
1.1	Project Initiation Meeting	\$1,550	\$13,805
1.2	Project Management Plan	\$1,200	
1.3	Public Outreach & Engagement Plan	\$700	
1.4	Interdepartmental Meeting	\$825	
1.5	Stakeholder Interviews	\$3,700	
1.6	Elected Official / Policy-Maker Interviews	\$3,300	
1.7	Ongoing Project Management	\$2,530	
PHASE 2: INITIAL OUTREACH			
2.1	Project Branding	\$2,550	\$12,750
2.2	Online Engagement	\$6,800	
2.3	Marketing Materials	\$1,150	
2.4	Public Kick-Off Event	\$1,900	
2.5	Ongoing Project Management	\$350	
PHASE 3: PREPARATION & ANALYSIS			
3.1	City Tour	\$950	\$23,050
3.2	Review Existing Documents	\$12,450	
3.3	Community Form & Character Analysis	\$6,500	
3.4	Zoning Ordinance & Adopted Plans Diagnosis	\$2,800	
3.5	Ongoing Project Management	\$350	

TASK		TASK AMOUNT	PHASE AMOUNT
PHASE 4: PUBLIC DESIGN PROCESS (CODEAPALOOZA™)			
4.1	Generate Necessary Background Maps	\$1,750	\$79,480
4.2	Marketing Materials	\$2,350	
4.3	Public Design Charrette (Codeapalooza™)	\$72,150	
4.4	Client Meeting	\$1,550	
4.5	Ongoing Project Management	\$1,680	
PHASE 5: DRAFTING THE ZONING ORDINANCE			
5.1	Staff Training Session	\$1,650	\$78,550
5.2	Client Review Draft	\$67,450	
5.3	Zoning Map	\$5,100	
5.4	Presentation of Client Review Draft	\$1,300	
5.5	Client Meeting	\$950	
5.6	Ongoing Project Management	\$2,100	
PHASE 6: REFINING THE ZONING ORDINANCE			
6.1	Public Draft	\$32,800	\$39,100
6.2	Marketing Materials	\$750	
6.3	Presentation of Public Draft	\$3,800	
6.4	Ongoing Project Management	\$1,750	
PHASE 7: FINAL DRAFT ZONING ORDINANCE			
7.1	Final Draft	\$10,300	\$12,800 + Hourly
7.2	Executive Summary Report	\$1,800	
7.3	Implementation Assistance	Hourly	
7.4	Ongoing Project Management	\$700	

TOTAL: \$259,535

IN-HOUSE PROCEDURES

TPUDC //

Section 2, Item J.



At TPUDC, our in-house procedures are built around a collaborative, transparent, and quality-driven culture. Our open studio format allows for daily communication among team members, enabling continual peer review, informal feedback, and idea exchange. This environment ensures that multiple perspectives contribute to the refinement of every project, enhancing both accuracy and creativity. To support this, all TPUDC team members meet weekly to share updates on the projects they are managing. These meetings help keep the entire team informed, foster cross-project collaboration, generate valuable feedback, and ensure that tasks continue to move forward efficiently and thoughtfully.

Project Managers (PMs) serve as the primary drivers of individual projects. They coordinate daily tasks, maintain client communication, track milestone progress, and work specifically on deliverables. For coding projects, PMs work closely with the Director of Coding, who contributes his expertise in land use law, New Urbanist principles, and municipal administrative processes to ensure regulatory alignment and legal accuracy. All projects are also overseen by our Director of Planning, who regularly checks in with PMs to ensure technical accuracy and conformance with the firm's standards. At key milestones, internal reviews are conducted to verify the consistency, completeness, and accuracy of deliverables before they are finalized or presented.

At the highest level, TPUDC's Founding Principal supports this structure by leading public engagement efforts and working closely with officials and stakeholders to build understanding and support. His involvement helps ensure that projects are not only technically sound but also responsive to community needs and built on a foundation of trust and transparency. He stays informed on project progress to maintain strong client relationships and contributes innovative ideas or strategic input to help elevate the work and address complex challenges.





Proposal

Loganville, GA

The team of ZoneCo and Pond has Georgia and Gwinnett County project experience and national zoning acumen. Both teams have worked within the region. ZoneCo specializes in zoning code consulting and they exist at the intersection of law, planning, and design. Pond has a deep bench of professionals with a range of expertise available to this team at all times. We are the right team for this project.

Valid Through: 7/18/2026

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Letter of Interest

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Work Plan & Technical Approach

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Experience and Qualifications



Dear Hiring Committee,

The experienced team of ZoneCo and Pond is pleased to provide this proposal to the City of Loganville to rewrite the Zoning Ordinance. ZoneCo and our national-caliber code writers have extensive experience writing and replacing outdated and piecemeal updated codes with clear, consistent, user-friendly, innovative, and defensible codes that advance your community's vision.

Pond is familiar with Georgia Zoning Procedures Law. They have worked extensively in Gwinnett County and in 2022, they developed the County's Comprehensive Housing Study. ZoneCo has completed work broadly in Georgia, and they updated the Dunwoody Sign Code in 2022.

ZoneCo is a mission-driven, multi-disciplinary team of trusted national zoning code writers that includes planners, lawyers, historic preservationists, environmental planners, architects, and urban designers – all with extensive local government experience. ZoneCo exists at the intersection of planning, law, and design. Our staff understands at a fundamental level the challenges that can arise from inconsistencies or dated standards because we have all been in your shoes as former zoning code administrators. Not only do we have former zoning administrators on our team, there are several former public sector leaders. They oversaw building departments, plans examiners, enforcement, permitting, and all of the other facets of land use regulation that must be understood in a nuanced way to effectively update a zoning ordinance.

We have worked in a broad spectrum of communities, including cities that have experienced rapid growth and housing pressures. We have worked in many communities trying to balance growth and innovation while maintaining the character that the community cherishes. Pond has also updated development codes and can provide a quality control service, while also assisting with engagement, mapping, and reviewing for compliance with State and County policies.

Like many communities, Loganville has an outdated code that is no longer reflecting the community vision or effectively addressing the community's growth. Through this request for proposals, the City has taken an important first step in modernizing City codes and processes. We appreciate the opportunity to bring a multi-disciplinary team of professionals to assist the City with this important project.

Thank you for your time and consideration.

Sincerely,



Sean S. Suder, Esq.,
LEED AP Lead Principal/Founder

1502 Vine Street, 4th Floor
Cincinnati, OH 45202
513.235.3470
ssuder@thezoneco.com
www.thezoneco.com

Important Notice

Although some of our professionals are also attorneys who may be separately engaged to provide legal representation in states where we are licensed to practice law, we are not a law firm and ZoneCo does not provide legal representation or services and is not engaged in the practice of law in any jurisdiction. Engaging ZoneCo does not form an attorney-client relationship and, as such, the protections of the attorney-client relationship do not apply. If you wish to create an attorney-client relationship, you are encouraged to contact counsel of your choosing.

WORK PLAN AND TECHNICAL APPROACH

**Our team will tailor the following approach to meet the City's needs.*

+ PROJECT INITIATION & ORIENTATION (MONTH 1)

Kick-Off Meeting (in-person). We will initiate the project with a kick-off meeting. At the kick-off, we will review project goals, timeline, work approach, communication preferences, and the City's adoption process. Having full clarity around the adoption requirements up front will allow us to "walk back" deliverable due dates so that we can have the new Zoning Ordinance adopted within the desired timeline.

By way of a walking and driving tour, we will observe development patterns and natural features of the City.

We will review the composition of the project's Steering Committee, if any.

Plan/Data Review. We will undertake a robust review of existing planning documents, including the existing codes, Comprehensive Plan, and the other relevant plans and documents listed in the RFQ. If possible, the City should provide an inventory of decisions for planning relief applications.

Staff Feedback Form. We will distribute a feedback form to the City's professional planning and zoning staff to elicit information on those areas of the Zoning Ordinance that most need change or revision.

Online Project Presence. This project should have an online presence, which will act as a repository for deliverables, engagement dates, project updates, and provide a means of submitting feedback electronically throughout the course of the project.

Early Start Zoning Ordinance Drafting. Discuss which sections of the Zoning Ordinance that the consultant team can start drafting earlier in the process than other sections, usually during the Calibrate module (usually administrative sections, so there is ample time to review and discuss any process changes).

+ MODULE 1: DIAGNOSE (MONTHS 2-3)

Zoning Ordinance Diagnostic Review and Report. We will review current planning practices and draft a report that outlines how the current zoning and land development provisions compare to the recommendations within the Comprehensive Plan. Our review and analysis will also review variances and applications for planning relief that are frequently sought and granted, which could indicate opportunities for streamlining the new Zoning Ordinance. We will furthermore review how zoning standards align with the actual built form in the City.

Draft Table of Contents and Revised Zoning Districts.

A draft annotated Table of Contents and list of zoning districts and draft map (the amount of change to zoning district composition is not known at this time) for the new Zoning Ordinance will be provided alongside the Diagnostic Report for review.

Any updated Zoning Districts will be developed through our thorough review of the Comprehensive Plan, our review of the existing codes, and our understanding of City development patterns (drawing most heavily from the Plan).

We will outline our methodology for the code update within a memo that will accompany the Diagnostic Report.

Diagnostic Report and Executive Summary of Methodology, Approach to Zoning Ordinance Updates.

A draft of the report will be presented to City staff in a virtual meeting. Comments from the session will be gathered, and appropriate changes to the report will be made.

Final Presentation of Diagnostic Report/Executive Summary. A final draft of the report will be presented to public officials in a virtual joint working session (which would be open to the public).

Deliverable: The Diagnostic Report with recommended updates/approaches for the update will be provided to the City, an annotated zoning ordinance outline/table of contents, and a draft zoning map.

Meetings: Virtual meeting with public officials to review Executive Summary.

+ MODULE 2: CALIBRATE (MONTHS 3-6)

Base Regulations. Before any drafting begins, we will develop an inventory of existing use and development standards. We will then calibrate, adjust, or revise standards within the updated list of zones and districts. Communities appreciate viewing how standards will be changing alongside what currently exists. This provides context for reviewing the proposed changes.

Revising development, form, and use standards is a collaborative and iterative process. We will integrate public engagement in innovative ways that makes zoning accessible for the community.

Public Engagement. We will seek feedback on proposed zoning solutions from the public, producing materials to engage the public around Zoning Ordinance updates, and communicate the justification for any changes proposed.

Deliverable: Calibration tables

Meetings: Public workshop to review proposed changes/calibration, and two virtual meetings with any/some of the following: Public Officials, focus groups, Steering Committee, or community organizations.

+ MODULE 3: CODIFY (MONTHS 7-13)

Zoning Ordinance Language. During the codify module, we will take the updated standards and draft the new text of the Zoning Ordinance, ensuring coordination between the zoning and subdivision standards. ZoneCo will finalize the graphics, and make sure the layout and organization flows well. We will provide a version to staff for initial comments.

Legal Review and Consistency Analysis. We will ensure consistency with the broader municipal code, case law, and Pond will ensure that all new language and provisions are consistent with State Statutes.

First Draft & Public Review Draft. When City staff has reviewed all sections, we will have the first draft ready for public review. We will work with staff to coordinate the public forum to review the sections. We will integrate feedback received into the next draft of the document.

Final Draft. A public review draft will garner additional comments, after which we will produce a final draft of the Zoning Ordinance.

Executive Summary Report. We will develop an executive summary describing recommendations alongside a supporting document describing the process, meeting attendance, and stakeholder interviews.

Deliverables: Three Zoning Ordinance Drafts: Internal Review Draft, Public Review Draft, Final Adoption Draft, Executive Summary Report, Final Zoning Map

Meetings: Working group meeting (virtual), and Public Workshop

MODULE 4: ADOPT AND IMPLEMENTATION (MONTHS 13+)

Meetings: Attend two adoption meetings in person, others virtually.

Staff Training: Our team will provide resources to the City staff to assist with implementation through a start-up period not exceeding three months.

Transfer of Files and Zoning Ordinance Copies. Once the Zoning Ordinance is adopted, electronic files and paper copies will be delivered to City staff.

Deliverables: Adopted Zoning Ordinance and Municipal code documents.

PROPOSED COST

The work approach above describes all tasks in detail. Although we have assigned an estimated number of hours to each task, the total estimated cost and hours for each module are listed below:

Module	Estimated Staff Hours	Cost
Project Kick-Off	34	\$6,460
Diagnostic Module	116	\$21,850
Calibration Module	168	\$31,920
Codification Module	350	\$66,500
Project Total	668	\$126,730

WE ARE ZONECO



The Intersection of Planning + Design + Law

+ About ZoneCo

The importance and complexity of zoning policy inspired the founding of ZoneCo, LLC in 2020. Zoning code consulting is our core service. We are focused and passionate, and we strive to help communities be more vibrant, resilient, equitable, and sustainable places through land use policy. We believe that zoning should facilitate a community's desired outcomes, not serve as a barrier to development and placemaking.

We craft clear consistent, user-friendly, equitable, and defensible zoning codes that remove barriers and achieve desired outcomes.

+ About Our Team

Our team is multi-disciplinary, which reflects our belief that land use planning and zoning should integrate expertise from various disciplines. Our personable, professional staff collectively have skills in planning, zoning, urban design, historic preservation, environmental science, mapping, architecture, real estate, public finance, public engagement, graphic design, and project management. Several of our staff members have land use law experience.

All ZoneCo professionals have public sector experience. We understand the complexities of administering a zoning code, which helps us to better understand our clients and their challenges.

Consulting Services +

- Zoning Codes
- Subdivision Codes
- Sign Ordinances
- Historic Ordinances
- Zoning Diagnostics
- Equity Zoning Audits
- Board & Commission Training
- Code Graphics
- Public Engagement
- Coastal Zoning
- Form-Based Codes
- Design Standards
- On-Call Planning & Zoning Services
- Land Use Planning & Long Range Plans
- Planning Approvals

Where We've Worked +

Alabama	Maryland	Pennsylvania
Connecticut	Massachusetts	South Carolina
Florida	Minnesota	Tennessee
Georgia	Mississippi	Vermont
Illinois	Montana	Virginia
Indiana	New York	Wisconsin
Kentucky	Ohio	

Contact: Sean Suder

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ssuder@thzoneco.com
www.thzoneco.com

INSURANCE REQUIREMENTS

Our firm holds a policy that meets insurance requirements listed



FIRM PROFILE

Pond, founded in 1965, is a progressive, full-service architecture, engineering, planning, and construction firm serving government, corporate and private sector clients throughout the U.S. and globally. With more than 800 employees, we are an award-winning firm with a solid reputation for excellence in design innovation, service quality, and client satisfaction. We are unique in that we offer leading-edge consulting solutions to help clients manage projects from concept to completion—and everything in between—with confidence and clarity. Our full-service capabilities and dedication to service offer clients the experience, expertise, and responsiveness that make us leaders in the industry. Our management philosophy links economic development, public engagement, and the physical realm. This helps us bridge the gap from vision to reality and help communities realize implementation.

At Pond, we are proud of our diversity of skills, staff, and experiences, especially our long history of planning, design, and construction projects throughout the metro Atlanta region. The PLACE Team (Planning, Landscape Architecture, Civil Engineering) at Pond has long had a focus on celebrating the public realm.

Community Engagement Philosophy

In any public project, successful consensus-building among stakeholders hinges on a robust public engagement strategy. We recognize the importance of soliciting input from a diverse range of voices and reaching out to a broad audience. Our project approach revolves around meaningful community engagement. Our coordinated strategy prioritizes inclusivity and transparency, ensuring that key stakeholders are involved at critical junctures throughout the project timeline. Community engagement isn't just an add-on; it's woven into the fabric of our planning process.

For the Pond team, community engagement is a collaborative effort integrated into our process. We are committed to a fun, engaging, and informative approach that aligns with the City's goals for this contract and integrates seamlessly with the technical aspects of the work. We have a strong track record of applying creative tactics to collect meaningful community input and build support for implementation.



Our team has completed multiple Comprehensive Plans or Zoning Codes in 8 Counties and 16 cities around Atlanta Metro, majority within Dekalb County boundaries.

ZONING/UDO COUNTIES

- DeKalb
- Gwinnett
- Rabun
- Clayton
- Glynn
- Hall

COMP PLAN COUNTIES

- Gwinnett
- Forsyth
- Coweta
- Cherokee
- Spalding
- Pickens SC
- Cities
- Johns Creek
- Roswell
- Dunwoody
- Peachtree Corners
- Lawrenceville
- East Point
- Avondale Estates
- Chamblee
- Woodstock
- Guyton
- Winder
- Stockbridge

CITIES

- Winder
- Clarkston
- Johns Creek
- Lawrenceville
- Brookhaven
- Doraville
- Decatur
- Milton
- East Point
- Snellville
- Roswell

Dekalb County Zoning Ordinance & GIS Parcel Database (2017)



Services Performed by Pond include the following: Zoning Ordinance Re-write, Comprehensive Plan Recommendations, Integrated Form-based & Development Standards, Incentive Based, User-Friendly Zoning Format, Public Participation, Market Based Research, Creation of New Zoning GIS Database



NOLAN NICAISE

PROJECT MANAGER, DIRECTOR OF INNOVATION, AICP (Ohio)

About

Nolan is an urban planning, environmental science, and policy professional. He has worked as a planner, scientist, environmental policy specialist, higher education program administrator, lecturer, consultant, research assistant, and leader.

He holds an MA degree in Urban and Environmental Policy and Planning from Tufts University and a BS degree in Biology from the University of Dayton, where he focused on water science.

Education

MA, Urban and Environmental Policy
Tufts University

BS, Biology, Summa Cum Laude
University of Dayton

Professional Associations

Congress for the New Urbanism

Indiana Sustainability Development Network

Urban Land Institute

Past Experience

ZoneCo

Urban & Environmental Planner (2020-Present)

Nolan combines real-world planning experience with a depth of knowledge about environmental policy. Additionally, Nolan has excellent composition, mapping, and long-range planning acumen. He has a range of experience across the Midwest, including public sector experience, which means he understands the complexity of administering a zoning code.

Planning and Development Services of Kenton County Planner (2020)

Prior to joining ZoneCo, Nolan received public sector experience in Kenton County, Kentucky. He was engaged in a variety of planning activities for smaller municipalities within Kenton County, including zoning administration, mapping, and long-range planning.

Parsons Corporation

Planner & Environmental Scientist, (2017-2019)

Nolan evaluated environmental impacts of proposed pipeline construction projects, coordinate with local, state, and federal officials to determine environmental permitting requirements, prepare and submit permit applications to governmental agencies, and inspect construction sites to ensure compliance.

He specialized in stormwater regulations and site design (stormwater pollution prevention plans, as part of the National Pollutant Discharge Elimination System), threatened and endangered species protections, and dredge and fill activity permitting (Clean Water Act Section 404).

Nolan provided scientific monitoring support for environmental remediation sites, such as oil terminals and industrial landfills. He regularly coordinated with state environmental protection agencies, state departments of natural resources, local soil and water conservation districts, and the US Army Corps of Engineers.

Relevant Project Experience

- Portsmouth, OH: Full Zoning Code Re-write
- Barberton, OH: Full Zoning Code Re-write
- Purcellville, VA: Full Zoning Code Re-write
- Huntsville, AL: Full Zoning Code Re-write
- Springfield, OH: Full Zoning Code Re-write
- Lafayette, CO: Full Zoning Code Re-write
- Garfield Heights, OH: Full Zoning Code Re-write
- Charles County, MD: Full Zoning Code Re-write
- Stow, OH: Zoning Diagnostic Report
- Bowling Green, OH: Zoning Code Re-Write
- Sidney, Ohio: Full Code Re-write
- Vienna, VA: Zoning And Subdivision Code Update
- Kent County, MD: Land Use Ordinance Update
- Plain City, OH: Zoning Code Update
- Gahanna, OH: Zoning Code Update



SEAN SUDER

PROJECT ADVISOR, FOUNDER (Ohio)

Past Experience

ZoneCo

Lead Principal and Founder (2016 - Present)

(Prior: Calfee Zoning, 2016-2020; Graydon Land Use Strategies, 2014-2016) Sean consults with communities of all sizes on crafting zoning regulations that are consistent, clear, usable and defensible. As an experienced private sector land use lawyer with extensive local government experience, Sean brings a unique perspective and experience to zoning codes.

