



## COMBINED WORK SESSION AND CITY COUNCIL MEETING AGENDA

Thursday, November 14, 2024 at 6:30 PM

Council Chambers

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### 1. CALL TO ORDER

- A. Invocation and Pledge to the Flag
- B. Roll Call
- C. DECA Proclamation
- D. Presentation to Walton County Special Olympics
- E. Presentation of Awards
- F. Adoption of Agenda

### 2. CONSENT AGENDA

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

### 3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- [A.](#) **Case #A24-029** – Juan Ramon, requests annexation of property located at 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, GA. 3.0+/- acres.
- [B.](#) **Case # R24-030**– Juan Ramon, filed an application to rezone 3.0+/- acres located on 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, Georgia. The property owner is Red Lion Acquisition & Management. The current zoning is R100. The requested zoning is LI for the development of an office suite.
- [C.](#) **Case # R24-031**- BAMB Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP, filed an application to rezone 5.09+/- acres located on Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG060129, Walton County, Georgia. The property owner is Ann R Jones. The current zoning is R-44. The requested zoning is CH for the development of a medical office building.
- [D.](#) **Case #V24-032** – BAMB Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432; relief from buffer requirements.
- [E.](#) **Case #V24-033** – BAMB Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-380; relief from the minimum parking requirements.
- [F.](#) **Case # R24-034** – Kittle Homes, filed an application to rezone 26.07+/- acres located on 4615 Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG110187, LG110187A00, LG110185C00, LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership. The current zoning is CH. The requested zoning is RM-6 for the development of a townhome community.

### 4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- [A.](#) Health Insurance Renewal

### 5. PUBLIC SAFETY COMMITTEE REPORT

### 6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- [A.](#) 2019 FEMA Award for Generator - \$189,909.00 - (505-4300-542100)
- [B.](#) Emergency Repair to Park Place Detention Pond - \$171,475.00 (505-4320-522205)
- [C.](#) Flow Rate Restrictions on Plumbing Fixtures Ordinance Discussion
- D. GDOT Road Projects Discussion

**7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT**

- A. Public Works Presentation
- [B.](#) Toddler Park Discussion / Engineer Design Proposal - \$300,000 (321-6200-542100)

**8. ECONOMIC DEVELOPMENT COMMITTEE REPORT**

- A. Main Street Parking Discussion

**9. CITY MANAGER'S REPORT**

- [A.](#) Surplus Action List Approval

**10. CITY ATTORNEY'S UPDATES / REPORTS**

**11. EXECUTIVE SESSION**

**12. ADJOURNMENT**

\*Denotes Non-Budgeted Items subject to Reserve Funds

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

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



**CITY COUNCIL WORK SESSION MINUTES**  
**Monday, October 07, 2024 at 6:30 PM**  
**Council Chambers**

**1. CALL TO ORDER**

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

**A. Roll Call**

**PRESENT**

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

**ABSENT**

- Council Member Bill DuVall

**B. Approval of Agenda**

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

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

Motion carried 5-0.

**2. PLANNING & DEVELOPMENT COMMITTEE REPORT**

**A. Case #A24-012** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests Annexation of property located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.

Case A24-012, Case #R24-013 and V24-014 were heard together. Attorney Shane Lanham representing the applicant spoke to the Council regarding change to the plan since the last meeting and answered council questions.

**B. Case #R24-013** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP C/O Sherry S Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixeduse development with 232

single-family homes, 150 townhomes, and 23,200 square feet of commercial space as well as greenspace.

See Case #A24-012

\*Correction to the Minutes as the agenda was incorrect. The correct numbers were:

227 single-family homes, 158 townhomes, and 288,000 square feet of commercial space as well as greenspace.

- C. **Case #V24-014** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located Tuck Road, Conyers Road Loganville, GA 30052 at Parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.

See Case #A24-012

**3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT**

**4. PUBLIC SAFETY COMMITTEE REPORT**

- A. i3 Verticles, LLC Software Purchase - Police and Court \$5,500.00/month

**Consent Agenda for Thursday Night**

- B. 2025 Gwinnett County Hazard Mitigation Plan

**Consent Agenda for Thursday Night**

**5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT**

- A. 2024 ARPA Paving Contract Approval - The Scruggs Company - \$980,000.00 (NTE)

**Consent Agenda for Thursday Night**

- B. WQC Plant Spreader Truck (State Contract) - \$123,518.78 ARPA Funding

**Consent Agenda for Thursday Night**

**6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT**

**7. ECONOMIC DEVELOPMENT COMMITTEE REPORT**

- A. 7 Rules for a Successful Downtown Resolution

**8. CITY MANAGER'S REPORT**

- A. Re-adoption - Certified City of Ethics Resolution

- B. LED Sign Location - Discussion

It Director to obtain quotes for new sign to present to Council.