City of Cincinnati

Chief Counsel, Land Use and Planning (2010-2014)

As Chief Counsel for Land Use and Planning for the City of Cincinnati, Sean worked with a team of city staff, consultants, elected officials, and citizens to develop legally defensible zoning and land use regulations that reduced regulatory risk to property owners, increased certainty for the community, and reduced litigation risk and expense for the city. Sean served as lead counsel for Cincinnati's Historic Preservation Code (Winner of the 2012 Cincinnati Preservation Award), Cincinnati Land Development Code, which includes the City's first stream corridor protection overlay district, and Cincinnati Form-Based Code (Winner of CNU 22 Award), all of which was funded by a 2010 HUD Sustainable Communities Challenge Grant.

Adjunct Professor/Speaker/Author

Sean has served as an Adjunct Professor of Land Use Law at the University of Cincinnati College of Law and has spoken at planning conferences across the country.

About

As a city planner and lawyer who has worked in both the private and public sectors, Sean combines his technical and practical knowledge and experience with innovative zoning methodologies. In his role as the City of Cincinnati's chief land use counsel, Sean served as lead counsel for the award-winning Cincinnati form-based code and historic preservation ordinances. He is a national authority on innovative zoning methods and practices, including Development Pattern Districting (DPD), our widely acclaimed intuitive zoning approach.

Sean holds a Juris Doctor and a Bachelor Of Urban and Environmental Planning from the University of Virginia.



TODD KINSKEY

FAICP, PROJECT ADVISOR (Ohio)

Past Experience

ZoneCo

Project Manager (2024- Present)

Todd applies extensive zoning and legislative experience to managing zoning code updates at ZoneCo.

City of Dayton, OH

Director- Dept. of Planning, Neighborhoods & Development/ Dept of Planning & Community Development (2018 - 2024)

Todd oversaw the daily operations of the Department of Planning, Neighborhoods & Development (102 employees) and its seven Divisions including: Planning, Community Engagement, Economic Development, Community Development, Housing & Inspections, Building Services, and the Dayton Mediation Center. He was responsible for an annual budget of approximately \$11M in operating funds and more than \$45M in special projects and grant funds. Todd's leadership was responsible for numerous innovative, activating projects throughout Dayton and the region.

Hamilton County, OH

Director- Dept. of Planning + Development (2013-2018)

Todd oversaw the daily operation of the Department (75+ employees) and its five Divisions: Community Planning, Community Development, Development Services, Building + Inspections, and Stormwater + Infrastructure. Todd was responsible for budget preparation and oversight, contract negotiations, County Commissioner project response and general oversight and coordination of all activities of the Department.

About

Todd is a professional urban planner and public administrator who has dedicated his career to serving local governments. The majority of that time was spent in senior leadership positions. He has a proven record as a dedicated leader who always strives for excellence, promotes teamwork, and facilitates change in a collaborative manner.



JOCELYN GIBSON

PROJECT PLANNER/CODER

Past Experience

ZoneCo, Senior Consultant and Planner

(2018-Present, Formerly called Calfee Zoning)

Jocelyn brings both private and public sector experience in the areas of urban planning and corporate real estate. Jocelyn is a perfect fit with ZoneCo due to her passion for zoning as a way to bring long-range planning visions into reality. Her cross-section of urban planning with real estate experience ensures that she is attentive to the needs of both the community, its people and their quality of life, and also the needs of businesses and institutions.

CBRE Group

Senior Client Strategy & Consulting Analyst (2015-2018)

In her role with CBRE, Jocelyn evaluated the real estate portfolios of large corporate clients in an effort to optimize their real estate expenditure across the globe. Jocelyn has worked with industrial, commercial and office real estate portfolios. She utilized mapping and analytics tools to evaluate locations, consolidations, and workspace planning. Her clients included several Fortune 500 companies.

City of Cincinnati

City Planner (2013-2015)

Jocelyn served as a City Planner with the City of Cincinnati during the final stages of completion of the award-winning Comprehensive Plan, the creation of the City's award-winning Form-Based Code, and the creation of the City's Land Development Code. Jocelyn participated in all of these efforts, in addition to regular recommendations and presentations to the City Planning Commission and City Council. Jocelyn also gave zoning recommendations to the City's Zoning Hearing Examiner.

About

Jocelyn has always been passionate about zoning as a vehicle for bringing about change in the built environment. As a City Planner in the public sector, she took special interest in Zoning Hearings and the every day development decisions that lead to profound change over time. She has both public and private sector code writing and planning experience, supplemented by private sector real estate experience.



TERESA BAMBERGER

ZONING AND DESIGN CONSULTANT (Ohio)

Past Experience

Land Use & Eminent Domain Attorney, Zoning Consultant

Suder, LLC/ZoneCo, 2025-Present; Richard H. Glazer Co., L.P.A., 2011-2025

Theresa partakes in complex litigation in eminent domain, land valuation and appraising, land use and development, easements, leasing, utilities, environmental regulations, zoning and planning law, trespass actions, premises liability and building codes. As a consultant for ZoneCo, Teresa helps to draft and review zoning standards and language for clients across the country.

Land Planning Project Manager

Harris Smariga & Assoc., Inc., Frederick, MD, 1996-2001

Teresa oversaw all aspects of land planning and site engineering for mid-size civil engineering firm, including annexations, rezoning, PND approvals, and environmental permitting. She managed multiple projects from initial client consultation through construction, including budgeting, staffing, and scheduling.

Planning Director

Town of Mount Airy, Maryland, 1991-1996

Teresa was the first Town Planner for a rapidly expanding community within the Baltimore/Washington region. She advised the Mayor, Town Council, Planning Commission, Zoning Appeals Board, and liaison with numerous County and State planning and environmental agencies. Teresa initiated planning efforts with special emphasis on community design, environmental planning, innovative planning techniques, economic development, Main Street Revitalization, and housing for the elderly.

About

Teresa is an experienced Attorney and Land Planning Professional with diverse interdisciplinary experience in land use development, land use law, project management, site design & civil engineering, planning, urban design, environmental planning and permitting, and architecture. Given her training in architecture, law, and planning, she has a sophisticated lense through which to develop solutions for land use regulation.

KAT ONORE, AICP | ZONING AND PLANNING SPECIALIST

Kat is a planner who helps communities identify priorities and develop plans with context-sensitive tools and strategies for implementation. Kat brings over eleven years of experience with transportation plans, corridor plans, downtown and downtown master plans, walking and biking master plans, trail master plans and feasibility studies, design guidelines, wayfinding, parking studies, and grant writing. Her work spans a wide range of community types, from small rural towns to complex urban activity centers. In addition to her planning work, Kat offers specialized expertise in zoning, including zoning audits, code updates, and the development of form-based codes that support walkability, character, and local goals. She is skilled at translating planning visions into zoning tools that guide equitable growth and reinforce the desired identity of a place. She creates graphically rich plans—with maps, diagrams, and renderings—that make change approachable and legible for a wide audience.

Education

- MS, City & Regional Planning, Georgia Institute of Technology
- BA, Art: Architecture + Urbanism, Smith College

Registration and Certifications

- AICP Certified Planner GA #410466

Years of Experience

11 Years

RELEVANT EXPERIENCE**Winder Comprehensive Plan & Zoning Update, Winder, GA**

Deputy Project Manager. This planning process came when Winder experienced immense growth and grappled with how it will accommodate that growth, given its small-town character and infrastructure. Pond worked closely with City staff and elected officials to design an engaging public program, including a website, interactive map, open houses, and pop-up events. The public shared their preferences via change and preserve and community scalemap exercises, which showed where community members wanted to see change.

Clarkston Zoning Rewrite, Clarkston, GA

Senior Planner. Pond conducted a rewrite of the zoning ordinance for the City of Clarkston which included:

- Updates that incorporated policy and technical recommendations
- Evaluation of the City's unique neighborhoods, corridors, and districts to create appropriate context-sensitive regulations
- Incorporation of graphics and tables that increased accessibility and understanding of the document by all user groups
- Update of the City's zoning map

Lawrenceville Comprehensive Transportation Plan & Comprehensive Plan, Lawrenceville, GA

Senior Planner. Pond partnered with the City to update its Comprehensive Plan and create its first city funded Transportation Master Plan, marking a pivotal moment for the City. We integrated context-sensitive growth areas to tailor development, preserving the city's charm and infrastructure integrity while aligning multi-modal safety with regional transportation objectives. Through strategic collaboration, Lawrenceville aims to become a model for integrated, sustainable transportation systems, fostering growth while honoring its heritage and embracing future aspirations.

DEKALB COUNTY EXPERIENCE**Arabia Mountain Master Plan**

Senior Planner. Pond delivered a comprehensive strategy to stimulate economic development, conserve historic and cultural resources, and preserve key landscapes through sustainable practices. Pond led a team of consultants through an extensive nine-month outreach and development process, including master planning, public participation, review of available plans and studies, site inventory and analysis, and the design of interpretive venues, and graphic materials to communicate the region's layered heritage. Additionally, the visitor center serves as a centralized gathering place, providing an overview of the Heritage Area's stories and direction to other gateways and interpretive venues.

ALL PROJECTS

Full Zoning Code Re-Write

Aurora, OH
Barberton, OH
Batavia, NY
Belgrade, MT
Bowling Green, OH
Buckeye Lake, OH
Charles County, MD
Canfield, OH
Cincinnati, OH -
Form Based
Clayton, OH
Colerain Township, OH
Crafton, PA
Dormont, PA
Elyria, OH
Fairborn, OH
Gaithersburg, MD
Gahanna, OH
Garfield Heights, OH
Greenfield, IN
Greenfield, WI
Greenwood, IN
Huntsville, AL
Ingram, PA
Kent County, MD
Lafayette, CO
Litchfield, CT
Orange Township, OH
Palm Beach, FL
Plain City, OH
Plattsburgh, NY
Portsmouth, OH
Purcellville, VA
Reynoldsburg, OH
Rockville, MD
Sidney, OH
South Bend, IN
Southold, NY
Springfield, OH
Statesboro, GA
Sun Prairie, WI
Tallmadge, OH
Twinsburg, OH
University Heights, OH
Vienna, VA
Westerville, OH
Whitehall, OH
Winchester, CT
Wooster, OH

Zoning Diagnostic Only

Avondale Estates, GA
Covington, KY
Evanston, IL
Germantown, TN
Hilton Head Island, SC
Minnetonka, MN
Monroe County, IN
Stow, OH
Sycamore Township, OH

Sign Code Re-Write

Akron, OH
Dunwoody, GA
Hilton Head Island, SC
Marysville, OH
Murfreesboro, TN

Historic Preservation Ordinances

Burlington, VT
Canfield, OH
Cincinnati, OH

Corridor Zoning

Batavia Township, OH
Florence, KY
Hattiesburg, MS
Lexington, KY
North Canton, OH
Pierce Township, OH
Warrenton, VA
Wickliffe, OH

Administration and Procedures Revisions

Boston, MA
Cincinnati, OH
Danville, KY
Vandalia, OH
Wooster, OH

Redevelopment Site Zoning Strategy

Athens, OH
Harrison Township, OH
Lexington, KY

Zoning Equity Assessment

Evanston, IL



Subdivision Ordinances

Litchfield, CT
Vienna, VA
Wadsworth, OH
Wayne County, OH
Winchester, CT

Urban Agriculture Ordinance

Columbus, OH

Affordable Housing Ordinance

Prince William County, VA

ZoneCoastal

Charles County, MD
Hilton Head Island, SC
Kent County, MD
Palm Beach, FL
Southold, NY

Form Based Code

South Bend, IN
Cincinnati, OH (as City staff)

On-Call Zoning Services

Hilton Head Island, SC
Onondaga County, NY
St. Louis, MO

Speaking Engagements

Athens, OH
Cincinnati, OH
Cleveland, OH
College Park, MD
Conneaut, OH
Detroit, MI
Hamilton, OH
Indianapolis, IN
Lafayette, IN
Louisville, KY
Memphis, TN
Muncie, IN
New Orleans, LA
New York, NY
Oklahoma, OK
Petoskey, MI
Pittsburgh, PA
San Diego, CA
Washington, DC
Winchester, VA

Samples of ZoneCo's Adopted Codes (linked)

Please find the full Dunwoody Sign Code here:

<https://www.dunwoodyga.gov/home/showpublisheddocument/2722/638133618049970000>

Please find the full Vienna, VA Zoning Code here:

<https://www.viennava.gov/home/showpublisheddocument/4738/638578572795470000>

Please find the South Bend, IN Zoning Regulations here (ZoneCo Subconsultant):

<https://docs.southbendin.gov/WebLink/0,0/fol/291740/Row1.aspx>

Please find the full Gaithersburg, MD Zoning Code here:

<https://www.gaithersburgmd.gov/home/showpublisheddocument/13721/638579262202670000>

Please find the Winchester Winsted, CT Zoning Regulations here (Completed by Sean Suder):

https://www.townofwinchester.org/sites/g/files/vyh1f1461/f/uploads/zoning_regulations_-_approved_12_09_2019.pdf

Please find the full Reynoldsburg, OH Zoning Code here:

<https://publizr.com/reynoldsburg/reynoldsburg-zoning-code?html=true#/0/>

Please find the Bowling Green, OH Zoning Code Update here:

<https://www.bgohio.org/DocumentCenter/View/4313/Zoning-Code---Effective-July-12-2023-PDF>

Please find the Dormont, PA Development Code here:

http://boro.dormont.pa.us/wp-content/uploads/2021/05/20003-Code_Book-5_6_21.pdf

Please find the full Sidney, OH Zoning Code here:

https://codelibrary.amlegal.com/codes/sidneyoh/latest/sidney_oh/0-0-0-47125

Please find the full Marysville, OH Zoning Code here:

https://www.marysvilleohio.org/DocumentCenter/View/4375/Marysville-Zoning-Code_Revised-as-of-111920

DUNWOODY, GEORGIA

Sign Code Update

Project Scope

Full Sign ordinance calibration and re-write.

Skills and Techniques

- Sign Calibration
- Sign Standards
- Streamlined Layout
- Graphic Signage Representations


Project Overview

ZoneCo and TSW Design was hired to update the Dunwoody sign ordinance in 2020. The sign ordinance is highly visual and distills the various sign types into a menu of signage by district. Signage was tailored to the Perimeter Center District, as well as the other districts within Dunwoody.

The graphically-rich document provides simplicity and clarity while ensuring that signage is representative of the desired aesthetics for the community. The code is currently in the public review draft.

Project Reference

Paul Leonhardt
Deputy Community Development Director
(678) 382-6811
Paul.Leonhardt@dunwoodyga.gov



STANDARD (in accordance with Sec. 20-6 of Ord.)	PA	RA	RAA, District
Sign Code	Two per common development entrance - each situated on either side of primary vehicular entrance	Two per common development entrance - each situated on either side of primary vehicular entrance	Two per common development entrance - each situated on either side of primary vehicular entrance, one sign per secondary vehicular entrance not greater than 60% of the placard dimensions of a primary entrance sign.
Sign Area	22 sq. ft. Min.		
Sign Height	4 ft. Min.		
Sign Materials	Wood, carved and painted, carved stone, metal with raised or applied relief letters, glass, or synthetic materials that are crafted specifically to look like one of these materials are permitted.		
Sign Size	None or natural stone		
Signage Types	Address, shadow/relief		
Signage Size	4 ft. Min.		



STANDARD (in accordance with Sec. 20-6 of Ord.)	PA	RA	RAA, District
Sign Code			2 per building entrance
Sign Area			4 sq. ft. Min.
Sign Height			6 ft. Min. (as measured from the door threshold to the top of the sign)
Sign Materials	None Permitted	None Permitted	Wood carved and painted, carved stone, metal with raised or applied relief letters, glass, or synthetic materials that are crafted specifically to look like one of these materials are permitted.
Signage Types			Address, shadow/relief

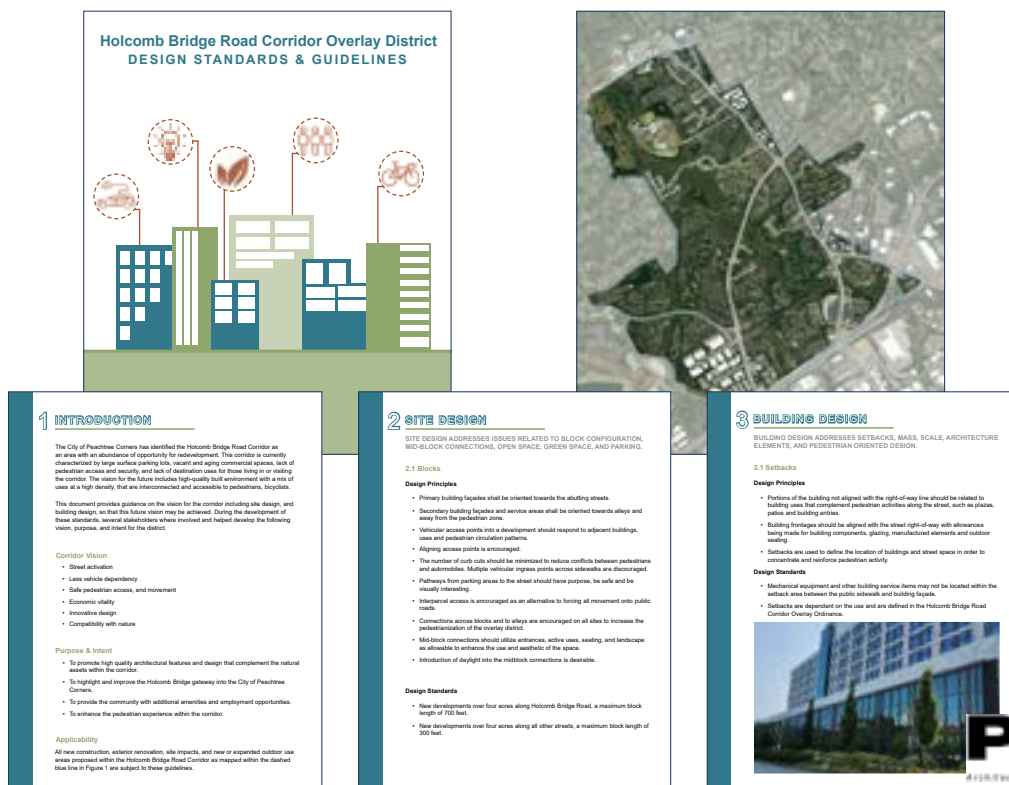
HOLCOMB BRIDGE RD ZONING OVERLAY

PEACHTREE CORNERS, GEORGIA



The Holcomb Bridge Corridor Overlay District was a project that amended the City of Peachtree Corner's Zoning Ordinance to incorporate specific design standards, development incentives, and use regulations for the Holcomb Bridge Road area. The overlay was designed to encourage the redevelopment of outdated multi-family residential buildings, retail centers, and office buildings. The purpose of the overlay was to promote the redevelopment of older properties by allowing for mixed-use developments, increasing building height, preserving open space, and incorporating amenities.

Final Deliverable:



STATESBORO, GEORGIA

Zoning Code Update

Project Scope

ZoneCo and TSW Design partnered to update the City of Statesboro's Zoning Code after the successful completion of a Zoning Code Diagnostic Report

Skills and Techniques

- Land Use Assessment
- Calibration of Development Standards and Regulations
- Form Standards
- Mixed-Use Standards
- UDC Development
- Overhaul of definitions
- Overhaul of Code Language

Project Overview

City council unanimously approved Statesboro's unified development code – a rewrite and update of zoning and related ordinances almost two years in the making. Among other things, the UDC should make it easier to build new homes on vacant lots in older neighborhoods.

With a simplified set of residential zoning categories, the new code also allows smaller homes to be built in some areas.

The code language was streamlined, with inconsistencies resolved and great improvements in the organization of the code.

Project Reference

Kathleen Field
Director of Planning & Development
City of Statesboro
50 East Main Street
Statesboro, GA 30458
Phone: (912)764-0630
kathy.field@statesboroga.gov



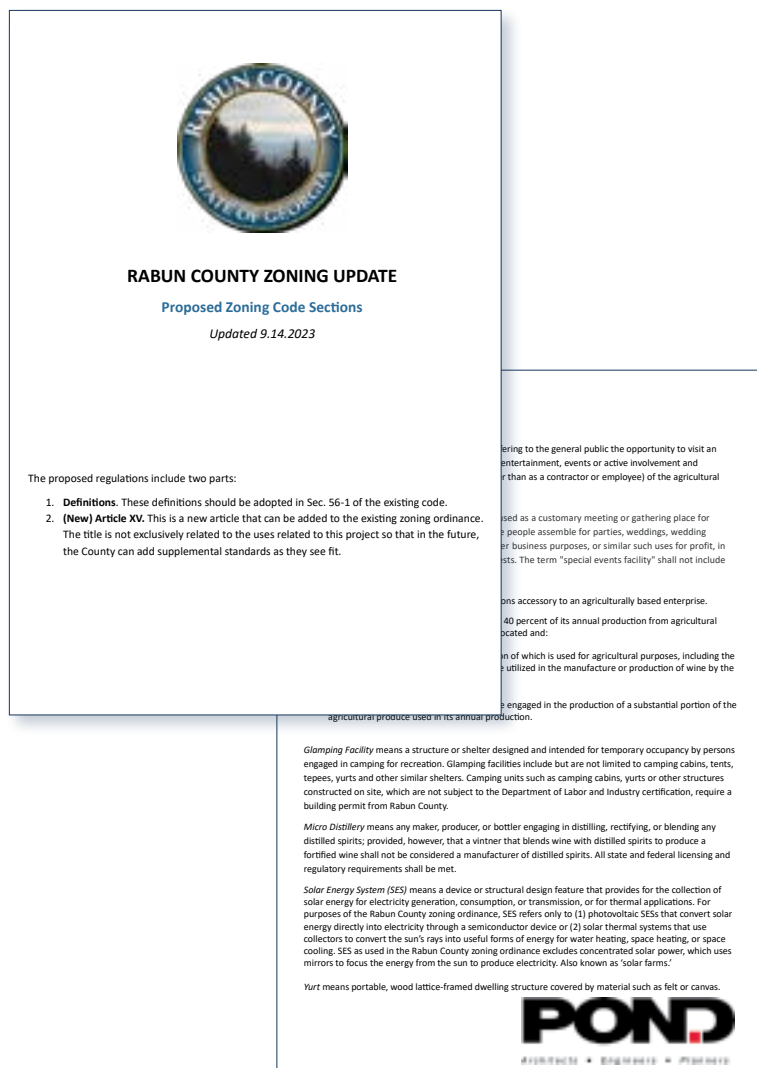
RABUN COUNTY ZONING UPDATE

CLAYTON, GEORGIA



Pond and Company partnered with Rabun County to modernize its Zoning Ordinance, responding to population growth and increased tourism. Focused on the tourism sector, our project addressed uses such as wedding venues, tiny homes, distilleries, and more. We also updated the Subdivision Regulations to align with the evolving needs of the county. Our streamlined approach, blending expertise and stakeholder engagement, resulted in a refined regulatory framework that balances growth with Rabun County's distinctive character.

Final Deliverable:



HUNTSVILLE, ALABAMA

Zoning Code Update

Project Scope

ZoneCo and NV5 were hired to update the Huntsville, Alabama zoning code as the City experiences rapid growth and investment (2021 to Present).

Skills and Techniques

- Zoning Diagnostic Report
- Assessment of Growth Projections
- Corridor Growth Strategies
- Form-Based Standards
- Mixed-Use Standards
- Parking Standards
- Complex Employment and Industrial District Standards

Project Overview

Following a robust and innovative update of the City's Comprehensive Plan, ZoneCo was hired to undertake a code update for the City of Huntsville.

The project kicked off with a zoning code audit, which compared the existing zoning code against the newly updated plan.

Huntsville is experiencing rapid growth and investment. They have a robust research and development sector, along with government services. The current zoning is not facilitating growth in an effective way. ZoneCo created tailored corridor standards that will facilitate mixed-use development and residential development that fosters human-oriented design that can provide additional housing units while also ensuring that design can create a more intimate environment within corridors.

Project Reference

Dennis Madsen
Manager of Urban & Long Range Planning
308 Fountain Circle, Huntsville, AL 35801
(256) 427-5100, Email: Dennis.Madsen@HuntsvilleALgov



DORMONT, PENNSYLVANIA

Development Code Update

Project Scope

A modern, streamlined, and updated Zoning Ordinance, with transit-oriented and form-based elements.

Skills and Techniques

- Transit-Oriented Standards
- Full Code Diagnostic
- Calibration of Development Standards and Regulations
- Form-Based Standards
- Mixed-Use Standards
- Design Standards
- Development Pattern Districting
- Floodplain Standards
- Visual Urban Dictionary

Project Overview

The Borough of Dormont, Pennsylvania, has engaged the team of ZoneCo and YARD & Company to help modernize its zoning ordinance. As one of Pittsburgh's several transit-oriented inner ring suburbs, Dormont seeks to build on the momentum created by recent regional transit-oriented development planning efforts. The team crafted a development code that not only allows for context sensitive infill development and adaptive reuse but enables the Borough to capitalize on several light rail stations and bus stops. The process includes active engagement and education; the testing of new ideas and zoning concepts to determine the most appropriate content; and a user-friendly tool to guide growth.

Project Reference

Benjamin Estell
Borough Manager
1444 Hillsdale Avenue, Pittsburgh, PA 15216
(412) 561-8900
bestell@boro.dormont.pa.us



VIENNA, VIRGINIA

Zoning & Subdivision Ordinances

Project Scope

ZoneCo was chosen to re-write Vienna, Virginia's subdivision and zoning ordinances as the lead consultant joined by Venable LLP, Nelson Nygaard, and YARD & Company.

Skills and Techniques

- Land Use Assessment
- Calibration of Development Standards and Regulations
- Transportation-Land Use Coordination
- Mixed-Use Standards
- Design Standards
- Main Street Standards

Project Overview

ZoneCo will clarify, simplify, and reorganize its subdivision and zoning ordinances so the regulations are logically organized and easy to understand through the use of plain language, charts, tables, and illustrations.

In addition, the subdivision and zoning ordinances will be updated so they are in compliance with State statutes, recent Supreme Court decisions with regards to sign regulations, and consistent with the Town's Comprehensive Plan.

The update will address areas where the Code is silent and zoning determinations have been made over the years by the Town's zoning administrator, and where regulations are currently lacking, like for parking standards and definitions for all uses.

Project Reference

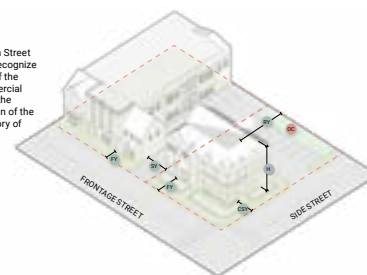
David Levy, AICP
Director of Planning & Zoning
127 Center St S
Vienna, VA 22180
(703) 255-6341
david.levy@viennava.gov

Article II. Zones, Districts, and Dimensional Standards

13. CHURCH STREET (CSD)

Purpose

The purpose of the Church Street District is to legislatively recognize the distinctive character of the original Old Vienna commercial district and to provide for the protection and preservation of the traditional image and history of that unique area.



Dimensional Standards (applicable to new construction and additions only)

BUILDING PLACEMENT STANDARDS		LOT STANDARDS	
FY Front Yard Setback	Interior lots must alternate front yard setbacks using one of the following: 5 ft.; 7 ft., 8 ft.; or 10 ft., 4 ft. Corner lots must have a front yard setback of at least 10 ft. No front yard setback may be continuously extended for more than 40 linear ft., whether that is across a single or adjoining lot.	OC Open Space	10% min.
SY Side Yard Setback	10 ft. min. if windows or doors are located on that side of the building; 0 ft. min. if no windows or doors are located on that side of the building	BUILDING HEIGHT	
RY Rear Yard Setback	10 ft. min. if windows or doors are located on the rear of the building; 0 ft. min. if no windows or doors are located on the rear of the building	H Building Height	42 ft. max.
CSY Corner Side Yard Setback	15 ft. min.	PARKING	
		Location	Side or rear yard only

Zoning Code

2-27

REYNOLDSBURG, OHIO

Zoning Code Update

Project Scope

A modernized, streamlined, and updated zoning code.

Skills and Techniques

- Full Code Diagnostic
- Calibration of all Regulations and Standards
- Old Towne District Infill Analysis
- Development Pattern Districting
- Form-Based Coding
- Recommendations and Considerations for Suburban Retrofit
- Presentations at all Adoption Meetings

Project Overview

In 2018, Reynoldsburg, Ohio retained ZoneCo and OHM Advisors to re-write the City's Planning and Zoning Code. Prior to this, OHM Advisors completed an update of the Comprehensive Plan which sets new goals for the City for the next 10 to 20 years. The land use goals of the plan relate strongly to the East Main Street Corridor, strengthening Olde Reynoldsburg, and promoting economic diversity and economic development. The final code facilitated the community vision for key character areas while streamlining the code and attracting new investment.

Project Reference

Andrew Bowsher

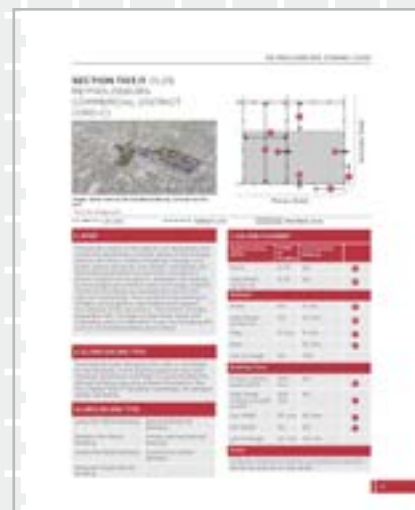
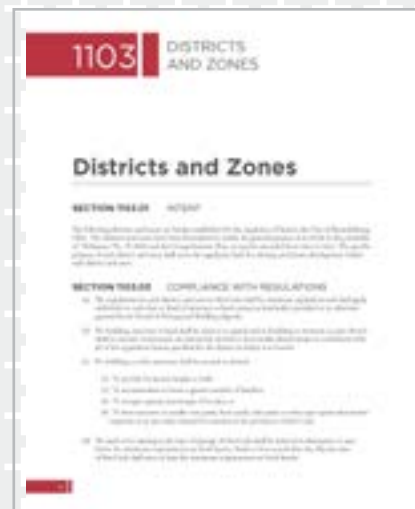
Former Development Director now City Manager in Sidney, Ohio where ZoneCo also did a code update

201 W Poplar Street

Sidney, OH 45365

(937) 498-8110

abowsher@sidneyoh.com





Technology Department • Kyle MacKenzie • Director
4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-0015 • www.loganville-ga.gov

Staff Report City Council

To: City Council

Through: Danny Roberts, City Manager

From: Kyle MacKenzie, IT Department Director

Date: July 25, 2025

Subject: ClearGov budgeting platform subscription renewal

RECOMMENDATION:

Staff recommends to the Loganville City Council to approve the invoices for renewal of the subscription for the budgeting platform provided by ClearGov.

The total cost is \$36,720.00.

FISCAL IMPLICATION:

The budgeting platform is used for compiling all the data that creates the proposed city budget and budget documents. The renewal cost is budgeted and will come from 100-1535-521301.

BACKGROUND:

The ClearGov platform was used for the first time in 2024 to complete the 2025/26 fiscal budget. The goal of the platform was to help ease the frustrations of the fully manual process of compiling the city budget. The platform digitized the process of budget submission and meetings with Department Directors and simplified the calculation of employee pay and benefits. The platform proved to be a valued asset in creation of the proposed budget and supporting documentation.

DISCUSSION:

Approval to renew two ClearGov subscription invoices with a combined sum of \$36,720.00.

FROM

ClearGov Inc.
2 Mill and Main Pl, Suite 630
Maynard, MA 01754
855-553-2715
ar@cleargov.com

BILL TO

Loganville, GA - City
Danny Roberts
4303 Lawrenceville Road
Loganville, GA 30052
United States

INVOICE NUMBER	2025-17298
DATE	07/01/2025
TERMS	Net 30
DUE DATE	07/31/2025
AMOUNT DUE (USD)	\$ 18,160.00

ITEM / DESCRIPTION	QUANTITY	RATE	AMOUNT
Includes ClearGov Operational Budgets - Renewal This is your subscription fee for CG Operational Budget Builder for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ 14,100.00	\$14,100.00
Includes ClearGov Digital Budget Book - Renewal This is your subscription fee for Includes ClearGov Digital Budget Book - Renewal for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ 8,600.00	\$8,600.00
ClearGov Bundle Discount - Modules - Renewal This is your subscription fee for ClearGov Bundle Discount - Modules - Renewal for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ -4,540.00	\$-4,540.00
AMOUNT DUE (USD)			\$ 18,160.00

BANK WIRE INSTRUCTIONS

Bank: Customers Bank

Routing #031302971

Account Type: Business Checking

FROM

ClearGov Inc.
2 Mill and Main Pl, Suite 630
Maynard, MA 01754
855-553-2715
ar@cleargov.com

BILL TO

Loganville, GA - City
Danny Roberts
4303 Lawrenceville Road
Loganville, GA 30052
United States

INVOICE NUMBER	2025-17299
DATE	07/01/2025
TERMS	Net 30
DUE DATE	07/31/2025
AMOUNT DUE (USD)	\$ 18,560.00

ITEM / DESCRIPTION	QUANTITY	RATE	AMOUNT
Includes ClearGov Personnel Budgeting - Renewal This is your subscription fee for Includes ClearGov Personnel Budgeting - Renewal for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ 12,800.00	\$12,800.00
Includes ClearGov Capital Budgeting - Renewal This is your subscription fee for Includes ClearGov Capital Budgeting - Renewal for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ 10,400.00	\$10,400.00
ClearGov Bundle Discount - Modules - Renewal This is your subscription fee for ClearGov Bundle Discount - Modules - Renewal for the term starting 07/01/2025 and ending 06/30/2026.	1	\$ -4,640.00	\$-4,640.00
AMOUNT DUE (USD)			\$ 18,560.00

BANK WIRE INSTRUCTIONS

Bank: Customers Bank

Routing #031302971

Account Type: Business Checking



Staff Report

To: Mayor and City Council

From: Danny Roberts, City Manager

Date: August 14, 2025

Subject: 2025 Millage Rate for the City of Loganville

RECOMMENDATION:

We recommend that the Mayor and City Council approve and adopt the 2025 millage rate for the City of Loganville.

FISCAL IMPLICATION:

Fiscal Year 2026 budget was based off the 2024 millage rate. Even though the new millage rate includes a rollback rate for the RVA, (net value added through reassessment of existing real property) the net increase for FY 2026 is expected to be 2.97%.

For all real and personal property located in the City of Loganville of Gwinnett County, the calendar year 2025 gross millage for maintenance and operation shall be set at 7.702 mills.

For all real and personal property located in the City of Loganville of Walton County, the calendar year 2025 gross millage for maintenance and operation shall be set at 9.780 mills.

BACKGROUND:

The city has successfully rolled back the millage rate for the past nine years.

**A RESOLUTION OF THE CITY OF LOGANVILLE, GEORGIA, TO SET THE MILLAGE RATE IN
THE CITY OF LOGANVILLE, GEORGIA**

WHEREAS, pursuant to the Charter of the City of Loganville and City of Loganville Ordinance Section 30-19, the Mayor and City Council may assess, levy and collect ad valorem tax on all real and personal property within the city limits of Loganville and the Mayor and Council are responsible for establishing the appropriate millage rate for said tax; and,

WHEREAS, prior to adoption of this resolution, the 2025 tax millage rate based on the Tax Digest and 5 Year History of Levy which will be used to levy property taxes for the City of Loganville, Georgia, was properly advertised as required by law; and,

WHEREAS, pursuant to City of Loganville Ordinance Section 30-20 said ad valorem taxes shall be due and payable by November 15 of each year in which they are levied;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Loganville do hereby adopt the following resolutions:

Section 1- GWINNETT COUNTY MILLAGE RATE. For all real and personal property located in the City of Loganville and in Gwinnett County, the calendar year 2025 gross millage for maintenance and operation shall be 7.702 mills, leaving the net millage for maintenance and operation purposes to be set at 7.702 mills. The 2025 Gwinnett County Tax Digest and 5 Year History of Levy is attached hereto and incorporated herein by reference as Appendix A.

Section 2- WALTON COUNTY MILLAGE RATE. For all real and personal property located in the City of Loganville and in Walton County, the calendar year 2025 gross millage for maintenance and operation shall be 12.644 mills, less the rollback for Local Option Sales Tax at 2.864 mills, leaving the net millage for maintenance and operation purposes to be set at 9.780 mills. The 2025 Walton County Tax Digest and 5 Year History of Levy is attached hereto and incorporated herein by reference as Appendix A.

SO RESOLVED this 14th day of August, 2025.

CITY OF LOGANVILLE, GEORGIA

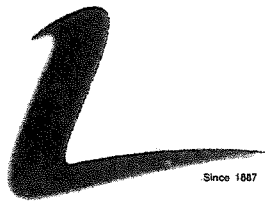
Approved: _____

Skip Baliles, Mayor

Attest: _____

Danny Roberts, City Manager

APPENDIX A								
NOTICE								
<div>Section 3, Item B.</div> <p>The City of Loganville does hereby announce that the millage rate will be set at a meeting to be held at the City Hall 4303 Lawrenceville Rd Loganville Ga. 30052 on August 14, 2025 at 6:30 pm and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.</p>								
CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
Gwinnett County	Gwinnett County		2020	2021	2022	2023	2024	2025
	VALUE	Real & Personal	159,637,320	165,791,139	204,853,173	238,128,293	265,475,576	292,348,860
		Motor Vehicles	819,810	688,080	641,050	614,410	583,120	574,250
		Mobile Homes	6,280	6,280	2,920	2,920	2,920	3,400
		Timber - 100%	0	0	0	0	0	0
		Heavy Duty Equipment	9,035	45,230	46,230	16,190	40,680	8,160
		Gross Digest	160,472,445	166,530,729	205,543,373	238,761,813	266,102,296	292,934,670
		Less Exemptions	22,089,961	24,785,067	3,104,734	3,612,381	7,573,080	8,214,948
		NET DIGEST VALUE	138,382,484	141,745,662	202,438,639	235,149,432	258,529,216	284,719,722
	RATE	Gross Maintenance & Operation Millage	11.8380	11.5610	9.7890	8.8320	8.2930	7.7020
		Less Rollbacks (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		NET M&O MILLAGE RATE	11.8380	11.5610	9.7890	8.8320	8.2930	7.7020
	TAX	NET M&O TAXES LEVIED	\$1,638,172	\$1,638,722	\$1,981,672	\$2,076,840	\$2,143,983	\$2,192,911
		Net Tax \$ Increase	\$77,886	\$550	\$342,950	\$95,168	\$67,143	\$48,929
		Net Tax % Increase	4.992%	0.034%	20.928%	4.802%	3.233%	2.282%
Walton County	Walton County		2020	2021	2022	2023	2024	2025
	VALUE	Real & Personal	381,770,010	415,138,553	500,823,228	590,888,163	652,912,967	681,206,183
		Motor Vehicles	3,151,470	2,920,390	2,558,380	2,369,810	2,302,460	2,349,160
		Mobile Homes	705,160	729,240	709,616	690,388	702,934	695,174
		Timber – 100%	0	0	0	22,281	0	0
		Heavy Duty Equipment	0	0	0	0	0	20,556
		Gross Digest	385,626,640	418,788,183	504,091,224	593,970,642	655,918,361	684,271,073
		Less Exemptions	7,923,364	8,825,601	10,157,762	12,041,761	13,769,874	15,466,443
		NET DIGEST VALUE	377,703,276	409,962,582	493,933,462	581,928,881	642,148,487	668,804,630
	RATE	Gross Maintenance & Operation Millage	15.5490	15.5330	14.5560	13.7560	12.8170	12.6440
		Less Rollback (Local Option Sales Tax)	3.7110	3.9720	3.7450	3.6710	2.9480	2.8640
		NET M&O MILLAGE RATE	11.8380	11.5610	10.8110	10.0850	9.8690	9.7800
	TAX	NET M&O TAXES LEVIED	\$4,471,251	\$4,739,577	\$5,339,915	\$5,868,753	\$6,337,363	\$6,540,909
		Net Tax \$ Increase	\$206,442	\$268,326	\$600,337	\$528,838	\$468,611	\$203,546
		Net Tax % Increase	4.841%	6.001%	12.666%	9.903%	7.985%	3.212%
TOTAL COUNTIES		TOTAL COUNTY	2020	2021	2022	2023	2024	2025
		TOTAL DIGEST VALUE	516,085,760	551,708,244	696,372,101	817,078,313	900,677,703	953,524,352
		TOTAL M&O TAXES LEVIED	\$6,109,423	\$6,378,299	\$7,321,586	\$7,945,593	\$8,481,346	\$8,733,821
		Net Tax \$ Increase	\$284,328	\$268,876	\$943,287	\$624,006	\$535,754	\$252,474
		Net Tax % Increase	4.881%	4.401%	14.789%	8.523%	6.743%	2.977%



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: August 14, 2025

Subject: Variance Request for Fuller Station

Developer Request:

Smith Douglas Homes is requesting a variance for Fuller Station Townhomes to allow 20 sewer stubs and cleanouts in the driveways.