- C. Ethics Commission Appointments - Discussion

**9. CITY ATTORNEY'S UPDATES / REPORTS**

**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.

Joyce Davis 4421 Pecan Street addressed the Mayor and Council.

**11. EXECUTIVE SESSION**

- A. a. Real Estate Matters
- b. Litigation Matter
- c. Cybersecurity Matter

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

Motion carried 5-0.

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

Motion carried 5-0.

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

Motion carried 5-0.

There was no action taken during 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 Huntsinger made a motion to adjourn. Seconded by Council Member Wolfe.  
Voting Yea: Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

**Motion carried 5-0.**

**Meeting adjourned at 9:41pm.**

**EXECUTIVE SESSION AFFIDAVIT**

Personally, appeared before the undersigned-attesting officer, duly authorized to administer oaths, **Skip Baliles** who, after being duly sworn, deposes and on oath states the following:

(1) I was the presiding officer of a meeting of the Loganville City Council held on the 7<sup>th</sup> day of October 2024.

(2) That it is my understanding that O.C.G.A. & 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

(3) The subject matter of the closed meeting or closed portion of the meeting held on the 7<sup>th</sup> day of October 2024, which was closed was closed pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E) and to discuss or deliberate upon cybersecurity plan, procedures and contracts regarding the provision of cybersecurity services as provided in Georgia Code section 50-14-3(b)5.

(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. 50-14-4(b) that such an affidavit be executed.

This 7<sup>th</sup> day of October 2024.

*Skip Baliles*  
Mayor/Presiding Officer

*Ann Hartsager*  
Council Member

*McKenzie Long*  
Council Member

*Jim Newberry*  
Council Member

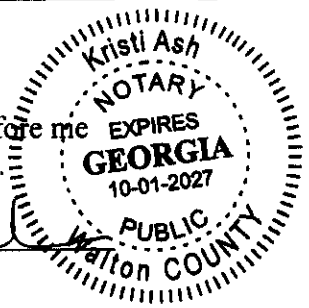
*Paul Wilson*  
Council Member

*Patricia Wolfe*  
Council Member

\_\_\_\_\_  
Council Member

Sworn to and subscribed before me  
this 7<sup>th</sup> day of October 2024.

*Kristi Ash*  
Notary Public





**CITY COUNCIL MEETING MINUTES**  
**Thursday, October 10, 2024 at 6:30 PM**  
**Council Chambers**

**1. CALL TO ORDER**

A. Invocation and Pledge to the Flag

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

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

Rev. Ryan Miller with Loganville United Methodist Church gave the invocation and Chief Dick Lowry led the pledge to the flag.

**2. CONSENT AGENDA**

Motion made by Council Member Huntsinger to adopt the consent agenda as follows:

- A. i3 Verticles, LLC Software Purchase - Police and Court \$5,500.00/month (100-2000-571060)
- B. 2025 Gwinnett County Hazard Mitigation Plan
- C. 2024 ARPA Paving Contract Approval - The Scruggs Company - \$980,000.00 (NTE) (371-4200-531110)
- D. WQC Plant Spreader Truck - \$123,518.78 ARPA Funding (371-4300-542200)
- E. Last Month's Minutes
- F. Last Month's Financial Report

Seconded by Council Member Whitfield.

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

Motion carried 6-0.

**3. PLANNING & DEVELOPMENT COMMITTEE REPORT**

A. **Case #A24-012** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests Annexation of property located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.



Motion made by Council Member Newberry made a motion to deny the annexation request due to the increased size of the City in the Tuck Road area. Seconded by Council Member Long.  
Voting Yea: Council Member Long, Council Member Newberry, Council Member Wolfe  
Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield.  
Mayor Baliles casting the tie-breaking vote for Nay.

Motion failed 4-3.

Motion made by Council Member Whitfield to approve the annexation request as presented.  
Seconded by Council Member Huntsinger.  
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield.  
Mayor Baliles casting the tie-breaking vote for Yea.  
Voting Nay: Council Member Long, Council Member Newberry, Council Member Wolfe

Motion carried 4-3.

- B. Case #R24-013** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (unzoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP C/O Sherry S Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixed use development with 227 single-family homes, 158 townhomes, and 288,000 square feet of commercial space as well as greenspace.

Motion made by Council Member Newberry to deny the rezone request due the development being too large for the Tuck Road area. Seconded by Council Member Long.  
Voting Yea: Council Member Long, Council Member Newberry, Council Member Wolfe  
Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield.  
Mayor Baliles casting the tie-breaking vote for Nay.

Motion failed 3-4.