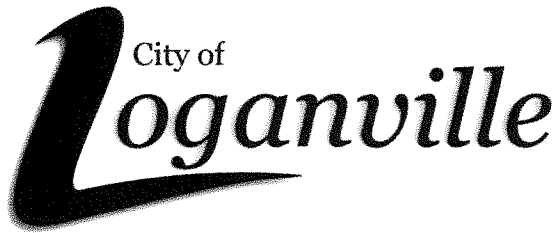
Recommendation:

The Department of Utilities recommends that City Council denies this request, as in our opinion, does not qualify for a hardship. The developer is requesting that 20 sewer cleanouts remain in the paved driveways. The Utilities Department estimates 26 cleanouts within driveways that must to be relocated. City Specifications (Section 3.4 c. & d.) note cleanouts are to be outside of paved driveway, or will be the responsibility of the homeowner to maintain. (See attached ordinance)

The city has requested a complete set of as-builts for review showing all water meters and service lines in their final locations. The developer has failed to provide what we requested, and the drawings submitted show water meters to be moved, and with no service lines to determine locations. Precise locations need to be verified to ensure all utilities are outside of driveways. Plans also show units with two sewer service lines, with one supposedly servicing an adjacent property. These will need to be relocated, as sewer and water service lines for each unit must remain within the property lines. Smith Douglas Homes will need to relocate all necessary utilities to comply with City of Loganville's Utility Specifications.

Background:

In 2022, Steve Allen redesigned and relocated utilities in the neighborhood to accommodate for two bedroom townhomes. Smith Douglas Homes has since purchased the property and wishes to build three bedroom townhomes. This change in design will interfere with the existing utilities due to a change in unit size and driveways. Changing to three bedroom units conflicts with the water and sewer service lines, putting some of them in, or on the edge of the driveways. Without an accurate set of as-built drawings, a precise number of water meters, service lines, laterals and cleanouts in driveways cannot be determined by city staff.



DEPARTMENT OF UTILITIES
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052

Administrative Modification Appeal Request

Owner / Applicant: Smith Douglas Homes

Address of Owner: 110 Village Trail #215 Woodstock, GA 30188

Phone Number: 770-675-0118

Address of Property for Requested Modification Appeal: GPS Location: LAT 33.8296 LON -83.8985

Project Name: Fuller Station

District: Land Lot: Parcel Number: LG060129B00 Current Zoning District: RM-8

Justification for Appeal of Staff Interpretation of the Development Regulations:

The current zoning for the project allows for 2 and 3 bedroom townhome units. Smith Douglas Homes plans to construct 3 bedroom townhomes in the project. In connection with the construction of 3 bedroom townhomes, the City requires driveways that are not less than 9 feet wide and 19 feet in length. Given the layout on the City approved plat for the project combined with the foregoing driveway requirement, approximately 20 units will require sewer stub cleanouts to be located in the driveway serving such units. Pursuant to Section 333000 Part 1: 3.4 – B.3.d. of the City's Utility Department Specifications, Smith Douglas Homes requests the City's approval to install sewer stub cleanouts in driveways where needed with the stipulation that the City approved plat for the project be amended to provide that the owners of such units are responsible for all costs associated with the repair and/or replacement of the sewer line between the City sewer main and the sewer cleanout. Smith Douglas Homes will install a traffic rated cleanout cover for any cleanout located in a driveway (example detail attached). Please see the attached plans detailing the locations of cleanouts located in driveways.

Additional Justification (attach additional supporting or explanation if needed)

Signature of owner:  Date: 7/24/25

Do not write below this line

Date Received: _____ Council Meeting Date: _____

- ☐ COUNCIL APPROVED
- ☐ COUNCIL APPROVED WITH CONDITIONS: _____
- ☐ COUNCIL DENIED

Brandon Phillips, Director of Utilities - Office: 770-466-3240 - Email: bphillips@loganville-ga.gov

B. Residential Lateral Line:

1. Minimum Size: 4 inches, (per plumbing code).
2. Minimum Slope (grade): 1/8 inch per foot, (per plumbing code).
3. Cleanout Locations:
 - a. Minimum 4 inch cleanout outside building and within 10 feet of building, (per plumbing code).
 - b. Minimum 6 inch cleanout will be placed at the tie in of the lateral to the City sewer system stub.
 - c. Locate City sewer stub cleanout outside of any paved driveway or parking area subject to vehicular traffic.
 - d. Under extenuating circumstances, with approval by the City, sewer stub cleanouts are permitted to be located within any paved area subject to vehicular traffic, with the stipulation that the property plat notes that the property owner is responsible for all costs associated with the repair and/or replacement of the sewer line between the City sewer main and the sewer cleanout.
4. Backflow preventer required on every building regardless of the finished floor elevations. Backflow must be placed a minimum of 3 feet from foundation.
5. Maximum of one lateral system per building (per plumbing code)
6. A 4" to 6" PVC glue coupling will be used on all laterals except for any clay pipe which an adapter gasket and Fernco type coupling shall be used at connection to service stub (per plumbing code).
7. Damaged ends of 6" stub must be sawed square prior to connection of house service.

C. Commercial Lateral Line:

1. Minimum Size: 6 inches, (a maximum of 10 feet of 4 inch is allowed out of the building).
2. Minimum Slope (grade): 1/8 inch per foot, (per plumbing code).
3. Test Manhole: must be located on lateral system in non-paved area where possible and must be on property (see section on test manholes). Connect other sewer lines after the test manhole.
4. Backflow preventer required on every building regardless of the finished floor elevations. Backflow must be placed a minimum of 3 feet from foundation.
5. Maximum of one lateral system per building (per plumbing code)

3.5 PIPE JOINT CONSTRUCTION

- A. Make all pipe connections with standard factory fabricated fittings except where special connection details (if any) are shown on Drawings.



Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeremy Armistead, Public Works Department Director

Date: August 14, 2025

Subject: Award of Bid for LMIG 2025 Road Improvement Project

RECOMMENDATION: It is recommended that the bid from Summit Construction & Development LLC, as recommended by Keck & Wood on August 4, 2025, be approved for the LMIG 2025 Road Improvement Project. The bid was the most cost-effective for completing the required work. Total funds requested \$403,365.00, 7% contingency included.

FISCAL IMPLICATION: This work will be completed using funds from the following account 100-4200-522210.

BACKGROUND: The 2025 LMIG project entails the repaving of city portions of Chandler Haulk Road and N. Sharon Church Road.

August 4, 2025

Mayor and Council Members
City of Loganville
4303 Lawrenceville Road
Loganville, Georgia 30052

Re: 2025 Road Improvements Project
Our Reference No. 250207

Dear Mayor and Council Members:

We have reviewed the bids received at City Hall, at 2:00 p.m., local time on July 15, 2025 for construction of the referenced project. Ten (10) bids were received. The following is a summary of the three (3) responsive low bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Summit Construction & Development, LLC 6991 Peachtree Industrial Blvd, Bldg 700 Peachtree Corners, GA 30092	\$377,237.00
2.	The Scruggs Company d/b/a Sunbelt Asphalt Surfaces, Inc. 1410 Sunbelt Way Auburn, GA 30011	\$378,955.11
3.	Triple R Paving & Construction, LLC 5353 N Lake Drive Morrow, GA 30260	\$380,518.25

A certified tabulation of the responsive bids received is attached. A copy of the tabulation has been mailed to each bidder for their information.

Each bidder submitted a bid bond from a surety company listed on U.S. Treasury Circular 570 (07/01/24). Each bidder submitted bid bonds in the amount of 5%. The low bid of \$377,237.00 is lower than the original cost estimate.

The low bidder, Summit Construction & Development, LLC appears capable of performing the duties necessary to complete this project. Keck & Wood, Inc. has made reference calls to several municipalities that have worked with Summit Construction & Development, LLC on previous paving project and all the contacts had favorable things to say about their performance. As a result, Keck & Wood, Inc. therefore, recommends contract award to Summit Construction & Development, LLC, in the amount of \$377,237.00 for construction of the 2025 Road Improvements Project.

Honorable Mayor and Council

August 4, 2025
Page Two

The Hanover Insurance Company is the surety company for the recommended bidder's bid bond and will likely be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,

KECK & WOOD, INC.



Ken Peters, P.E.

Enclosure

BID TABULATION
2025 ROAD IMPROVEMENTS PROJECT
LOGANVILLE, GEORGIA

RECEIVED BY: CITY OF LOGANVILLE, GEORGIA
AT OFFICE OF CITY MANAGER
2:00 LOCAL TIME, JULY 15, 2025

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				Summit Construction & Development, LLC 6991 Peachtree Indust. Blvd. Bldg 700 Peachtree Corners, GA 30092	PRICE	The Scruggs Company d/b/a Sunbelt Asphalt Surfaces, Inc. 1410 Sunbelt Way Auburn, GA 30011	PRICE	Triple R Paving & Construction, LLC 5353 N. Lake Drive Morrow, GA 30260	PRICE	Allied Paving Contractors, Inc. P.O. Box 509 Pendergrass, GA 30567	PRICE
1	TRAFFIC CONTROL	1	LS	\$43,173.50	\$43,173.50	\$16,452.71	\$16,452.71	\$20,000.00	\$20,000.00	\$16,900.00	\$16,900.00
N SHARON CHURCH ROAD (FOM CITY LIMITS TO S.R. 20)											
2	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	120	TN	\$130.00	\$15,600.00	\$150.00	\$18,000.00	\$192.96	\$23,155.20	\$190.00	\$22,800.00
3	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,115	TN	\$103.00	\$114,845.00	\$111.87	\$124,735.05	\$106.71	\$118,981.65	\$121.50	\$135,472.50
4	BITUMINOUS TACK COAT	1,080	GAL	\$5.00	\$5,400.00	\$3.17	\$3,423.60	\$1.00	\$1,080.00	\$3.50	\$3,780.00
5	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	13,450	SY	\$2.00	\$26,900.00	\$1.75	\$23,537.50	\$2.55	\$34,297.50	\$2.70	\$36,315.00
6	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	9,260	LF	\$0.70	\$6,482.00	\$0.82	\$7,593.20	\$0.66	\$6,111.60	\$0.65	\$6,019.00
7	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	9,260	LF	\$0.75	\$6,945.00	\$0.82	\$7,593.20	\$0.66	\$6,111.60	\$0.65	\$6,019.00
CHANDLER HAULK ROAD (FROM CITY LIMITS TO N SHARON CHURCH ROAD)											
8	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	110	TN	\$130.00	\$14,300.00	\$150.00	\$16,500.00	\$192.96	\$21,225.60 *	\$190.00	\$20,900.00
9	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, GP 2 ONLY, INCL BITUM MATL & H LIME	990	TN	\$103.00	\$101,970.00	\$114.39	\$113,246.10	\$107.28	\$106,207.20	\$125.00	\$123,750.00
10	BITUMINOUS TACK COAT	960	GAL	\$5.00	\$4,800.00	\$3.17	\$3,043.20	\$1.00	\$960.00	\$3.50	\$3,360.00
11	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	11,960	SY	\$2.00	\$23,920.00	\$2.50	\$29,900.00	\$2.55	\$30,498.00	\$2.70	\$32,292.00
12	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	8,820	LF	\$0.70	\$6,174.00	\$0.79	\$6,967.80	\$0.66	\$5,821.20	\$0.65	\$5,733.00
13	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	8,820	LF	\$0.75	\$6,615.00	\$0.79	\$6,967.80	\$0.66	\$5,821.20	\$0.65	\$5,733.00
14	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	15	LF	\$7.50	\$112.50	\$66.33	\$994.95 *	\$16.50	\$247.50	\$16.00	\$240.00
TOTAL BID AMOUNT				\$377,237.00		\$378,955.11 *		\$380,518.25 *		\$419,313.50	
BID BOND				5%		5%		5%		5%	
NOTE REFERENCE				(1)		(1)		(1)		(1)	
LICENSE NUMBER				2SU355		2SC900		18259		2AL712	

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 5		BIDDER NO. 6		BIDDER NO. 7		BIDDER NO. 8	
				MHB Paving, Inc.		ShepCo Paving, Inc.		Blount Construction Company, Inc.		East Coast Grading, Inc.	
				113 South Cherokee Road Social Circle, GA 30025	4080 McGinnis Ferry Rd Ste. 203 Alpharetta, GA 30005	1730 Sands Place Marietta, GA 30067	1111 Commerce Drive Madison, GA 30650				
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	
1	TRAFFIC CONTROL	1	LS	\$19,250.00	\$19,250.00	\$36,500.00	\$36,500.00	\$48,943.32	\$48,943.32	\$26,000.00	\$26,000.00
N SHARON CHURCH ROAD (FOM CITY LIMITS TO S.R. 20)											
2	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	120	TN	\$181.29	\$21,754.80	\$180.00	\$21,600.00	\$204.49	\$24,538.80	\$175.00	\$21,000.00
3	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,115	TN	\$123.67	\$137,892.05	\$123.10	\$137,256.50	\$105.93	\$118,111.95	\$130.00	\$144,950.00
4	BITUMINOUS TACK COAT	1,080	GAL	\$0.55	\$594.00	\$6.50	\$7,020.00	\$3.03	\$3,272.40	\$6.00	\$6,480.00
5	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	13,450	SY	\$2.36	\$31,742.00	\$2.35	\$31,607.50	\$3.50	\$47,075.00	\$2.00	\$26,900.00
6	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	9,260	LF	\$0.94	\$8,704.40	\$0.63	\$5,833.80	\$0.62	\$5,741.20	\$1.00	\$9,260.00
7	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	9,260	LF	\$0.94	\$8,704.40	\$0.63	\$5,833.80	\$0.62	\$5,741.20	\$1.00	\$9,260.00
CHANDLER HAULK ROAD (FROM CITY LIMITS TO N SHARON CHURCH ROAD)											
8	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	110	TN	\$181.29	\$19,941.90	\$180.00	\$19,800.00	\$204.49	\$22,493.90	\$175.00	\$19,250.00
9	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, GP 2 ONLY, INCL BITUM MATL & H LIME	990	TN	\$127.19	\$125,918.10	\$126.71	\$125,442.90	\$109.76	\$108,662.40	\$132.00	\$130,680.00
10	BITUMINOUS TACK COAT	960	GAL	\$0.55	\$528.00	\$6.50	\$6,240.00	\$3.03	\$2,908.80	\$6.00	\$5,760.00
11	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	11,960	SY	\$2.36	\$28,225.60	\$2.35	\$28,106.00	\$3.50	\$41,860.00	\$2.00	\$23,920.00
12	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	8,820	LF	\$0.94	\$8,290.80	\$0.63	\$5,556.60	\$0.62	\$5,468.40	\$1.00	\$8,820.00
13	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	8,820	LF	\$0.94	\$8,290.80	\$0.63	\$5,556.60	\$0.62	\$5,468.40	\$1.00	\$8,820.00
14	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	15	LF	\$9.75	\$146.25	\$6.05	\$90.75	\$15.45	\$231.75	\$10.00	\$150.00
TOTAL BID AMOUNT				\$419,983.10	\$436,444.45			\$440,517.52	\$441,250.00		
NOTE REFERENCE LICENSE NUMBER				5% (1) 11816	5% (1) 2SH480			5% (1) 2BL590	5% (1) 2EA607		

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 9 Vertical Earth, Inc. 6025 Matt Highway Cumming, GA 30028		BIDDER NO. 10 All About Asphalt, Inc. P.O. Box 182 Bogart, GA 30622	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TRAFFIC CONTROL	1	LS	\$28,497.83	\$28,497.83	\$20,000.00	\$20,000.00
N SHARON CHURCH ROAD (FROM CITY LIMITS TO S.R. 20)							
2	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	120	TN	\$282.10	\$33,852.00	\$260.00	\$31,200.00
3	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,115	TN	\$135.09	\$150,625.35	\$140.00	\$156,100.00
4	BITUMINOUS TACK COAT	1,080	GAL	\$4.71	\$5,086.80	\$5.00	\$5,400.00
5	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	13,450	SY	\$2.49	\$33,490.50	\$3.60	\$48,420.00
6	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	9,260	LF	\$0.83	\$7,685.80	\$0.70	\$6,482.00
7	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	9,260	LF	\$0.77	\$7,130.20	\$0.70	\$6,482.00
CHANDLER HAULK ROAD (FROM CITY LIMITS TO N SHARON CHURCH ROAD)							
8	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	110	TN	\$299.13	\$32,904.30	\$260.00	\$28,600.00
9	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, GP 2 ONLY, INCL BITUM MATL & H LIME	990	TN	\$132.46	\$131,135.40	\$140.00	\$138,600.00
10	BITUMINOUS TACK COAT	960	GAL	\$4.71	\$4,521.60	\$5.00	\$4,800.00
11	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	11,960	SY	\$2.45	\$29,302.00	\$3.60	\$43,056.00
12	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	8,820	LF	\$0.83	\$7,320.60	\$0.70	\$6,174.00
13	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	8,820	LF	\$0.77	\$6,791.40	\$0.70	\$6,174.00
14	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	15	LF	\$8.25	\$123.75	\$33.50	\$502.50
TOTAL BID AMOUNT				\$478,467.53		\$501,990.50	
BID BOND				5%		5%	
NOTE REFERENCE				(1)		(1)	
LICENSE NUMBER				GCCO002187		15744	

* DENOTES CORRECTED VALUE

(1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/1/25).

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ ALOUD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

 7/24/25
DATE

KECK & WOOD, INC.



Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeremy Armistead, Public Works Department Director

Date: August 14, 2025

Subject: Resolution to apply for 2026 Local Maintenance and Improvement Grant (LMIG)

RECOMMENDATION: It is recommended that Loganville City Council approves the 2026 LMIG Resolution to apply for the grant funds. The total amount available is \$196,153.59. The City of Loganville would need to contribute a 30% match of \$58,846.09, bringing the total LMIG fund to \$254,999.67.

FISCAL IMPLICATION: This project will be funded from account number 100-4200-522210.

BACKGROUND: Each year, the City of Loganville aims to pave three miles of city streets and roads using LMIG funding.

RESOLUTION NO. 08-14-2025

A RESOLUTION OF THE CITY OF LOGANVILLE, GEORGIA, SUPPORTING AND AUTHORIZING THE CITY'S 2026 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) FUNDS 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 \$196,153.59, through the LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) funds,

WHEREAS, the LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) requires a 30% match form the City of Loganville of \$58,846.08 bringing the combined total to \$254,999.67.

WHEREAS, GDOT requires the chief elected official to execute a LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) funds resolution for Fiscal Year 2026 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 authorize the Mayor's execution of the LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) for the resurfacing of various City roadways.

SO, RESOLVED this 14TH day of August, 2025

APPROVED: _____

Lee "Skip" Baliles, Mayor

ATTEST: _____

Kristy Ash H/R Director



Russell H. McMurtry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

Section 5, Item C.