Motion made by Council Member Whitfield to approve the rezone request with the following conditions:

1. The mailbox kiosk be placed in a central location that is not exclusively inside area of the townhomes or single-family residences but rather in between.
2. The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes.
3. The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park.
4. As allowed, develop a nature trail along the townhomes to the Walmart property.
5. Have it expressly stated in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year.
6. 8-foot privacy fence **shall be provided** between the buffer and the property of Chris Green at 4565 Tuck Rd.
7. Minimum of two community swimming pools as allowed.

- 8. **The minimum lot width shall be 40 feet and the minimum lot area shall be 4,000 square feet. The average lot area shall be a minimum of 9,000 square feet.**
- 9. **The developer shall provide an 8-foot wooden fence along the common boundary line of the subject property and the Foxbury Commons and Fox Chase subdivisions. Said fence will be owned and maintained by the respective HOA and may also be provided along the edge of any buffer provided between the development and said subdivisions.**
- 10. **Ensure that the HOA is responsible for limiting the number of residences that can be rented to 10 percent of the total project at any given point in time.**

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

Mayor Baliles casting the tie-breaking vote for Yea.

Motion carried 4-3.

- C. **Case #V24-014** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located Tuck Road, Conyers Road Loganville, GA 30052 at Parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.

Motion made by Council Member Newberry to deny the variance. Seconded by Council Member Long.

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

Voting Nay: Council Member Huntsinger

Motion carried 5-1.

**4. ECONOMIC DEVELOPMENT COMMITTEE REPORT**

- A. 7 Rules for a Successful Downtown Resolution

Motion made by Council Member Whitfield to approve the resolution as presented. Seconded by Council Member Newberry.

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

Voting Nay: Council Member Wolfe

Motion carried 5-1.

**5. CITY MANAGER'S REPORT**

- A. Re-adoption - Certified City of Ethics Resolution

Motion made by Council Member DuVall to adopt the resolution to apply for re-certification as a Certified City of Ethics. Seconded by Council Member Newberry.

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

Voting Nay: Council Member Wolfe

Motion carried 5-1.

**6. ADJOURNMENT**

Motion made by Council Member Huntsinger 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 7:06pm.

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Skip Baliles  
Mayor

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Kristi Ash  
Deputy Clerk



City of Loganville

Section 2, Item B.

# Income Statement Account Summary

For Fiscal: 2024-2025 Period Ending: 10/31/2024

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining	
<b>Fund: 100 - General Fund</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">100-0000-311100</a>	Real Property Taxes - Current	7,800,000.00	7,800,000.00	-1,784.98	8,021,115.33	8,021,115.33	-221,115.33
<a href="#">100-0000-311131</a>	Motor Vehicle Tax - Current	30,000.00	30,000.00	2,026.93	6,095.18	6,095.18	23,904.82
<a href="#">100-0000-311132</a>	Mobile Home Tax - Current	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00
<a href="#">100-0000-311133</a>	Intangible Tax - Current	100,000.00	100,000.00	9,928.03	34,625.51	34,625.51	65,374.49
<a href="#">100-0000-311300</a>	Personal Property - Current	465,000.00	465,000.00	-24.96	432,588.83	432,588.83	32,411.17
<a href="#">100-0000-311315</a>	Motor Vehicle Tavn Taxes	650,000.00	650,000.00	60,447.31	189,613.54	189,613.54	460,386.46
<a href="#">100-0000-311600</a>	Real Estate Transfer Tax	45,000.00	45,000.00	2,918.37	13,772.45	13,772.45	31,227.55
<a href="#">100-0000-311700</a>	Electric Franchise Tax	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
<a href="#">100-0000-311730</a>	Gas Franchise Tax	135,000.00	135,000.00	0.00	114,363.81	114,363.81	20,636.19
<a href="#">100-0000-311750</a>	Television Cable Franchise Tax	105,000.00	105,000.00	0.00	19,885.45	19,885.45	85,114.55
<a href="#">100-0000-311760</a>	Telephone Franchise Tax	5,000.00	5,000.00	810.52	1,727.78	1,727.78	3,272.22
<a href="#">100-0000-313100</a>	Local Option Sales Tax & Use Tax	1,800,000.00	1,800,000.00	153,173.02	484,068.25	484,068.25	1,315,931.75
<a href="#">100-0000-314100</a>	Excise Tax By Drink	45,000.00	45,000.00	2,904.06	12,631.87	12,631.87	32,368.13
<a href="#">100-0000-314200</a>	Alcoholic Beverage Excise Tax	455,000.00	455,000.00	30,174.41	139,758.00	139,758.00	315,242.00
<a href="#">100-0000-316100</a>	Business & Occupation Taxes	620,000.00	620,000.00	69,347.97	86,619.55	86,619.55	533,380.45
<a href="#">100-0000-316200</a>	Insurance Premium Taxes	1,300,000.00	1,300,000.00	1,347,826.20	1,347,826.20	1,347,826.20	-47,826.20
<a href="#">100-0000-316400</a>	Energy Excise Tax Gw	1,900.00	1,900.00	248.09	646.20	646.20	1,253.80
<a href="#">100-0000-319110</a>	Real Property Tax Penalties	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
<a href="#">100-0000-319120</a>	Personal Property Tax Penalties	5,000.00	5,000.00	0.00	26.78	26.78	4,973.22
<a href="#">100-0000-319500</a>	Fifa	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">100-0000-321110</a>	Beer & Wine License / Permit	36,000.00	36,000.00	4,162.50	4,462.50	4,462.50	31,537.50
<a href="#">100-0000-321140</a>	Liquor License / Permit	55,000.00	55,000.00	3,700.00	3,700.00	3,700.00	51,300.00
<a href="#">100-0000-322200</a>	Sign Permits	7,000.00	7,000.00	425.00	3,675.00	3,675.00	3,325.00
<a href="#">100-0000-322240</a>	Development Permits	5,000.00	5,000.00	2,880.00	2,880.00	2,880.00	2,120.00
<a href="#">100-0000-323100</a>	Building Permits	160,000.00	160,000.00	11,397.41	48,611.32	48,611.32	111,388.68
<a href="#">100-0000-323190</a>	Fire Inspections	64,000.00	64,000.00	4,926.00	9,170.50	9,170.50	54,829.50
<a href="#">100-0000-335120</a>	Intergovernmental Revenues	135,000.00	135,000.00	6,358.65	893,209.29	893,209.29	-758,209.29
<a href="#">100-0000-335121</a>	Lmig Road Work	160,000.00	160,000.00	0.00	165,975.71	165,975.71	-5,975.71
<a href="#">100-0000-337102</a>	Dea Reimbursement	39,600.00	39,600.00	0.00	0.00	0.00	39,600.00
<a href="#">100-0000-338000</a>	Housing Auth - In Lieu Of Taxes	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00
<a href="#">100-0000-341120</a>	Probation Fee	160,000.00	160,000.00	21,903.00	65,883.02	65,883.02	94,116.98
<a href="#">100-0000-341300</a>	Administrative Fee - Capital Recove	40,000.00	40,000.00	1,976.10	7,984.07	7,984.07	32,015.93
<a href="#">100-0000-341301</a>	Engineering Plan Review Fees	15,000.00	15,000.00	1,320.50	4,739.85	4,739.85	10,260.15
<a href="#">100-0000-341302</a>	Administrative Plan Review Fees	100,000.00	100,000.00	8,003.85	10,433.85	10,433.85	89,566.15
<a href="#">100-0000-341303</a>	Annexation Application	1,000.00	1,000.00	0.00	1,200.00	1,200.00	-200.00
<a href="#">100-0000-341305</a>	Rezoning Application	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00
<a href="#">100-0000-341306</a>	Variance Application	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
<a href="#">100-0000-341390</a>	Epd - Npdes Fees	500.00	500.00	510.80	510.80	510.80	-10.80
<a href="#">100-0000-341391</a>	Sign Reimbursements	50.00	50.00	0.00	0.00	0.00	50.00
<a href="#">100-0000-341392</a>	Land Disturbance Permit	2,000.00	2,000.00	127.70	427.70	427.70	1,572.30
<a href="#">100-0000-341400</a>	Printing & Duplicating Services	1,000.00	1,000.00	107.96	285.84	285.84	714.16
<a href="#">100-0000-341700</a>	Admin Charges	72,000.00	72,000.00	7,775.00	18,525.00	15,725.00	56,275.00
<a href="#">100-0000-342120</a>	Accident Reports	7,500.00	7,500.00	130.00	2,155.00	2,155.00	5,345.00
<a href="#">100-0000-342320</a>	Fingerprinting Fees	100.00	100.00	70.00	100.00	100.00	0.00
<a href="#">100-0000-346400</a>	Background Check Fees	7,500.00	7,500.00	900.00	2,670.00	2,670.00	4,830.00
<a href="#">100-0000-349300</a>	Bad Check Fees	100.00	100.00	30.00	90.00	90.00	10.00
<a href="#">100-0000-349900</a>	Other Charges for Service-Tech Servic...	960.00	960.00	80.00	80.00	80.00	880.00
<a href="#">100-0000-351170</a>	Municipal Court Fines	375,000.00	375,000.00	29,099.00	109,429.00	109,429.00	265,571.00
<a href="#">100-0000-351171</a>	Code Enforcement Fines	500.00	500.00	100.00	434.00	434.00	66.00
<a href="#">100-0000-351175</a>	Fire Fines And Fees	500.00	500.00	0.00	275.00	275.00	225.00
<a href="#">100-0000-361000</a>	Interest Revenues	50,000.00	50,000.00	18,968.74	78,938.31	78,938.31	-28,938.31