June 28, 2025

The Honorable Lee Baliles, Mayor
City of Loganville
4303 Lawrenceville Rd
Loganville, Georgia 30052

RE: **Fiscal Year 2026 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Mayor Baliles:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2026 LMIG Program in July 2025. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2026 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Skip Arnhart**, at **770-519-0118** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2023 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2023, 2024, and 2025. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2026. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2026 Program is **\$196,153.59** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Nikki Merritt, Georgia State Senate; The Honorable Brian Strickland, Georgia State Senate; The Honorable Tonya Anderson, Georgia State Senate
The Honorable Segun Adeyina, Georgia House of Representatives; The Honorable Rey Martinez, Georgia House of Representatives; The Honorable Bruce Williamson, Georgia House of Representatives
The Honorable Jamie Boswell, State Transportation Board; The Honorable Dana Lemon, State Transportation Board

**AN ORDINANCE TO AMEND CHAPTER 4 – ALCOHOLIC BEVERAGES,
ARTICLE I. – IN GENERAL, SECTION 4-8, OF THE CODE OF ORDINANCES
FOR THE CITY OF LOGANVILLE, GEORGIA.**

**THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS AS
FOLLOWS:**

ARTICLE I.

The Code of Ordinances for the City of Loganville, officially adopted April 9, 2009, as thereafter amended, is hereby amended by implementing the below text amendment as follows:

Chapter 4 – Alcoholic Beverages, Article I. – In General, Section 4-8(g) is hereby amended by deleting said Section 4-8(g) in its entirety and replacing it with the following in lieu thereof:

Section 4-8(g)

LICENSING QUALIFICATIONS

Sec. 4-8(g). Licensing Qualifications

All licensed establishments must have and continuously maintain within the corporate limits of either Walton County or Gwinnett County, a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter to be served upon the licensee or owner may be served. This person must either be a resident of Walton County or Gwinnett County, or a licensed attorney practicing law that maintains an office in either Walton County or Gwinnett County. The licensee shall file the name of such agent, along with the written consent of such agent, with the city manager and shall be in such form as he may prescribe.

ARTICLE II.

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

ARTICLE III.

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

READ AND ADOPTED. This 11th day of September, 2025

CITY OF LOGANVILLE, GEORGIA

By: _____(SEAL)
Skip Baliles, Mayor

Attest: _____(SEAL)
Kristi Ash, City Clerk

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, PART II – CODE OF ORDINANCES, SUBPART A – GENERAL ORDINANCES, CHAPTER 22 – OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III. – OFFENSES INVOLVING PUBLIC PEACE AND ORDER, SECTION 22-48. – NOISE REGULATION

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

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Part II – Code of Ordinances, Subpart A – General Ordinances, Chapter 22 – Offenses and Miscellaneous Provisions, Article III. – Offenses Involving Public Peace and Order, Section 22-48. – Noise Regulation is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, and stricken sections are being removed.

Sec. 22-48. Noise regulation.

(a) *Noise at certain hours.* It is unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others in the city between the hours of 10:00 p.m. and 7~~6~~:00 a.m.

(1) *Noise in certain location.* It is unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others between the hours of 11:00 p.m. and 7~~6~~:00 a.m. in the Main Street District (see Main Street District map [at the end of this section]).

(b) *Prohibited types of noise.* The following acts among others are declared to be loud, disturbing and unreasonable noises in violation of this section, but such enumeration shall not be deemed to be exclusive, namely:

(1) *Horns, signaling devices.* The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street or public place in the city, except as a danger warning, the creation of any unreasonable loud or harsh sound by means of any such signaling device and the sounding of any such device for an unreasonable period of time.

(2) *Radios, phonographs, similar devices.* The playing, using, or operating of or the permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person who is in the room, vehicle or chamber in which such machine or device is operated and who is a voluntary listener thereto. The operation of any such set, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 7~~6~~:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet

from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.

(3) *Loudspeakers, amplifiers for advertising.* The playing, using, or operating of or the permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure.

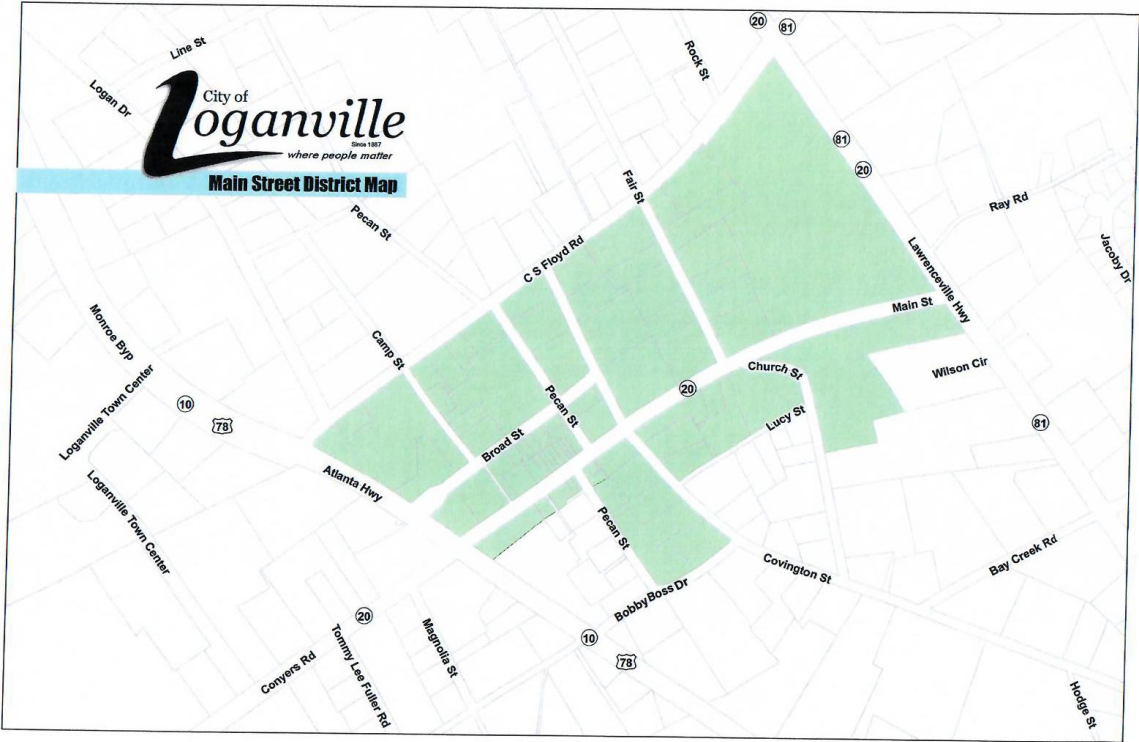
(4) *Yelling, shouting, etc.* Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of 10:00 p.m. and ~~7~~6:00 a.m. or at any time or place so as to disturb the quiet, comfort or repose of persons in any office, dwelling, hotel, or other type residence or of any persons in the vicinity.

(5) *Animals, birds.* The keeping of any animal or bird which by causing frequent or long continued noise shall disturb the comfort or repose of any person in the vicinity.

(6) *Exhausts.* The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine or motor boat, automobile, truck, bus, motorcycle, or other vehicle, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

(7) *Piledrivers, hammers, similar equipment.* The operation between the hours of 10:00 p.m. and ~~7~~6:00 a.m. of any piledriver, steamshovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud or unusual noises.

(8) *Blowers.* The operation of any noise-creating blower or power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.



(Code 1994, §§ 10-101, 10-102; Ord. of 2-14-2002; Ord. of 03-18-2018(1), § 1, 3-8-18)

ARTICLE II.

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

ARTICLE III.

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

READ AND ADOPTED, this 11th day of September, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk

INTERGOVERNMENTAL AGREEMENT CONCERNING
THE OPERATION OF A NEW AZALEA REGIONAL
LIBRARY INSIDE THE CITY LIMITS OF LOGANVILLE

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter “Agreement”, “Lease” or “Operations IGA”) is made this the _____ day of _____, 2025, by and between the City of Loganville, a municipal corporation of the State of Georgia, (hereinafter referred to as the “City”), Walton County, a political subdivision of the State of Georgia (hereinafter referred to as the “County”), and the Azalea Regional Library System, organized and existing in accordance with O.C.G.A. § 20-5-1 et seq., (hereinafter referred to as the “Library System”) (together hereinafter referred to as the “Parties”).

WHEREAS, Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia authorizes any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with any county, municipality or political subdivision or with any other public agency, public corporation or public authority, for joint services, for the provision of services, or for the joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, pursuant to O.C.G.A. § 20-5-49, the Library System is authorized to make and enter into such contracts or agreements as are deemed necessary and desirable; and,

WHEREAS, the Parties previously entered into that certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville dated November 7, 2023 (the “Concept IGA”) memorializing the overall project scope and agreed upon funding mechanisms to pay for the New Library (hereinafter the building and curtilage that houses the new O’Kelly Memorial Library shall be referred to generally as the “New Library”) and to agree to the process of designing and building and funding and operating the New Library; and,

WHEREAS, the Parties previously entered into that certain Amendment #1 To That Certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville Dated November 7, 2023 dated June 27, 2024 (the “Concept IGA Amendment 1”) memorializing a change in delivery dates for completing additional expected agreements concerning the New Library; and,

WHEREAS, the Concept IGA confirms that the committed funding sources for the New Library are \$1.5 million in ARPA funds from the City, \$1.2 million from the County, and \$3 million in state grant funds from the Library System (the “Funding Sources”); and

WHEREAS, as a condition of the \$3 million state grant which is part of the Funding Sources, the New Library must be used as a library for at least 20 years; and

WHEREAS, the City and Library System previously entered into that certain Intergovernmental Agreement Concerning The Design of a New Azalea Regional Library Inside the City Limits of Loganville dated September 23, 2024 (the “Design IGA”) memorializing the location, size, design, and certain shared infrastructure associated with the New Library; and,

WHEREAS, the New Library will be located on 1.852 acres owned by the City and adjacent to the a future potential Town Green (the “Property”) (see Exhibit A attached hereto and incorporated herein by reference for a more complete description of the Property); and,

WHEREAS, the Parties previously entered into that certain Intergovernmental Agreement Concerning The Construction of a New Azalea Regional Library Inside the City Limits of Loganville dated December 12, 2024 (the “Construction IGA”) memorializing substantially all matters concerning the construction of the New Library and the manner and method in which payments are made by the Parties during the construction process; and,

WHEREAS, the Parties previously entered into that certain Amendment #1 To That Certain Intergovernmental Agreement Concerning The Construction of a New Azalea Regional Library Inside the City Limits of Loganville Dated December 12, 2024 dated March 13, 2025 (the “Construction IGA Amendment 1”) memorializing a change in delivery dates for completing additional expected agreements concerning the New Library; and,

WHEREAS, on or about XXXXXXXX construction of the New Library began on the Property by Garland Construction and continues currently with an estimated completion date of the New Library to be by YYYYYYYYYY;

WHEREAS, in accordance with the terms of the prior agreements between the Parties (the Concept IGA, the Design IGA and the Construction IGA) the Parties now wish to enter into this agreement addressing substantially all matters relating to the operations and use of the New Library (this “Operations IGA”);

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, County and the Library System do hereby agree as follows:

1. LEASE TERMS FOR NEW LIBRARY.

A. LEASE OF PREMISES:

In consideration of the covenants contained herein, the City does hereby lease the Property to the Library System and the Library System does hereby lease the Property from the City, upon and subject to the covenants and conditions hereinafter set forth.

B. TERM:

In accordance with the mandated terms of some of the Funding Sources being used to build the New Library, the term of the lease of the Property shall begin on the date that the New Library is issued its Certificate of Occupancy from the City and shall terminate on the twentieth (20th) anniversary of said date.

C. RIGHT OF ACCESS AND NO INTERFERENCE:

Except as provided for herein, during the Term of this Lease, the Library System shall have full quiet enjoyment of the Property free from interference of others.

D. SUBLEASING:

The Library System may NOT sublease the Property, or any portion thereof, excepting only the regular rental of meeting rooms in the normal ordinary course of its library operations, without the prior written approval of the City, which may be withheld, conditioned or delayed in its sole discretion.

E. EARLY TERMINATION:

The City may terminate this Lease if the Property ceases to be used by the Library System as a general public library for any period of more than ninety (90) days, excepting situations of extensive damage or destruction to the Property, in which case this Lease shall remain in effect during the pendency of the reconstruction or rebuilding of the Property for use as a general public library.

2. Library System will Operate the New Library. During the term of this Agreement, the Library System shall continue to provide for the New Library with the materials and services necessary, including but not limited to: a Manager and staff, books, computers, security, PINES library systems hardware and software, database access, internet connectivity, and the like, to continuously operate on the Property during reasonable, normal and customary hours a general public library open to the citizens of the City and the public at large.
3. City Will Provide Annual Operations Funding to Support the New Library. To the extent that funds are available and further allocated by future city councils annually in accordance with Georgia law, the City will continue to provide and allocate funding in an amount consistent with prior allocations, available funding and the needs of the New Library. For reference, for FY 2025-26, the City has budgeted to provide the total funding amount for annual operations of One Hundred Thirty-Three Thousand Two Hundred Thirty-Eight and

00/100 Dollars (\$133,238.00), which is the same monetary contribution amount that the City has provided for at least the last five (5) fiscal year budget cycles.

4. City Will Provide In Kind Services for the Property. In keeping with the historical support that the City has provided to the existing/old location of the O’Kelly Memorial Library, the City will continue to provide without charge to the Library System, to the extent funding is available in the City’s budget, the following services to the Property for the benefit of the New Library:

- a. Utility Services including water, sewer, electricity, natural gas and garbage collection
- b. Exterior Grounds Upkeep and Maintenance
- c. Minor interior maintenance and upkeep on an as-needed basis
- d. Commercial General Property and Casualty and Liability Building Insurance for the Property of a sufficient amount

All other operational expenses related to the New Library not described herein shall be the sole responsibility of the Library System.

5. County Will Provide Annual Operations Funding to Support the New Library. To the extent that funds are available and further allocated by future county commissions annually in accordance with Georgia law, the County will continue to provide and allocate funding in an amount consistent with prior allocations, available funding and the needs of the New Library. For reference, for FY XXXXX, the County has budgeted to provide the total funding amount for annual operations of YYYYYYYY.

6. Shared Use of the Property.

- a. Shared Parking Use. The Parties agree that the Property will contain approximately 35 parking spaces for use by the general public. For all hours that the New Library is open and functioning in its primary capacity as a public library, these spaces shall be available for use by the Library System’s staff and patrons of the New Library. For all hours that the New Library is not open, the parking spaces located on the Library Tract shall be available for public parking as controlled and determined by the City in its sole discretion. In particular, the Parties anticipate that the City will use the parking on the Property for special events conducted by the City in the downtown area of Loganville from time to time. During such events, the City shall be responsible for controlling the use of said parking during the special events.
- b. Shared Building Functions. The Parties agree that the restrooms located in the New Library building will be available to the City to be used for non-library related purposes from time to time. In particular, the Parties agree that the restroom

facilities of the New Library will be available for the City to use during hours when the New Library is not open for library services for the City to use during certain special events that occur in the downtown area. The City shall be solely responsible for maintaining, cleaning and repairing any damages which occur during its use of the restrooms. The door access to the New Library shall be installed in a way such that City and the Library System are able to institute a “double-lock” system to efficiently allow for such shared use of the restrooms. Additionally, the City shall be permitted to use meeting rooms in the New Library free of charge during normal Library hours in accordance with the meeting room reservation policy as adopted by the Library System. Notwithstanding anything herein to the contrary regarding shared usage, the Parties acknowledge that the Library System shall occupy the New Library and the City shall own the Property.

7. General Provisions.

- a. Assignment.** This Agreement may not be assigned, in whole or in part, by any party without the prior written consent of the other party.
- b. Modification.** This Agreement cannot be changed or modified except by agreement in writing executed by all parties hereto.
- c. Notices.** All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid as follows:

If to the City:

Danny Roberts, City Manager
City of Loganville
4303 Lawrenceville Road
Loganville, Georgia 30052

With a copy to:

Paul L. Rosenthal, City Attorney
Rosenthal Wright, LLC
110 Court Street
Monroe, Georgia 30655

If to the County:

David G. Thompson, Chairman of the Board of Commissioners
303 S. Hammond Drive, Suite 330
Monroe, Georgia 30655

With a copy to:

Chip Ferguson, County Attorney
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

If to the Library System:

Stacy L. Brown, Executive Director
Azalea Regional Library System
1121 East Avenue
Madison, Georgia 30650

With a copy to:

Andrea P. Gray, Esq.
300 E. Church Street
Monroe, Georgia 30655

Either party may at any time change the address where notices are to be sent or the party or person to whom such notices should be directed by the delivery or mailing to the above person or parties of a notice stating the change. The date of receipt shall be the date of delivery if delivered in person to the recipient or, in the event of registered or certified United States mail, the date of receipt shall be the date as specified on the date of the signed receipt or if unclaimed, refused or undeliverable, the date of receipt shall be the date of the official United States postmark.

- d. Consent of Parties.** Whenever, under any provision of this Agreement, the approval or consent of either party is required, the decision thereon shall be given promptly and such approval, authorization or consent shall not be withheld unreasonably or arbitrarily. It is further understood and agreed that whenever under any provisions of this Agreement approval or consent is required, the approval or consent shall be given by the person executing this Agreement or his duly appointed successor or by one of the persons authorized by law or by any one of the persons, as the case may be, designated in notification signed by or on behalf of the respective party. Where approval on the part of the City requires a vote by the City Council, the City will use its best efforts to expedite such action, allowing the time necessary for consideration of such action before the City Council at a regular meeting. Where approval on the part of the Library System requires a vote by the

Board of Trustees, the Library System will use its best efforts to expedite such action, allowing the time necessary for consideration of such action before the Board of Trustees at its regularly scheduled meeting. In the event that a decision is considered an emergency and must be made prior to either party's regularly scheduled meeting, the Parties agree to call an emergency meeting to decide such matter as may be necessary.

- e. Governing Law. This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia in case of an inconsistency between the terms of this Agreement and any applicable general or special law said general or special law shall govern.
- f. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.
- g. Illegality of Terms. It is agreed that the illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of the Agreement and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were contained herein unless the elimination of such provision detrimentally reduces the consideration that either party is to receive under this Agreement or materially affects the continuing operation of this Agreement.
- h. No Waiver. No consent or waiver, express or implied, by either party, to any breach of any covenant, condition or duty of the other shall be construed as a consent to, waiver of, any other breach of the same, or any other covenant, condition or duty.
- i. Time of Essence. Time is of the essence under this Agreement.
- j. Entire Agreement. This Agreement constitutes all of the understandings and agreements of whatsoever nature or kind existing between the parties with regard to the design of the project.

/SIGNATURES CONTAINED ON THE FOLLOWING PAGE./

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers and representatives as of the day and year first above written as a sealed instrument.

ATTEST:

CITY OF LOGANVILLE

By: _____
Krisi Ash, Deputy Clerk

By: _____
Skip Baliles, Mayor

ATTEST:

WALTON COUNTY, GEORGIA

By: _____
Rhonda Hawk, Clerk

By: _____
David Thompson, Chairman of the
Walton County Board of Commissioners

ATTEST:

AZALEA REGIONAL LIBRARY SYSTEM

By: _____

By: _____
Stacy Brown, Executive Director

EXHIBIT A

Legal Description of The Property

LIBRARY TRACT

West Tract

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

Commencing at a 5/8-inch capped rebar set at the intersection of the northeasterly right of way of Covington Street (having a 60-foot, publicly dedicated right of way) and the southeasterly right of way of Main Street (having a 60-foot, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Main Street the following courses and distances: North 52 degrees 11 minutes 16 seconds East a distance of 98.76 feet to a point; North 54 degrees 51 minutes 46 seconds East a distance of 100.00 feet to a point; North 55 degrees 42 minutes 54 seconds East a distance of 109.01 feet to a point; North 58 degrees 49 minutes 38 seconds East a distance of 18.33 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Main Street and the land lot line common to Land Lots 154 and 186; Thence leaving said right of way and continuing along said land lot line South 32 degrees 05 minutes 15 seconds East a distance of 267.11 feet to a 5/8-inch capped rebar set at the intersection of said land lot line and the northwesterly right of way of Lucy Street (having a 30-foot, publicly dedicated right of way); Thence leaving said land lot line and continuing along said right of way the following courses and distances: South 55 degrees 20 minutes 56 seconds West a distance of 101.51 feet to a 1/2-inch rebar found; South 54 degrees 01 minutes 09 seconds West a distance of 170.62 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Lucy Street and said right of way of Covington Street; Thence leaving said intersection and continuing along said right of way of Covington Street the following courses and distances: North 44 degrees 25 minutes 59 seconds West a distance of 112.44 feet to a 3-inch open top pipe found; North 42 degrees 58 minutes 54 seconds West a distance of 99.16 feet to a point; North 42 degrees 58 minutes 54 seconds West a distance of 58.00 feet to a 5/8-inch capped rebar set at the intersection of said right of way of Covington Street and said right of way of Main Street, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.852 acres (80,656 square feet).