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item B. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-0000-371250</a>	Police Fund Donations	100.00	100.00	18,812.00	37,797.00	37,797.00	-37,697.00
<a href="#">100-0000-389000</a>	Bank Charges & Misc.	3,000.00	3,000.00	1,419.78	-118.63	-118.63	3,118.63
<a href="#">100-0000-389150</a>	Rental Receipts	80,000.00	80,000.00	12,550.00	29,000.00	29,000.00	51,000.00
<a href="#">100-0000-389175</a>	Event Receipts	75,000.00	75,000.00	5,305.00	39,970.98	39,970.98	35,029.02
<a href="#">100-0000-391220</a>	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
<a href="#">100-0000-391230</a>	Transfer In - Hotel/Motel	50,000.00	50,000.00	444.88	992.82	992.82	49,007.18
<b>Department: 0000 - Non-Departmental Total:</b>		<b>16,503,910.00</b>	<b>16,503,910.00</b>	<b>1,841,478.84</b>	<b>12,452,852.66</b>	<b>12,450,052.66</b>	<b>4,053,857.34</b>
<b>Department: 1100 - Legislative</b>							
<a href="#">100-1100-511100</a>	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	16,000.00	16,000.00	32,000.00
<a href="#">100-1100-512200</a>	Fica & Medicare	3,800.00	3,800.00	306.00	1,224.00	1,224.00	2,576.00
<a href="#">100-1100-512400</a>	Pmts To Retirement Sys	8,700.00	8,700.00	711.11	2,454.58	2,454.58	6,245.42
<a href="#">100-1100-512810</a>	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-1100-521301</a>	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1100-523400</a>	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
<a href="#">100-1100-523500</a>	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-1100-523600</a>	Dues & Fees	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-1100-523700</a>	Education & Training	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
<a href="#">100-1100-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1100-529910</a>	Municipal Meetings	1,000.00	1,000.00	40.00	40.00	40.00	960.00
<a href="#">100-1100-531100</a>	General Supplies & Mater	1,000.00	1,000.00	0.00	86.45	86.45	913.55
<a href="#">100-1100-531300</a>	Food	850.00	850.00	0.00	0.00	0.00	850.00
<a href="#">100-1100-531700</a>	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
<b>Department: 1100 - Legislative Total:</b>		<b>92,100.00</b>	<b>92,100.00</b>	<b>5,057.11</b>	<b>19,805.03</b>	<b>19,805.03</b>	<b>72,294.97</b>
<b>Department: 1300 - Executive</b>							
<a href="#">100-1300-511100</a>	Salaries & Wages - Executive	335,000.00	335,000.00	25,060.82	99,639.90	99,639.90	235,360.10
<a href="#">100-1300-512100</a>	Group Insurance	92,000.00	92,000.00	7,707.89	38,539.45	38,539.45	53,460.55
<a href="#">100-1300-512200</a>	Fica & Medicare	25,000.00	25,000.00	1,879.84	7,965.88	7,965.88	17,034.12
<a href="#">100-1300-512400</a>	Pmts To Retirement Sys	68,475.00	68,475.00	4,962.88	17,130.60	17,130.60	51,344.40
<a href="#">100-1300-512700</a>	Workers Compensation	800.00	800.00	0.00	272.33	272.33	527.67
<a href="#">100-1300-512810</a>	Uniforms	3,000.00	3,000.00	0.00	5,009.61	5,009.61	-2,009.61
<a href="#">100-1300-521200</a>	Professional Services	15,000.00	15,000.00	0.00	6,777.02	6,777.02	8,222.98
<a href="#">100-1300-521201</a>	Legal Expenses	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
<a href="#">100-1300-521202</a>	Engineering Fees	50,000.00	50,000.00	0.00	4,200.00	4,200.00	45,800.00
<a href="#">100-1300-523500</a>	Travel	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">100-1300-523510</a>	City Manager Car Allowance	9,100.00	9,100.00	700.00	2,800.00	2,800.00	6,300.00
<a href="#">100-1300-523600</a>	Dues & Fees	8,000.00	8,000.00	0.00	300.00	325.00	7,675.00
<a href="#">100-1300-523700</a>	Education & Training	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-1300-523900</a>	Other	2,500.00	2,500.00	0.00	2,183.59	2,183.59	316.41
<a href="#">100-1300-529989</a>	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1300-531100</a>	General Supplies & Mater	1,000.00	1,000.00	219.50	532.56	532.56	467.44
<a href="#">100-1300-531101</a>	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1300-531114</a>	Flowers & Plants	500.00	500.00	165.74	329.40	329.40	170.60
<a href="#">100-1300-531300</a>	Food	500.00	500.00	263.57	645.69	645.69	-145.69
<a href="#">100-1300-531600</a>	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1300-531700</a>	Other Supplies	500.00	500.00	119.88	119.88	119.88	380.12
<b>Department: 1300 - Executive Total:</b>		<b>629,875.00</b>	<b>629,875.00</b>	<b>41,080.12</b>	<b>186,445.91</b>	<b>186,470.91</b>	<b>443,404.09</b>
<b>Department: 1510 - Financial Administration</b>							
<a href="#">100-1510-511100</a>	Salaries & Wages - Gen Adm/Ch	460,000.00	460,000.00	34,771.77	130,292.57	130,292.57	329,707.43
<a href="#">100-1510-511300</a>	Overtime Pay	2,500.00	2,500.00	209.12	309.91	309.91	2,190.09
<a href="#">100-1510-512100</a>	Group Insurance	150,000.00	150,000.00	13,388.75	66,473.25	66,473.25	83,526.75
<a href="#">100-1510-512200</a>	Fica & Medicare	35,500.00	35,500.00	2,572.56	10,250.42	10,250.42	25,249.58
<a href="#">100-1510-512400</a>	Pmts To Retirement Sys	94,000.00	94,000.00	6,814.71	23,522.62	23,522.62	70,477.38
<a href="#">100-1510-512700</a>	Workers Compensation	4,500.00	4,500.00	0.00	1,428.99	1,428.99	3,071.01
<a href="#">100-1510-512810</a>	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-1510-521101</a>	Fifa Expense	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-1510-521200</a>	City Attorney & Retainer	180,000.00	180,000.00	37,429.58	91,547.15	91,547.15	88,452.85
<a href="#">100-1510-521203</a>	Audit Fees	35,500.00	35,500.00	6,500.00	6,500.00	6,500.00	29,000.00
<a href="#">100-1510-521205</a>	Cpa Expense	12,000.00	12,000.00	0.00	5,433.75	5,433.75	6,566.25

Income Statement

For Fiscal: 2024-2025 Period

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-1510-521207</a>	Codification Of City Code	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
<a href="#">100-1510-521302</a>	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
<a href="#">100-1510-523130</a>	General Liability	58,000.00	58,000.00	0.00	76,710.00	76,710.00	-18,710.00
<a href="#">100-1510-523201</a>	Postage	7,500.00	7,500.00	4,099.79	5,134.06	5,134.06	2,365.94
<a href="#">100-1510-523301</a>	Advertising Expense	2,500.00	2,500.00	0.00	1,656.00	1,656.00	844.00
<a href="#">100-1510-523400</a>	Printing & Binding	300.00	300.00	1,249.52	1,249.52	1,249.52	-949.52
<a href="#">100-1510-523500</a>	Travel	500.00	500.00	202.02	202.02	202.02	297.98
<a href="#">100-1510-523600</a>	Dues & Fees	12,000.00	12,000.00	0.00	701.00	701.00	11,299.00
<a href="#">100-1510-523700</a>	Education & Training	2,000.00	2,000.00	0.00	260.00	260.00	1,740.00
<a href="#">100-1510-523900</a>	Other	3,500.00	3,500.00	137.00	1,361.41	1,361.41	2,138.59
<a href="#">100-1510-531100</a>	General Supplies & Materials	4,000.00	4,000.00	263.28	1,384.94	1,384.94	2,615.06
<a href="#">100-1510-531101</a>	Office Supplies	7,500.00	7,500.00	111.88	2,660.72	2,660.72	4,839.28
<a href="#">100-1510-531600</a>	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1510-541200</a>	Site Improvements	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
<a href="#">100-1510-581200</a>	Principal - Lease	114,400.00	114,400.00	0.00	28,363.54	28,363.54	86,036.46
<a href="#">100-1510-582200</a>	Interest - Leases	18,555.00	18,555.00	0.00	4,871.78	4,871.78	13,683.22
<b>Department: 1510 - Financial Administration Total:</b>		<b>1,236,805.00</b>	<b>1,236,805.00</b>	<b>107,749.98</b>	<b>460,313.65</b>	<b>460,313.65</b>	<b>776,491.35</b>
<b>Department: 1535 - It - Data Processing/Mis</b>							
<a href="#">100-1535-511100</a>	Regular Pay	198,264.00	198,264.00	14,818.50	55,910.69	55,910.69	142,353.31
<a href="#">100-1535-511300</a>	Overtime Pay	1,000.00	1,000.00	33.74	393.67	393.67	606.33
<a href="#">100-1535-512100</a>	Group Insurance	34,000.00	34,000.00	3,412.75	15,611.75	15,611.75	18,388.25
<a href="#">100-1535-512200</a>	Fica & Medicare	15,168.00	15,168.00	1,110.47	4,493.63	4,493.63	10,674.37
<a href="#">100-1535-512400</a>	Pmts To Retirement Sys	40,556.00	40,556.00	2,937.20	10,138.46	10,138.46	30,417.54
<a href="#">100-1535-512810</a>	Uniforms	1,000.00	1,000.00	0.00	241.41	241.41	758.59
<a href="#">100-1535-521208</a>	Professional Service	13,000.00	13,000.00	0.00	0.00	0.00	13,000.00
<a href="#">100-1535-521301</a>	Computer Services	150,069.00	150,069.00	59,225.53	113,224.09	146,368.17	3,700.83
<a href="#">100-1535-521302</a>	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
<a href="#">100-1535-522201</a>	Office Equip-Rep & Maint	18,869.00	18,869.00	2,879.64	8,769.98	8,769.98	10,099.02
<a href="#">100-1535-522206</a>	Computer Repair & Maint	14,500.00	14,500.00	0.00	3,271.56	3,271.56	11,228.44