Z:\City of Loganville\2023 - 2024 Library IGAs & Info\IGA DRAFTS\Operations IGA\2025.08.04. COL - Azalea Library Operations IGA DRAFT v2.docx

DRAFT



CITY COUNCIL WORK SESSION MINUTES

Monday, July 07, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

B. Approval of Agenda

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.

Motion made by Council Member Newberry to allow the applicant to withdrawal all four applications without prejudice, pursuant to zoning ordinance section 119-84D4 without imposing the twelve month waiting period for reconsideration. Seconded by Council Member DuVall.

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

Motion carried 6-0.

- B. Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.

Motion made by Council Member Newberry to allow the applicant to withdrawal all four applications without prejudice, pursuant to zoning ordinance section 119-84D4 without imposing the twelve month waiting period for reconsideration. Seconded by Council Member DuVall.

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

Motion carried 6-0.

- C. Case #V25-013** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.

Motion made by Council Member Newberry to allow the applicant to withdrawal all four applications without prejudice, pursuant to zoning ordinance section 119-84D4 without imposing the twelve month waiting period for reconsideration. Seconded by Council Member DuVall. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

- D. Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.

Motion made by Council Member Newberry to allow the applicant to withdrawal all four applications without prejudice, pursuant to zoning ordinance section 119-84D4 without imposing the twelve month waiting period for reconsideration. Seconded by Council Member DuVall. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

- 3. **FINANCE / HUMAN RESOURCES COMMITTEE REPORT**
- 4. **PUBLIC SAFETY COMMITTEE REPORT**
- 5. **PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT**
- 6. **PUBLIC WORKS / FACILITIES COMMITTEE REPORT**
- 7. **ECONOMIC DEVELOPMENT COMMITTEE REPORT**
- 8. **CITY MANAGER'S REPORT**

- A. Waste Management Extension Request

City Manager Danny Roberts presented the council the Waste Management Extension Request. He stated that Waste Management wanted to extend their contract for an additional five years. City Manager Roberts explained that under the current contract start time is at 7:00 am. In this new agreement they are requesting to start at 6:00 am which will allow them to add an additional route and not increase residential rates for twenty four months and 12 months for commercial rates. City Attorney Paul Rosenthal states that our current ordinance would need to be amended to allow for this request. Mr. Rosenthal explained that he can have the ordinance amendment ready for council review at the August meeting, should they so chose. After discussion council agreed to place this item on the consent agenda Thursday night.

B. DDA Appointment

City Manager Danny Roberts stated that Terry Parsons application was only one received for this position. Council agreed to move approval to the consent agenda and Mayor Skip Baliles will swear him in on Thursday.

C. Loganville Downtown Development Authority (DDA) Fund Transfer \$25,000.00 (100-1300-521202)

City Manager Danny Roberts presented the transfer of \$25,000, from the general fund to DDA (100-9000-611040).

Motion made by Council Member Huntsinger to approve the transfer as requested. Seconded by Council Member Newberry.

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

Motioned carried 6-0.

9. CITY ATTORNEY’S UPDATES / REPORTS

A. Update on HB 745

City Attorney Paul Rosenthal stated they are working on the details, however there will be a question on the November ballot about the floating option homestead exemption.

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individuals addressed the Mayor and Council: Joanne Byrne,520 Towler Shoals View; Terry Parsons, 1102 Chandler Haulk Rd.

11. EXECUTIVE SESSION

12. ITEMS FOR THURSDAY NIGHT

A. Last Month's Minutes

B. Last Month's Financial Report

13. ADJOURNMENT

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

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

Motion carried 6-0.

Meeting adjourned at 7:25 pm.



CITY COUNCIL MEETING MINUTES

Thursday, July 10, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

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

A. Invocation and Pledge to the Flag

Dan Curry with the Loganville Rotary Club gave the invocation and, Chief Dick Lowry led the pledge to the flag.

B. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

C. Adoption of Agenda

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

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

Motion carried 6-0.

D. Proclamation - Rotary Club

Mayor Skip Baliles presented a proclamation to the Loganville Rotary Club for their continued support to the City of Loganville.

2. CONSENT AGENDA

Motion made by Council Member Bill Duvall made a motion to approve the Consent Agenda as Follows:

A. Waste Management Extension Request

B. DDA Appointment

C. Last Month's Minutes

D. Last Month's Financial Report

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

Motion carried 6-0

Mayor Skip Baliles swore in Terry Parsons as a member of the DDA.

3. **ADJOURNMENT**

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

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

Motion carried 6-0.

Meeting adjourned at 6:47pm.

Skip Baliles
Mayor

Ansley Pope
Deputy Clerk



City of Loganville

Section 12, Item B.

Income Statement

Account Summary

For Fiscal: 2025-2026 Period Ending: 07/31/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund							
Department: 0000 - Non-Departmental							
100-0000-311100	Real Property Taxes - Current	8,250,000.00	8,250,000.00	0.00	0.00	0.00	8,250,000.00
100-0000-311131	Motor Vehicle Tax - Current	30,000.00	30,000.00	1,726.08	1,726.08	1,726.08	28,273.92
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	1,475.13	1,475.13	1,475.13	5,524.87
100-0000-311133	Intangible Tax - Current	135,000.00	135,000.00	6,672.52	6,672.52	6,672.52	128,327.48
100-0000-311300	Personal Property - Current	330,000.00	330,000.00	0.00	0.00	0.00	330,000.00
100-0000-311315	Motor Vehicle Tavg Taxes	629,000.00	629,000.00	55,693.30	55,693.30	55,693.30	573,306.70
100-0000-311600	Real Estate Transfer Tax	65,000.00	65,000.00	2,849.61	2,849.61	2,849.61	62,150.39
100-0000-311700	Electric Franchise Tax	860,000.00	860,000.00	0.00	0.00	0.00	860,000.00
100-0000-311730	Gas Franchise Tax	130,000.00	130,000.00	123,313.90	123,313.90	123,313.90	6,686.10
100-0000-311750	Television Cable Franchise Tax	75,000.00	75,000.00	17,093.18	17,093.18	17,093.18	57,906.82
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	774.17	774.17	774.17	4,225.83
100-0000-313100	Local Option Sales Tax & Use Tax	1,900,000.00	1,900,000.00	159,516.65	159,516.65	159,516.65	1,740,483.35
100-0000-314100	Excise Tax By Drink	42,000.00	42,000.00	3,201.35	3,201.35	3,201.35	38,798.65
100-0000-314200	Alcoholic Beverage Excise Tax	430,000.00	430,000.00	33,956.72	33,956.72	33,956.72	396,043.28
100-0000-316100	Business & Occupation Taxes	610,000.00	610,000.00	4,715.64	4,715.64	4,715.64	605,284.36
100-0000-316200	Insurance Premium Taxes	1,400,000.00	1,400,000.00	0.00	0.00	0.00	1,400,000.00
100-0000-316400	Energy Excise Tax Gw	2,000.00	2,000.00	171.92	171.92	171.92	1,828.08
100-0000-319110	Real Property Tax Penalties	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00
100-0000-319120	Personal Property Tax Penalties	3,000.00	3,000.00	482.45	482.45	482.45	2,517.55
100-0000-319500	Fifa	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-0000-321110	Beer & Wine License / Permit	36,000.00	36,000.00	0.00	0.00	0.00	36,000.00
100-0000-321140	Liquor License / Permit	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00
100-0000-322200	Sign Permits	8,500.00	8,500.00	450.00	450.00	450.00	8,050.00
100-0000-322240	Development Permits	5,000.00	5,000.00	1,042.50	1,042.50	1,042.50	3,957.50
100-0000-323100	Building Permits	160,000.00	160,000.00	19,820.08	19,820.08	19,820.08	140,179.92
100-0000-323190	Fire Inspections	60,000.00	60,000.00	3,674.24	3,674.24	3,674.24	56,325.76
100-0000-335120	Intergovernmental Revenues	182,000.00	182,000.00	3,985.09	3,985.09	3,985.09	178,014.91
100-0000-335121	Lmig Road Work	175,000.00	175,000.00	0.00	0.00	0.00	175,000.00
100-0000-337102	Dea Reimbursement	19,000.00	19,000.00	0.00	0.00	0.00	19,000.00
100-0000-338000	Housing Auth - In Lieu Of Taxes	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-0000-341120	Probation Fee	175,500.00	175,500.00	11,811.67	11,811.67	11,811.67	163,688.33
100-0000-341300	Administrative Fee - Capital Recove	30,000.00	30,000.00	1,463.84	1,463.84	1,463.84	28,536.16
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	4,685.00	4,685.00	4,685.00	10,315.00
100-0000-341302	Administrative Plan Review Fees	50,000.00	50,000.00	48,684.00	48,684.00	48,684.00	1,316.00
100-0000-341306	Variance Application	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-0000-341390	Epd - Npdes Fees	500.00	500.00	166.80	166.80	166.80	333.20
100-0000-341392	Land Disturbance Permit	2,500.00	2,500.00	100.00	100.00	100.00	2,400.00
100-0000-341400	Printing & Duplicating Services	750.00	750.00	28.50	28.50	28.50	721.50
100-0000-341700	Admin Charges	55,000.00	55,000.00	3,825.00	3,825.00	3,825.00	51,175.00
100-0000-341910	Election Qualifying Fee	1,800.00	1,800.00	0.00	0.00	0.00	1,800.00
100-0000-342120	Accident Reports	7,500.00	7,500.00	645.00	645.00	645.00	6,855.00
100-0000-342320	Fingerprinting Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-0000-346400	Background Check Fees	8,000.00	8,000.00	195.00	195.00	195.00	7,805.00
100-0000-349300	Bad Check Fees	240.00	240.00	0.00	0.00	0.00	240.00
100-0000-349900	Other Charges for Service-Tech Servic...	960.00	960.00	80.00	80.00	80.00	880.00
100-0000-351170	Municipal Court Fines	350,000.00	350,000.00	27,571.00	27,571.00	27,571.00	322,429.00
100-0000-351171	Code Enforcement Fines	2,500.00	2,500.00	240.00	240.00	240.00	2,260.00
100-0000-351175	Fire Fines And Fees	500.00	500.00	0.00	0.00	0.00	500.00
100-0000-361000	Interest Revenues	200,000.00	200,000.00	16,778.01	16,778.01	16,778.01	183,221.99
100-0000-371250	Police Fund Donations	35,000.00	35,000.00	6,650.00	6,650.00	6,650.00	28,350.00
100-0000-389000	Bank Charges & Misc.	0.00	0.00	2,183.90	2,183.90	2,183.90	-2,183.90

Income Statement

For Fiscal: 2025-2026 Pe

Section 12, Item B.

5

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-389150	Rental Receipts	75,000.00	75,000.00	7,400.00	7,400.00	7,400.00	67,600.00
100-0000-389175	Event Receipts	80,000.00	80,000.00	3,105.00	3,105.00	3,105.00	76,895.00
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
Department: 0000 - Non-Departmental Total:		17,229,500.00	17,229,500.00	576,227.25	576,227.25	576,227.25	16,653,272.75
Department: 1100 - Legislative							
100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	4,000.00	4,000.00	44,000.00
100-1100-512200	Fica & Medicare	3,672.00	3,672.00	306.00	306.00	306.00	3,366.00
100-1100-512400	Pmts To Retirement Sys	8,545.84	8,545.84	704.20	704.20	704.20	7,841.64
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
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	0.00	20.00	980.00
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	0.00	148.54	851.46
100-1100-531300	Food	500.00	500.00	0.00	0.00	0.00	500.00
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		91,467.84	91,467.84	5,010.20	5,010.20	5,178.74	86,289.10
Department: 1300 - Executive							
100-1300-511100	Salaries & Wages - Executive	511,515.00	511,515.00	18,148.09	18,148.09	18,148.09	493,366.91
100-1300-512100	Group Insurance	156,999.00	156,999.00	47.64	47.64	47.64	156,951.36
100-1300-512200	Fica & Medicare	38,911.00	38,911.00	1,923.34	1,923.34	1,923.34	36,987.66
100-1300-512400	Pmts To Retirement Sys	74,558.00	74,558.00	7,504.24	7,504.24	7,504.24	67,053.76
100-1300-512700	Workers Compensation	1,165.00	1,165.00	0.00	0.00	0.00	1,165.00
100-1300-512810	Uniforms	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-1300-521200	Professional Services	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
100-1300-521202	Engineering Fees	50,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-1300-523500	Travel	967.00	967.00	0.00	0.00	0.00	967.00
100-1300-523510	City Manager Car Allowance	9,125.00	9,125.00	700.00	700.00	700.00	8,425.00
100-1300-523600	Dues & Fees	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00
100-1300-523700	Education & Training	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1300-523900	Other	2,500.00	2,500.00	0.00	0.00	114.46	2,385.54
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	0.00	334.52	665.48
100-1300-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531114	Flowers & Plants	750.00	750.00	0.00	0.00	0.00	750.00
100-1300-531300	Food	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1300 - Executive Total:		882,490.00	857,490.00	28,323.31	28,323.31	28,772.29	828,717.71
Department: 1510 - Financial Administration							
100-1510-511100	Salaries & Wages - Gen Adm/Ch	481,637.00	481,637.00	23,012.03	23,012.03	23,012.03	458,624.97
100-1510-511300	Overtime Pay	1,658.00	1,658.00	49.57	49.57	49.57	1,608.43
100-1510-512100	Group Insurance	206,175.00	206,175.00	0.00	0.00	0.00	206,175.00
100-1510-512200	Fica & Medicare	36,753.00	36,753.00	2,545.61	2,545.61	2,545.61	34,207.39
100-1510-512400	Pmts To Retirement Sys	64,307.00	64,307.00	7,065.91	7,065.91	7,065.91	57,241.09
100-1510-512700	Workers Compensation	4,708.00	4,708.00	0.00	0.00	0.00	4,708.00
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
100-1510-521101	Fifa Expense	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1510-521200	City Attorney & Retainer	250,000.00	250,000.00	0.00	0.00	42,745.93	207,254.07
100-1510-521203	Audit Fees	33,250.00	33,250.00	0.00	0.00	0.00	33,250.00
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	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1510-523130	General Liability	86,500.00	86,500.00	106,901.00	106,901.00	106,901.00	-20,401.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1510-523201	Postage	9,500.00	9,500.00	0.00	0.00	0.00	9,500.00
100-1510-523301	Advertising Expense	3,000.00	3,000.00	0.00	0.00	1,000.00	2,000.00
100-1510-523400	Printing & Binding	300.00	300.00	0.00	0.00	0.00	300.00
100-1510-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-1510-523600	Dues & Fees	12,000.00	12,000.00	3,332.00	3,332.00	3,522.00	8,478.00
100-1510-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-1510-523900	Other	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	56.93	56.93	775.69	3,224.31
100-1510-531101	Office Supplies	8,000.00	8,000.00	68.92	68.92	1,313.71	6,686.29
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-581200	Principal - Loan	116,916.00	116,916.00	0.00	0.00	0.00	116,916.00
100-1510-582200	Interest - Loan	16,027.00	16,027.00	0.00	0.00	0.00	16,027.00
Department: 1510 - Financial Administration Total:		1,361,781.00	1,361,781.00	143,031.97	143,031.97	188,931.45	1,172,849.55
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	182,224.00	182,224.00	9,821.94	9,821.94	9,821.94	172,402.06
100-1535-511300	Overtime Pay	936.00	936.00	115.29	115.29	115.29	820.71
100-1535-512100	Group Insurance	51,159.00	51,159.00	0.00	0.00	0.00	51,159.00
100-1535-512200	Fica & Medicare	13,954.00	13,954.00	1,056.88	1,056.88	1,056.88	12,897.12
100-1535-512400	Pmts To Retirement Sys	32,662.00	32,662.00	2,673.34	2,673.34	2,673.34	29,988.66
100-1535-512810	Uniforms	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-512108	Professional Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-521301	Computer Services	169,220.00	169,220.00	7,014.00	7,014.00	-3,017.48	172,237.48
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,000.00	18,000.00	1,839.18	1,839.18	1,839.18	16,160.82
100-1535-522206	Computer Repair & Maint	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-1535-523130	General Liability	25,000.00	25,000.00	24,027.12	24,027.12	24,027.12	972.88
100-1535-523200	Telephone	56,380.00	56,380.00	388.73	388.73	388.73	55,991.27
100-1535-523201	Postage	200.00	200.00	0.00	0.00	0.00	200.00
100-1535-523600	Dues & Fees	200.00	200.00	0.00	0.00	0.00	200.00
100-1535-523700	Education & Training	6,570.00	6,570.00	0.00	0.00	0.00	6,570.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531102	Computer Supplies	5,250.00	5,250.00	0.00	0.00	0.00	5,250.00
100-1535-531600	Small Equipment <\$20000	28,100.00	28,100.00	365.00	365.00	596.06	27,503.94
Department: 1535 - It - Data Processing/Mis Total:		596,905.00	596,905.00	47,301.48	47,301.48	37,501.06	559,403.94
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	204,161.00	204,161.00	8,880.86	8,880.86	8,880.86	195,280.14
100-1565-511300	Overtime Pay	564.00	564.00	0.00	0.00	0.00	564.00
100-1565-512100	Group Insurance	74,022.00	74,022.00	0.00	0.00	0.00	74,022.00
100-1565-512200	Fica & Medicare	15,642.00	15,642.00	895.74	895.74	895.74	14,746.26
100-1565-512400	Pmts To Retirement Sys	36,300.00	36,300.00	2,995.17	2,995.17	2,995.17	33,304.83
100-1565-512700	Workers Compensation	25,688.00	25,688.00	0.00	0.00	0.00	25,688.00
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	3,178.42	3,178.42	3,178.42	36,821.58
100-1565-521302	Drug Testing	200.00	200.00	0.00	0.00	0.00	200.00
100-1565-522204	Building Repairs & Maint	125,000.00	125,000.00	0.00	0.00	3,580.00	121,420.00
100-1565-522207	Park Maintenance & Recreation	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-1565-523140	Property Insurance	40,000.00	40,000.00	54,067.00	54,067.00	54,067.00	-14,067.00
100-1565-523700	Education & Training	500.00	500.00	0.00	0.00	0.00	500.00
100-1565-523800	Licenses	150.00	150.00	0.00	0.00	0.00	150.00
100-1565-523900	Other	500.00	500.00	0.00	0.00	0.00	500.00
100-1565-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	0.00	2,390.93	7,609.07
100-1565-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	0.00	0.00	0.00	60,000.00
100-1565-531220	Natural Gas	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00
100-1565-531230	Electricity	180,000.00	180,000.00	0.00	0.00	0.00	180,000.00
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