<a href="#">100-1535-523130</a>	General Liability	30,000.00	30,000.00	0.00	24,579.36	24,579.36	5,420.64
<a href="#">100-1535-523200</a>	Telephone	54,961.00	54,961.00	3,769.54	14,255.09	14,255.09	40,705.91
<a href="#">100-1535-523201</a>	Postage	0.00	0.00	0.00	0.00	12.67	-12.67
<a href="#">100-1535-523600</a>	Dues & Fees	200.00	200.00	0.00	250.00	250.00	-50.00
<a href="#">100-1535-523700</a>	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
<a href="#">100-1535-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1535-531100</a>	General Supplies & Mater	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-1535-531101</a>	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-1535-531102</a>	Computer Supplies	2,000.00	2,000.00	46.95	46.95	46.95	1,953.05
<a href="#">100-1535-531600</a>	Small Equipment <\$20000	49,299.00	49,299.00	438.34	3,272.16	3,710.59	45,588.41
<a href="#">100-1535-542100</a>	Machinery & Equipment	61,000.00	61,000.00	0.00	0.00	0.00	61,000.00
<b>Department: 1535 - It - Data Processing/Mis Total:</b>		<b>689,936.00</b>	<b>689,936.00</b>	<b>88,672.66</b>	<b>254,458.80</b>	<b>288,053.98</b>	<b>401,882.02</b>
<b>Department: 1565 - General Gov Building &amp; PI</b>							
<a href="#">100-1565-511100</a>	Regular Pay	200,765.00	200,765.00	15,443.46	54,466.91	54,466.91	146,298.09
<a href="#">100-1565-512100</a>	Group Insurance	72,312.00	72,312.00	6,026.00	19,697.75	19,697.75	52,614.25
<a href="#">100-1565-512200</a>	Fica & Medicare	15,359.00	15,359.00	1,119.92	4,235.81	4,235.81	11,123.19
<a href="#">100-1565-512400</a>	Pmts To Retirement Sys	41,020.00	41,020.00	2,974.25	10,266.34	10,266.34	30,753.66
<a href="#">100-1565-512700</a>	Workers Compensation	25,000.00	25,000.00	0.00	6,431.34	6,431.34	18,568.66
<a href="#">100-1565-512810</a>	Uniforms	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-1565-521200</a>	Contracted Professional Services	40,000.00	40,000.00	3,137.33	7,979.42	7,979.42	32,020.58
<a href="#">100-1565-521302</a>	Drug Testing	200.00	200.00	0.00	0.00	0.00	200.00
<a href="#">100-1565-522204</a>	Building Repairs & Maint	135,000.00	135,000.00	6,058.03	17,357.23	31,305.12	103,694.88
<a href="#">100-1565-523140</a>	Property Insurance	23,000.00	23,000.00	0.00	38,299.50	38,299.50	-15,299.50
<a href="#">100-1565-523200</a>	Telephone	0.00	0.00	0.00	-780.22	-780.22	780.22
<a href="#">100-1565-531100</a>	General Supplies & Mater	12,000.00	12,000.00	0.00	1,690.92	1,690.92	10,309.08
<a href="#">100-1565-531105</a>	Hand Tools	1,500.00	1,500.00	0.00	376.22	376.22	1,123.78
<a href="#">100-1565-531210</a>	Water & Sewer Utility	60,000.00	60,000.00	6,125.21	10,788.20	10,788.20	49,211.80
<a href="#">100-1565-531220</a>	Natural Gas	35,000.00	35,000.00	573.85	1,730.84	1,730.84	33,269.16
<a href="#">100-1565-531230</a>	Electricity	180,000.00	180,000.00	17,226.91	36,059.54	36,059.54	143,940.46
<a href="#">100-1565-531600</a>	Small Equipment <\$20000	4,500.00	4,500.00	899.99	899.99	899.99	3,600.01