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100-1565-541200	Site Improvements	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00
Department: 1565 - General Gov Building & PI Total:		901,227.00	901,227.00	70,017.19	70,017.19	75,988.12	825,238.88
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	236,437.00	236,437.00	12,066.56	12,066.56	12,066.56	224,370.44
100-2000-511300	Overtime Pay	502.00	502.00	0.00	0.00	0.00	502.00
100-2000-512100	Group Insurance	50,412.00	50,412.00	0.00	0.00	0.00	50,412.00
100-2000-512200	Fica & Medicare	17,883.00	17,883.00	1,235.84	1,235.84	1,235.84	16,647.16
100-2000-512400	Pmts To Retirement Sys	41,527.00	41,527.00	3,468.68	3,468.68	3,468.68	38,058.32
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	2,916.66	2,916.66	32,083.34
100-2000-521204	Solicitor	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
100-2000-521205	Public Defender	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	0.00	0.00	402.40	3,097.60
100-2000-523500	Travel	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	0.00	0.00	300.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	0.00	0.00	2.23	497.77
100-2000-531100	General Supplies & Mater	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-2000-571010	Prisoner Expense	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00
100-2000-571030	Peace Officer'S A&B Fund	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	0.00	0.00	0.00	66,000.00
100-2000-571090	Consolidated Remittance	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00
Department: 2000 - Judicial Total:		699,561.00	699,561.00	19,687.74	19,687.74	20,092.37	679,468.63
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,417,668.00	2,417,668.00	119,107.01	119,107.01	119,107.01	2,298,560.99
100-3200-511300	Overtime Pay	149,100.00	149,100.00	12,461.98	12,461.98	12,461.98	136,638.02
100-3200-511301	Overtime Pay Dea	19,811.00	19,811.00	2,124.12	2,124.12	2,124.12	17,686.88
100-3200-512100	Group Insurance	853,578.00	853,578.00	0.00	0.00	0.00	853,578.00
100-3200-512200	Fica & Medicare	197,990.00	197,990.00	13,810.78	13,810.78	13,810.78	184,179.22
100-3200-512400	Pmts To Retirement Sys	430,402.00	430,402.00	35,468.69	35,468.69	35,468.69	394,933.31
100-3200-512700	Workers Compensation	90,883.00	90,883.00	0.00	0.00	0.00	90,883.00
100-3200-512810	Uniforms	28,000.00	28,000.00	1,009.44	1,009.44	2,457.39	25,542.61
100-3200-521209	Professional Service	8,500.00	8,500.00	0.00	0.00	159.60	8,340.40
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	125.00	125.00	125.00	1,875.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	0.00	0.00	1,856.68	6,643.32
100-3200-523160	Law Enforcement Liabili	30,000.00	30,000.00	61,252.00	61,252.00	61,252.00	-31,252.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-3200-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-3200-523600	Dues & Fees	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3200-523700	Education & Training	6,000.00	6,000.00	0.00	0.00	315.00	5,685.00
100-3200-523900	Other	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3200-523905	Police Fund Expenses	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	14,000.00	14,000.00	745.79	745.79	3,454.74	10,545.26
100-3200-531101	Office Supplies	13,000.00	13,000.00	0.00	0.00	0.00	13,000.00
100-3200-531104	Ammunition	17,500.00	17,500.00	0.00	0.00	0.00	17,500.00
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	0.00	0.00	2,980.00	4,520.00
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		4,353,432.00	4,353,432.00	246,104.81	246,104.81	255,572.99	4,097,859.01
Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	2,316,465.00	2,316,465.00	119,326.45	119,326.45	119,326.45	2,197,138.55
100-3500-511300	Overtime Pay	85,044.00	85,044.00	5,495.76	5,495.76	5,495.76	79,548.24
100-3500-512100	Group Insurance	681,000.00	681,000.00	0.00	0.00	0.00	681,000.00
100-3500-512110	Fire Cancer Insurance-Hb 146	4,500.00	4,500.00	5,627.52	5,627.52	5,627.52	-1,127.52

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100-3500-512200	Fica & Medicare	182,950.00	182,950.00	12,980.51	12,980.51	12,980.51	169,969.49
100-3500-512400	Pmts To Retirement Sys	433,823.00	433,823.00	33,983.98	33,983.98	33,983.98	399,839.02
100-3500-512700	Workers Compensation	53,113.00	53,113.00	0.00	0.00	0.00	53,113.00
100-3500-512810	Uniforms	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00
100-3500-521208	Professional -Med Service	15,620.00	15,620.00	0.00	0.00	0.00	15,620.00
100-3500-521302	Drug Testing	750.00	750.00	0.00	0.00	0.00	750.00
100-3500-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	3,481.50	3,481.50	-741.13	30,741.13
100-3500-523500	Travel	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
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	5,000.00	5,000.00	0.00	0.00	1,725.00	3,275.00
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	0.00	0.00	500.00
100-3500-523900	Other	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	0.00	209.99	9,790.01
100-3500-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	15.19	1,984.81
100-3500-531600	Small Equipment <\$20000	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	0.00	0.00	0.00	17,000.00
Department: 3500 - Fire Total:		3,887,265.00	3,887,265.00	180,895.72	180,895.72	178,623.27	3,708,641.73
Department: 4100 - Public Works							
100-4100-511100	Salaries & Wages - Public Works	328,437.00	328,437.00	18,255.52	18,255.52	18,255.52	310,181.48
100-4100-511300	Overtime Pay	3,534.00	3,534.00	0.00	0.00	0.00	3,534.00
100-4100-512100	Group Insurance	166,296.00	166,296.00	0.00	0.00	0.00	166,296.00
100-4100-512200	Fica & Medicare	26,638.00	26,638.00	1,889.56	1,889.56	1,889.56	24,748.44
100-4100-512400	Pmts To Retirement Sys	58,372.00	58,372.00	4,818.38	4,818.38	4,818.38	53,553.62
100-4100-512700	Workers Compensation	42,087.00	42,087.00	0.00	0.00	0.00	42,087.00
100-4100-512810	Uniforms	8,000.00	8,000.00	63.08	63.08	237.67	7,762.33
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	0.00	0.00	620.46	7,379.54
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	689.55	689.55	689.55	9,310.45
100-4100-522320	Rental-Equipment/Vehicle	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-4100-523900	Other	10,000.00	10,000.00	0.00	0.00	456.05	9,543.95
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	110.09	110.09	110.09	9,889.91
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4100-531700	Other Supplies	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
Department: 4100 - Public Works Total:		692,964.00	692,964.00	25,826.18	25,826.18	27,077.28	665,886.72
Department: 4200 - Highways And Streets							
100-4200-511100	Regular Pay	140,395.00	140,395.00	6,830.59	6,830.59	6,830.59	133,564.41
100-4200-511300	Overtime Pay	3,332.00	3,332.00	122.28	122.28	122.28	3,209.72
100-4200-512100	Group Insurance	59,760.00	59,760.00	0.00	0.00	0.00	59,760.00
100-4200-512200	Fica & Medicare	11,335.00	11,335.00	751.62	751.62	751.62	10,583.38
100-4200-512400	Pmts To Retirement Sys	49,500.00	49,500.00	2,059.68	2,059.68	2,059.68	47,440.32
100-4200-512810	Uniforms	4,000.00	4,000.00	23.99	23.99	95.96	3,904.04
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	100.00	100.00	0.00	0.00	0.00	100.00
100-4200-521303	Technical Services	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-4200-521307	Technical Service-Mapping	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4200-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	0.00	754.44	14,245.56
100-4200-522210	LMIG Repair & Maintenance	0.00	166,000.00	0.00	0.00	0.00	166,000.00
100-4200-522211	Sidewalk Repair & Maint	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
100-4200-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531100	General Supplies & Mater	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-4200-531109	Chemicals	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-4200-531110	Street Repair	615,141.00	615,141.00	0.00	0.00	0.00	615,141.00
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4200-531112	Flowers & Plants	166,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-531113	Street Signs	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
100-4200-531531	Traffic Signal - Utility	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
Department: 4200 - Highways And Streets Total:		1,446,813.00	1,446,813.00	9,788.16	9,788.16	10,614.57	1,436,198.43
Department: 4900 - Fleet Maintenance & Shop							
100-4900-511100	Regular Pay-Fleet Maint & Shop	250,117.00	250,117.00	13,096.83	13,096.83	13,096.83	237,020.17
100-4900-511300	Overtime Pay	1,025.00	1,025.00	59.65	59.65	59.65	965.35
100-4900-512100	Group Insurance	117,489.00	117,489.00	0.00	0.00	0.00	117,489.00
100-4900-512200	Fica & Medicare	18,830.00	18,830.00	1,278.69	1,278.69	1,278.69	17,551.31
100-4900-512400	Payments To Retirement	44,527.00	44,527.00	3,669.37	3,669.37	3,669.37	40,857.63
100-4900-512700	Workers Compensation	3,615.00	3,615.00	0.00	0.00	0.00	3,615.00
100-4900-512810	Uniforms	4,000.00	4,000.00	87.46	87.46	158.18	3,841.82
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	3,216.30	3,216.30	7,691.15	142,308.85
100-4900-522203	Mach & Equip Rep & Maint	5,500.00	5,500.00	0.00	0.00	584.73	4,915.27
100-4900-523170	Auto Liability	160,000.00	160,000.00	136,253.00	136,253.00	136,253.00	23,747.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	650.60	650.60	714.12	4,285.88
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-531105	Hand Tools	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4900-531250	Oil Expense	7,500.00	7,500.00	2,099.70	2,099.70	2,099.70	5,400.30
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	6,134.05	6,134.05	11,156.39	208,843.61
100-4900-531600	Small Equipment <\$20000	22,500.00	22,500.00	0.00	0.00	678.64	21,821.36
100-4900-542100	Machinery	11,000.00	11,000.00	0.00	0.00	0.00	11,000.00
100-4900-542200	Vehicles	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00
Department: 4900 - Fleet Maintenance & Shop Total:		1,181,903.00	1,181,903.00	166,545.65	166,545.65	177,440.45	1,004,462.55
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	0.00	0.00	600.00	5,400.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	0.00	0.00	133,238.00
Department: 6500 - Libraries Total:		139,238.00	139,238.00	0.00	0.00	600.00	138,638.00
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	278,882.00	278,882.00	14,946.08	14,946.08	14,946.08	263,935.92
100-7400-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-7400-512100	Group Insurance	39,300.00	39,300.00	0.00	0.00	0.00	39,300.00
100-7400-512200	Fica & Medicare	21,277.00	21,277.00	1,582.38	1,582.38	1,582.38	19,694.62
100-7400-512400	Pmts To Retirement Sys	49,514.00	49,514.00	4,091.37	4,091.37	4,091.37	45,422.63
100-7400-512810	Uniforms	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-521202	Engineering Fees	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
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	250.00	250.00	250.00	2,150.00
100-7400-523301	Advertising Expense	500.00	500.00	75.00	75.00	75.00	425.00
100-7400-523400	Printing & Binding	500.00	500.00	0.00	0.00	0.00	500.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	0.00	776.00	224.00
100-7400-523600	Dues & Fees	400.00	400.00	0.00	0.00	11.95	388.05
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	0.00	795.00	3,705.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7400-531101	Office Supplies	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7400-531102	Computer Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-7400-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	0.00	500.00

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100-7400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 7400 - Planning & Zoning Total:		434,273.00	434,273.00	20,944.83	20,944.83	22,527.78	411,745.22
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	174,166.00	174,166.00	7,067.60	7,067.60	7,067.60	167,098.40
100-7545-511300	Overtime Pay	67,143.00	67,143.00	5,121.03	5,121.03	5,121.03	62,021.97
100-7545-512100	Group Insurance	59,973.00	59,973.00	0.00	0.00	0.00	59,973.00
100-7545-512200	Fica & Medicare	14,887.00	14,887.00	1,093.28	1,093.28	1,093.28	13,793.72
100-7545-512400	Payments To Retirement	30,961.00	30,961.00	2,555.12	2,555.12	2,555.12	28,405.88
100-7545-512810	Uniforms	300.00	300.00	0.00	0.00	0.00	300.00
100-7545-523301	Advertising Expense	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7545-523400	Printing	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-523500	Travel Expense	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-7545-523600	Dues & Fees	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-7545-523900	Other	1,000.16	1,000.16	0.00	0.00	0.00	1,000.16
100-7545-531100	General Supplies & Materials	17,500.00	17,500.00	0.00	0.00	10.99	17,489.01
100-7545-531112	Flowers & Plants	250.00	250.00	0.00	0.00	0.00	250.00
100-7545-531300	Food	15,000.00	15,000.00	0.00	0.00	270.08	14,729.92
100-7545-542100	Machinery and Equipment	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
100-7545-572010	Events - Etc.	120,000.00	120,000.00	4,150.00	4,150.00	1,650.00	118,350.00
Department: 7545 - Economic Development - Total:		560,180.16	560,180.16	19,987.03	19,987.03	17,768.10	542,412.06
Department: 9000 - 9000							
100-9000-611040	Transfer Out-DDA	0.00	25,000.00	0.00	0.00	0.00	25,000.00
Department: 9000 - 9000 Total:		0.00	25,000.00	0.00	0.00	0.00	25,000.00
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-407,237.02	-407,237.02	-470,461.22	470,461.22
Fund: 210 - Confiscated Asset Fund							
Department: 0000 - Non-Departmental							
210-0000-381001	Confiscated Assets	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
210-0000-381010	Federal Confiscated Assets	115,000.00	115,000.00	0.00	0.00	0.00	115,000.00
Department: 0000 - Non-Departmental Total:		125,000.00	125,000.00	0.00	0.00	0.00	125,000.00
Department: 3200 - Police							
210-3200-523901	Other -- Federal Forfeiture	0.00	0.00	6,015.00	6,015.00	8,190.00	-8,190.00
210-3200-531100	General Supplies & Mater	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
210-3200-531600	Small Equipment <\$20000	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00
Department: 3200 - Police Total:		125,000.00	125,000.00	6,015.00	6,015.00	8,190.00	116,810.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	-6,015.00	-6,015.00	-8,190.00	8,190.00
Fund: 275 - Hotel/Motel Fund							
Department: 0000 - Non-Departmental							
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	15,391.20	15,391.20	15,391.20	69,608.80
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	15,391.20	15,391.20	15,391.20	69,608.80
Department: 7540 - Tourism							
275-7540-523301	Advertising Expense	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
275-7540-611050	Transfer Out - General	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
Department: 7540 - Tourism Total:		85,000.00	85,000.00	0.00	0.00	0.00	85,000.00
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	15,391.20	15,391.20	15,391.20	-15,391.20
Fund: 320 - Gw Splost 2017							
Department: 0000 - Non-Departmental							
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	18,000.00	18,000.00	3,380.18	3,380.18	3,380.18	14,619.82
Department: 0000 - Non-Departmental Total:		3,058,034.00	3,058,034.00	3,380.18	3,380.18	3,380.18	3,054,653.82
Department: 4200 - Highways And Streets							
320-4200-541410	Transp-Old Loganville Sidewalk	1,338,649.00	1,338,649.00	0.00	0.00	0.00	1,338,649.00
Department: 4200 - Highways And Streets Total:		1,338,649.00	1,338,649.00	0.00	0.00	0.00	1,338,649.00

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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							
320-6200-541400	Recreation - Infrastructure	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
	Department: 6200 - Parks Total:	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
	Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	3,380.18	3,380.18	3,380.18	-3,380.18
Fund: 321 - Wc Splost 2019							
Department: 0000 - Non-Departmental							
321-0000-337103	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
321-0000-337104	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	0.00	0.00	0.00	2,354,725.70
321-0000-337105	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
321-0000-361000	Interest Revenues	270,000.00	270,000.00	24,310.24	24,310.24	24,310.24	245,689.76
321-0000-389000	Bank Charges & Misc.	0.00	0.00	-35.00	-35.00	-35.00	35.00
	Department: 0000 - Non-Departmental Total:	6,069,817.00	6,069,817.00	24,275.24	24,275.24	24,275.24	6,045,541.76
Department: 3200 - Police							
321-3200-541300	Public Safety Buildings	2,354,725.70	2,354,725.70	0.00	0.00	0.00	2,354,725.70
321-3200-542200	Vehicles	0.00	0.00	47,540.00	47,540.00	0.00	0.00
	Department: 3200 - Police Total:	2,354,725.70	2,354,725.70	47,540.00	47,540.00	0.00	2,354,725.70
Department: 3500 - Fire							
321-3500-531600	Small Equip Purchase < \$20000	0.00	0.00	0.00	0.00	8,285.87	-8,285.87
	Department: 3500 - Fire Total:	0.00	0.00	0.00	0.00	8,285.87	-8,285.87
Department: 4200 - Highways And Streets							
321-4200-541400	Transportation Infrastructure	3,488,898.44	3,488,898.44	0.00	0.00	0.00	3,488,898.44
	Department: 4200 - Highways And Streets Total:	3,488,898.44	3,488,898.44	0.00	0.00	0.00	3,488,898.44
Department: 6200 - Parks							
321-6200-542100	Machinery/ Equipment	226,192.86	226,192.86	0.00	0.00	48,000.00	178,192.86
	Department: 6200 - Parks Total:	226,192.86	226,192.86	0.00	0.00	48,000.00	178,192.86
	Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	-23,264.76	-23,264.76	-32,010.63	32,010.63
Fund: 323 - Walton county SPLOST 2025							
Department: 0000 - Non-Departmental							
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	9,462.71	9,462.71	9,462.71	613,934.41
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	76,131.81	76,131.81	76,131.81	4,939,381.88
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	82,583.66	82,583.66	82,583.66	5,357,973.56
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	3,871.11	3,871.11	3,871.11	251,155.01
323-0000-361000	Interest Revenues	12,000.00	12,000.00	2,464.81	2,464.81	2,464.81	9,535.19
323-0000-389000	Bank Charges/ Misc	0.00	0.00	-20.00	-20.00	-20.00	20.00
	Department: 0000 - Non-Departmental Total:	11,346,494.15	11,346,494.15	174,494.10	174,494.10	174,494.10	11,172,000.05
Department: 3200 - Police							
323-3200-542100	Machinery & Equipment	311,698.49	311,698.49	0.00	0.00	0.00	311,698.49
	Department: 3200 - Police Total:	311,698.49	311,698.49	0.00	0.00	0.00	311,698.49
Department: 3500 - Fire							
323-3500-542100	Machinery & Equipment	311,698.69	311,698.69	0.00	0.00	0.00	311,698.69
	Department: 3500 - Fire Total:	311,698.69	311,698.69	0.00	0.00	0.00	311,698.69
Department: 4200 - Highways And Streets							
323-4200-541400	Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
	Department: 4200 - Highways And Streets Total:	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections							
323-4330-541400	Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
	Department: 4330 - Sewer Collections Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4400 - Water							
323-4400-541400	Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
	Department: 4400 - Water Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61

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Department: 6200 - Parks							
323-6200-541400	Parks & Rec Infrastructure	267,026.06	267,026.06	0.00	0.00	0.00	267,026.06
Department: 6200 - Parks Total:		267,026.06	267,026.06	0.00	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):		0.00	0.00	174,494.10	174,494.10	174,494.10	-174,494.10
Fund: 324 - GW SPLOST 2023							
Department: 0000 - Non-Departmental							
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	37,846.20	37,846.20	37,846.20	2,521,899.80
324-0000-337102	Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	8,631.59	8,631.59	8,631.59	591,368.41
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	11,287.47	11,287.47	11,287.47	738,712.53
324-0000-337104	Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	8,631.59	8,631.59	8,631.59	566,010.41
324-0000-361000	Interest Income	36,000.00	36,000.00	3,586.11	3,586.11	3,586.11	32,413.89
324-0000-389000	Bank Charges and Misc	0.00	0.00	-95.30	-95.30	-95.30	95.30
Department: 0000 - Non-Departmental Total:		4,520,388.00	4,520,388.00	69,887.66	69,887.66	69,887.66	4,450,500.34
Department: 3200 - Police							
324-3200-541300	Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3200 - Police Total:		300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire							
324-3500-531600	Small Equipment <\$20000	0.00	0.00	0.00	0.00	3,009.00	-3,009.00
324-3500-541300	Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire Total:		300,000.00	300,000.00	0.00	0.00	3,009.00	296,991.00
Department: 4200 - Highways And Streets							
324-4200-541400	Transportation Infrastructure	2,595,746.00	2,595,746.00	0.00	0.00	0.00	2,595,746.00
Department: 4200 - Highways And Streets Total:		2,595,746.00	2,595,746.00	0.00	0.00	0.00	2,595,746.00
Department: 4330 - Sewer Collections							
324-4330-541400	Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4330 - Sewer Collections Total:		287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water							
324-4400-541400	Water Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water Total:		287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 6200 - Parks							
324-6200-541400	Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Department: 6200 - Parks Total:		750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):		0.00	0.00	69,887.66	69,887.66	66,878.66	-66,878.66
Fund: 371 - ARPA							
Department: 0000 - Non-Departmental							
371-0000-361000	Interest Revenue	36,000.00	36,000.00	2,684.35	2,684.35	2,684.35	33,315.65
371-0000-399000	Fund Balance For Budget Only	1,732,734.00	1,732,734.00	0.00	0.00	0.00	1,732,734.00
Department: 0000 - Non-Departmental Total:		1,768,734.00	1,768,734.00	2,684.35	2,684.35	2,684.35	1,766,049.65
Department: 4200 - Highways And Streets							
371-4200-541400	Street Infrastructure	418,734.00	418,734.00	0.00	0.00	0.00	418,734.00
Department: 4200 - Highways And Streets Total:		418,734.00	418,734.00	0.00	0.00	0.00	418,734.00
Department: 4320 - Stormwater							
371-4320-541400	Infrastructure	0.00	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 6500 - Libraries							
371-6500-541300	Building-Library	1,350,000.00	1,350,000.00	0.00	0.00	0.00	1,350,000.00
Department: 6500 - Libraries Total:		1,350,000.00	1,350,000.00	0.00	0.00	0.00	1,350,000.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	0.00	2,684.35	2,684.35	-4,108.15	4,108.15
Fund: 375 - Capital Recovery-Impact Fees							
Department: 0000 - Non-Departmental							
375-0000-341320	Capital Recovery Impact Fee	240,000.00	240,000.00	0.00	0.00	0.00	240,000.00
375-0000-361000	Intrerest Revenues	0.00	0.00	4,357.62	4,357.62	4,357.62	-4,357.62
Department: 0000 - Non-Departmental Total:		240,000.00	240,000.00	4,357.62	4,357.62	4,357.62	235,642.38

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Department: 4320 - Stormwater							
375-4320-541400	Infrastructure	0.00	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4400 - Water							
375-4400-541400	Infrastructure	240,000.00	240,000.00	0.00	0.00	0.00	240,000.00
Department: 4400 - Water Total:		240,000.00	240,000.00	0.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	4,357.62	4,357.62	-2,434.88	2,434.88
Fund: 505 - Water & Sewer Fund							
Department: 0000 - Non-Departmental							
505-0000-341320	Capital Recovery Fee	0.00	0.00	21,474.65	21,474.65	21,474.65	-21,474.65
505-0000-344211	Water Sales / Collection	4,268,000.00	4,268,000.00	360,369.56	360,369.56	360,369.56	3,907,630.44
505-0000-344212	Water Tap Fees	450,000.00	450,000.00	10,900.00	10,900.00	10,900.00	439,100.00
505-0000-344213	Backflow	20,000.00	20,000.00	90.00	90.00	90.00	19,910.00
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	20,000.00	20,000.00	995.89	995.89	995.89	19,004.11
505-0000-344255	Sewer Sales / Collection	3,640,000.00	3,640,000.00	295,136.13	295,136.13	295,136.13	3,344,863.87
505-0000-344256	Sewer Tap Fees	700,000.00	700,000.00	17,420.00	17,420.00	17,420.00	682,580.00
505-0000-344257	Dumping Tickets	507,896.00	507,896.00	60,300.00	60,300.00	60,300.00	447,596.00
505-0000-344258	Grease Trap Fees	13,000.00	13,000.00	300.00	300.00	300.00	12,700.00
505-0000-344260	Storm Water Utility	650,000.00	650,000.00	54,678.59	54,678.59	54,678.59	595,321.41
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	1,078.70	1,078.70	1,078.70	921.30
505-0000-349900	Water & Sewer Late Fees	210,000.00	210,000.00	15,240.18	15,240.18	15,240.18	194,759.82
505-0000-349910	Administrative Fees	105,000.00	105,000.00	9,573.00	9,573.00	9,573.00	95,427.00
505-0000-361000	Interest Revenues	150,000.00	150,000.00	13,080.60	13,080.60	13,080.60	136,919.40
505-0000-389000	Bank Charges & Etc.	150,000.00	150,000.00	1,210.62	1,210.62	1,210.62	148,789.38
505-0000-390000	Miscellaneous Revenue	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00
505-0000-391100	Collections -Bad Debt	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 0000 - Non-Departmental Total:		11,045,896.00	11,045,896.00	861,847.92	861,847.92	861,847.92	10,184,048.08
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	699,634.73	699,634.73	37,201.59	37,201.59	37,201.59	662,433.14
505-4300-511300	Overtime Pay	15,040.98	15,040.98	698.68	698.68	698.68	14,342.30
505-4300-512100	Group Insurance	250,380.00	250,380.00	0.00	0.00	0.00	250,380.00
505-4300-512200	Fica & Medicare	54,735.42	54,735.42	4,012.90	4,012.90	4,012.90	50,722.52
505-4300-512400	Pmts To Retirement Sys	124,373.03	124,373.03	10,264.08	10,264.08	10,264.08	114,108.95
505-4300-512810	Uniforms	40,000.00	40,000.00	2,882.60	2,882.60	4,065.18	35,934.82
505-4300-521202	Engineering Fees	8,000.00	8,000.00	0.00	0.00	-9,300.00	17,300.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	91,467.00	91,467.00	6,816.00	6,816.00	6,831.20	84,635.80
505-4300-521302	Drug Testing	500.00	500.00	0.00	0.00	0.00	500.00
505-4300-521307	Technical Service	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-521320	Outside Lab Service	10,000.00	10,000.00	3,400.00	3,400.00	1,163.08	8,836.92
505-4300-521330	W E T Sampling	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-522110	Disposal (Sludge)	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-522201	Office Equip-Rep & Maint	8,000.00	8,000.00	419.39	419.39	419.39	7,580.61
505-4300-522202	Auto & Truck Rep & Maint	40,000.00	40,000.00	970.06	970.06	1,259.85	38,740.15
505-4300-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	0.00	0.00	322.82	29,677.18
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	1,975.41	1,975.41	2,057.00	12,943.00
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	0.00	0.00	2,027.16	197,972.84
505-4300-522206	Computer Repair & Maint	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	85,000.00	85,000.00	68,078.00	68,078.00	68,078.00	16,922.00
505-4300-523140	Property Insurance	40,000.00	40,000.00	54,067.00	54,067.00	54,067.00	-14,067.00
505-4300-523170	Auto Liability	75,000.00	75,000.00	136,253.00	136,253.00	136,253.00	-61,253.00
505-4300-523200	Telephone	15,600.00	15,600.00	0.00	0.00	0.00	15,600.00
505-4300-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4300-523600	Dues & Fees	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00

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505-4300-523900	Other	2,000.00	2,000.00	79.00	79.00	79.00	1,921.00
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-531101	Office Supplies	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4300-531103	Lab Supplies	24,000.00	24,000.00	0.00	0.00	1,241.38	22,758.62
505-4300-531105	Hand Tools	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-531109	Chemicals	230,000.00	230,000.00	0.00	0.00	27,278.76	202,721.24
505-4300-531220	Natural Gas	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00
505-4300-531230	Electricity	450,000.00	450,000.00	0.00	0.00	0.00	450,000.00
505-4300-531270	Gasoline Expense	70,000.00	70,000.00	1,512.14	1,512.14	3,165.92	66,834.08
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-561000	Depreciation	825,000.00	825,000.00	0.00	0.00	0.00	825,000.00
505-4300-562000	Amortization	67,785.00	67,785.00	0.00	0.00	0.00	67,785.00
505-4300-581100	Principal - Bonds	1,050,000.00	1,050,000.00	0.00	0.00	0.00	1,050,000.00
505-4300-582100	Interest - Bonds	606,246.00	606,246.00	0.00	0.00	0.00	606,246.00
Department: 4300 - Water Quality Control Total:		5,193,962.16	5,193,962.16	328,629.85	328,629.85	351,185.99	4,842,776.17
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	270,145.47	270,145.47	13,723.28	13,723.28	13,723.28	256,422.19
505-4320-511300	Overtime Pay	8,075.28	8,075.28	1,410.95	1,410.95	1,410.95	6,664.33
505-4320-512100	Group Insurance	75,636.00	75,636.00	0.00	0.00	0.00	75,636.00
505-4320-512200	Fica & Medicare	21,470.26	21,470.26	1,560.88	1,560.88	1,560.88	19,909.38
505-4320-512400	Pmts To Retirement Sys	47,379.60	47,379.60	3,963.20	3,963.20	3,963.20	43,416.40
505-4320-521202	Engineering Fees	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	3,287.00	3,287.00	1.60	19,998.40
505-4320-522203	Mach & Equip Rep & Maint	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00
505-4320-531101	Office Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4320-531109	Chemicals	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4320-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 4320 - Stormwater Total:		589,706.61	589,706.61	23,945.31	23,945.31	20,659.91	569,046.70
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	283,014.36	283,014.36	7,174.69	7,174.69	7,174.69	275,839.67
505-4330-511300	Overtime Pay	30,767.27	30,767.27	1,704.74	1,704.74	1,704.74	29,062.53
505-4330-512100	Group Insurance	125,256.00	125,256.00	0.00	0.00	0.00	125,256.00
505-4330-512200	Fica & Medicare	24,163.16	24,163.16	876.49	876.49	876.49	23,286.67
505-4330-512400	Retirement	50,204.72	50,204.72	4,152.00	4,152.00	4,152.00	46,052.72
505-4330-521202	Engineering Fees	5,000.00	5,000.00	0.00	0.00	-5,500.00	10,500.00
505-4330-521303	Tech Services	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
505-4330-521306	Tech Service Generator	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4330-521307	Tech Sev Gis Mapping	22,000.00	22,000.00	0.00	0.00	7,727.40	14,272.60
505-4330-522110	Septic Disposal	30,000.00	30,000.00	0.00	0.00	7,000.00	23,000.00
505-4330-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	0.00	5,847.80	4,152.20
505-4330-522205	Infrastructure Rep & Maint	100,000.00	100,000.00	0.00	0.00	14,448.08	85,551.92
505-4330-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
505-4330-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523900	Other	1,000.00	1,000.00	0.00	0.00	21.54	978.46
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4330-531101	Office Supplies	500.00	500.00	0.00	0.00	0.00	500.00

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505-4330-531105	Hand Tools	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531109	Chemicals	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4330-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4330-541400	Infrastructure	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00
Department: 4330 - Sewer Collections Total:		1,223,405.51	1,223,405.51	13,907.92	13,907.92	43,452.74	1,179,952.77
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	549,573.83	549,573.83	28,329.74	28,329.74	28,329.74	521,244.09
505-4400-511300	Overtime Pay	34,931.35	34,931.35	2,979.51	2,979.51	2,979.51	31,951.84
505-4400-512100	Group Insurance	246,657.00	246,657.00	0.00	0.00	0.00	246,657.00
505-4400-512200	Fica & Medicare	45,040.22	45,040.22	2,931.95	2,931.95	2,931.95	42,108.27
505-4400-512400	Pmts To Retirement Sys	97,659.32	97,659.32	8,062.59	8,062.59	8,062.59	89,596.73
505-4400-512700	Workers Compensation	39,358.00	39,358.00	0.00	0.00	0.00	39,358.00
505-4400-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4400-521203	Audit Fees	24,750.00	24,750.00	0.00	0.00	0.00	24,750.00
505-4400-521304	Tech Service -Utlity Prot	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4400-521305	Techserv -Utility Service	60,700.00	60,700.00	0.00	0.00	0.00	60,700.00
505-4400-521307	Technical Service	73,500.00	73,500.00	10,120.00	10,120.00	13,500.40	59,999.60
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	0.00	0.00	430.29	7,569.71
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
505-4400-522205	Infrastructure Rep & Main	325,000.00	325,000.00	8,913.36	8,913.36	19,309.83	305,690.17
505-4400-523201	Postage	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00
505-4400-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523400	Printing & Binding	17,000.00	17,000.00	0.00	0.00	0.00	17,000.00
505-4400-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00
505-4400-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523900	Other	295,652.00	295,652.00	0.00	0.00	0.00	295,652.00
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	0.00	0.00	0.00	18,000.00
505-4400-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4400-531103	Lab Supplies	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4400-531109	Chemicals	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4400-531510	Purchased Water	2,000,000.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
505-4400-531591	Water Meters	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00
505-4400-531600	Small Equipment <\$20000	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 4400 - Water Total:		4,038,821.72	4,038,821.72	61,337.15	61,337.15	75,544.31	3,963,277.41
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	434,027.69	434,027.69	371,004.97	-371,004.97
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	103,200.00	103,200.00	0.00	0.00	0.00	103,200.00
540-0000-344110	Sanitation Sales / Collection	3,100,000.00	3,100,000.00	267,038.73	267,038.73	267,038.73	2,832,961.27
540-0000-361000	Interest Revenues	0.00	0.00	1,048.29	1,048.29	1,048.29	-1,048.29
Department: 0000 - Non-Departmental Total:		3,203,200.00	3,203,200.00	268,087.02	268,087.02	268,087.02	2,935,112.98
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	2,163,200.00	2,163,200.00	0.00	0.00	0.00	2,163,200.00
540-4510-522111	Roll Off Dumpsters	600,000.00	600,000.00	0.00	0.00	0.00	600,000.00
540-4510-611050	Transfer Out - General	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:		3,203,200.00	3,203,200.00	0.00	0.00	0.00	3,203,200.00
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	268,087.02	268,087.02	268,087.02	-268,087.02
Report Surplus (Deficit):		0.00	0.00	535,793.04	535,793.04	382,031.25	

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Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
0000 - Non-Departmental	17,229,500.00	17,229,500.00	576,227.25	576,227.25	576,227.25	16,653,272.75
1100 - Legislative	91,467.84	91,467.84	5,010.20	5,010.20	5,178.74	86,289.10
1300 - Executive	882,490.00	857,490.00	28,323.31	28,323.31	28,772.29	828,717.71
1510 - Financial Administration	1,361,781.00	1,361,781.00	143,031.97	143,031.97	188,931.45	1,172,849.55
1535 - It - Data Processing/Mis	596,905.00	596,905.00	47,301.48	47,301.48	37,501.06	559,403.94
1565 - General Gov Building & Pl	901,227.00	901,227.00	70,017.19	70,017.19	75,988.12	825,238.88
2000 - Judicial	699,561.00	699,561.00	19,687.74	19,687.74	20,092.37	679,468.63
3200 - Police	4,353,432.00	4,353,432.00	246,104.81	246,104.81	255,572.99	4,097,859.01
3500 - Fire	3,887,265.00	3,887,265.00	180,895.72	180,895.72	178,623.27	3,708,641.73
4100 - Public Works	692,964.00	692,964.00	25,826.18	25,826.18	27,077.28	665,886.72
4200 - Highways And Streets	1,446,813.00	1,446,813.00	9,788.16	9,788.16	10,614.57	1,436,198.43
4900 - Fleet Maintenance & Shop	1,181,903.00	1,181,903.00	166,545.65	166,545.65	177,440.45	1,004,462.55
6500 - Libraries	139,238.00	139,238.00	0.00	0.00	600.00	138,638.00
7400 - Planning & Zoning	434,273.00	434,273.00	20,944.83	20,944.83	22,527.78	411,745.22
7545 - Economic Development -	560,180.16	560,180.16	19,987.03	19,987.03	17,768.10	542,412.06
9000 - 9000	0.00	25,000.00	0.00	0.00	0.00	25,000.00
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-407,237.02	-407,237.02	-470,461.22	470,461.22
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	125,000.00	125,000.00	0.00	0.00	0.00	125,000.00
3200 - Police	125,000.00	125,000.00	6,015.00	6,015.00	8,190.00	116,810.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	-6,015.00	-6,015.00	-8,190.00	8,190.00
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	85,000.00	85,000.00	15,391.20	15,391.20	15,391.20	69,608.80
7540 - Tourism	85,000.00	85,000.00	0.00	0.00	0.00	85,000.00
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	15,391.20	15,391.20	15,391.20	-15,391.20
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,058,034.00	3,058,034.00	3,380.18	3,380.18	3,380.18	3,054,653.82
4200 - Highways And Streets	1,338,649.00	1,338,649.00	0.00	0.00	0.00	1,338,649.00
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	0.00	0.00	0.00	1,338,781.00
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	3,380.18	3,380.18	3,380.18	-3,380.18
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	6,069,817.00	6,069,817.00	24,275.24	24,275.24	24,275.24	6,045,541.76
3200 - Police	2,354,725.70	2,354,725.70	47,540.00	47,540.00	0.00	2,354,725.70
3500 - Fire	0.00	0.00	0.00	0.00	8,285.87	-8,285.87
4200 - Highways And Streets	3,488,898.44	3,488,898.44	0.00	0.00	0.00	3,488,898.44
6200 - Parks	226,192.86	226,192.86	0.00	0.00	48,000.00	178,192.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	-23,264.76	-23,264.76	-32,010.63	32,010.63
Fund: 323 - Walton county SPLOST 2025						
0000 - Non-Departmental	11,346,494.15	11,346,494.15	174,494.10	174,494.10	174,494.10	11,172,000.05
3200 - Police	311,698.49	311,698.49	0.00	0.00	0.00	311,698.49
3500 - Fire	311,698.69	311,698.69	0.00	0.00	0.00	311,698.69
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
6200 - Parks	267,026.06	267,026.06	0.00	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	174,494.10	174,494.10	174,494.10	-174,494.10
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,520,388.00	4,520,388.00	69,887.66	69,887.66	69,887.66	4,450,500.34
3200 - Police	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	3,009.00	296,991.00
4200 - Highways And Streets	2,595,746.00	2,595,746.00	0.00	0.00	0.00	2,595,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00

Income Statement

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Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	69,887.66	69,887.66	66,878.66	-66,878.66
Fund: 371 - ARPA						
0000 - Non-Departmental	1,768,734.00	1,768,734.00	2,684.35	2,684.35	2,684.35	1,766,049.65
4200 - Highways And Streets	418,734.00	418,734.00	0.00	0.00	0.00	418,734.00
4320 - Stormwater	0.00	0.00	0.00	0.00	6,792.50	-6,792.50
6500 - Libraries	1,350,000.00	1,350,000.00	0.00	0.00	0.00	1,350,000.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	0.00	2,684.35	2,684.35	-4,108.15	4,108.15
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	240,000.00	240,000.00	4,357.62	4,357.62	4,357.62	235,642.38
4320 - Stormwater	0.00	0.00	0.00	0.00	6,792.50	-6,792.50
4400 - Water	240,000.00	240,000.00	0.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	4,357.62	4,357.62	-2,434.88	2,434.88
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	11,045,896.00	11,045,896.00	861,847.92	861,847.92	861,847.92	10,184,048.08
4300 - Water Quality Control	5,193,962.16	5,193,962.16	328,629.85	328,629.85	351,185.99	4,842,776.17
4320 - Stormwater	589,706.61	589,706.61	23,945.31	23,945.31	20,659.91	569,046.70
4330 - Sewer Collections	1,223,405.51	1,223,405.51	13,907.92	13,907.92	43,452.74	1,179,952.77
4400 - Water	4,038,821.72	4,038,821.72	61,337.15	61,337.15	75,544.31	3,963,277.41
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	434,027.69	434,027.69	371,004.97	-371,004.97
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	3,203,200.00	3,203,200.00	268,087.02	268,087.02	268,087.02	2,935,112.98
4510 - Solid Waste Admin	3,203,200.00	3,203,200.00	0.00	0.00	0.00	3,203,200.00
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	268,087.02	268,087.02	268,087.02	-268,087.02
Total Surplus (Deficit):	0.00	0.00	535,793.04	535,793.04	382,031.25	

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	-407,237.02	-407,237.02	-470,461.22	470,461.22
210 - Confiscated Asset Fund	0.00	0.00	-6,015.00	-6,015.00	-8,190.00	8,190.00
275 - Hotel/Motel Fund	0.00	0.00	15,391.20	15,391.20	15,391.20	-15,391.20
320 - Gw Splost 2017	0.00	0.00	3,380.18	3,380.18	3,380.18	-3,380.18
321 - Wc Splost 2019	0.00	0.00	-23,264.76	-23,264.76	-32,010.63	32,010.63
323 - Walton county SPLOST ...	0.00	0.00	174,494.10	174,494.10	174,494.10	-174,494.10
324 - GW SPLOST 2023	0.00	0.00	69,887.66	69,887.66	66,878.66	-66,878.66
371 - ARPA	0.00	0.00	2,684.35	2,684.35	-4,108.15	4,108.15
375 - Capital Recovery-Impac...	0.00	0.00	4,357.62	4,357.62	-2,434.88	2,434.88
505 - Water & Sewer Fund	0.00	0.00	434,027.69	434,027.69	371,004.97	-371,004.97
540 - Solid Waste Fund	0.00	0.00	268,087.02	268,087.02	268,087.02	-268,087.02
Total Surplus (Deficit):	0.00	0.00	535,793.04	535,793.04	382,031.25	