Income Statement

For Fiscal: 2024-2025 Period

Section 2, Item B. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-1565-531700</a>	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">100-1565-541200</a>	Site Improvements	97,455.00	97,455.00	0.00	0.00	0.00	97,455.00
<b>Department: 1565 - General Gov Building &amp; PI Total:</b>		<b>948,111.00</b>	<b>948,111.00</b>	<b>59,584.95</b>	<b>209,499.79</b>	<b>223,447.68</b>	<b>724,663.32</b>
<b>Department: 2000 - Judicial</b>							
<a href="#">100-2000-511100</a>	Salaries & Wages - Municipal Court	225,000.00	225,000.00	16,539.73	63,293.85	63,293.85	161,706.15
<a href="#">100-2000-511300</a>	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-2000-512100</a>	Group Insurance	53,241.00	53,241.00	4,436.75	22,183.75	22,183.75	31,057.25
<a href="#">100-2000-512200</a>	Fica & Medicare	18,780.00	18,780.00	1,215.01	4,966.06	4,966.06	13,813.94
<a href="#">100-2000-512400</a>	Pmts To Retirement Sys	46,025.00	46,025.00	3,333.28	11,505.62	11,505.62	34,519.38
<a href="#">100-2000-521202</a>	Judge	35,000.00	35,000.00	2,916.66	11,666.64	11,666.64	23,333.36
<a href="#">100-2000-521204</a>	Solicitor	30,000.00	30,000.00	2,500.00	10,000.00	10,000.00	20,000.00
<a href="#">100-2000-521205</a>	Public Defender	22,000.00	22,000.00	0.00	1,805.00	1,805.00	20,195.00
<a href="#">100-2000-521210</a>	Contract Labor - Other	3,500.00	3,500.00	0.00	400.00	400.00	3,100.00
<a href="#">100-2000-523500</a>	Travel	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-2000-523600</a>	Dues & Fees	300.00	300.00	0.00	0.00	0.00	300.00
<a href="#">100-2000-523700</a>	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">100-2000-523900</a>	Other	500.00	500.00	2.23	6.69	8.92	491.08
<a href="#">100-2000-531100</a>	General Supplies & Mater	3,000.00	3,000.00	817.98	988.38	988.38	2,011.62
<a href="#">100-2000-571010</a>	Prisoner Expense	45,000.00	45,000.00	2,361.74	8,269.19	8,269.19	36,730.81
<a href="#">100-2000-571030</a>	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,585.93	8,480.95	8,480.95	41,519.05
<a href="#">100-2000-571040</a>	Local Victim Assistance Fund	25,000.00	25,000.00	1,374.49	4,266.29	4,266.29	20,733.71
<a href="#">100-2000-571050</a>	Drug Abuse Education	7,000.00	7,000.00	214.04	1,095.06	1,095.06	5,904.94
<a href="#">100-2000-571060</a>	Courtware Solutions	66,000.00	66,000.00	5,500.00	16,500.00	16,500.00	49,500.00
<a href="#">100-2000-571090</a>	Consolidated Remittance	95,000.00	95,000.00	5,590.04	18,582.67	18,582.67	76,417.33
<b>Department: 2000 - Judicial Total:</b>		<b>729,346.00</b>	<b>729,346.00</b>	<b>49,387.88</b>	<b>184,010.15</b>	<b>184,012.38</b>	<b>545,333.62</b>
<b>Department: 3200 - Police</b>							
<a href="#">100-3200-511100</a>	Salaries & Wages - Police	2,361,527.00	2,361,527.00	162,468.46	636,862.81	636,862.81	1,724,664.19
<a href="#">100-3200-511300</a>	Overtime Pay	145,000.00	145,000.00	9,470.73	41,363.95	41,363.95	103,636.05
<a href="#">100-3200-511301</a>	Overtime Pay Dea	55,000.00	55,000.00	3,542.99	12,310.04	12,310.04	42,689.96
<a href="#">100-3200-512100</a>	Group Insurance	750,000.00	750,000.00	53,503.50	285,959.75	285,959.75	464,040.25
<a href="#">100-3200-512200</a>	Fica & Medicare	196,339.00	196,339.00	12,743.43	53,813.28	53,813.28	142,525.72
<a href="#">100-3200-512400</a>	Pmts To Retirement Sys	484,100.00	484,100.00	34,985.03	120,759.32	120,759.32	363,340.68
<a href="#">100-3200-512700</a>	Workers Compensation	100,000.00	100,000.00	0.00	31,330.20	31,330.20	68,669.80
<a href="#">100-3200-512810</a>	Uniforms	28,000.00	28,000.00	594.60	5,825.15	8,566.72	19,433.28
<a href="#">100-3200-521209</a>	Professional Service	8,320.00	8,320.00	933.87	2,246.85	2,281.45	6,038.55
<a href="#">100-3200-521301</a>	Computer Services	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-3200-521302</a>	Pre-Employment Screening	2,000.00	2,000.00	125.00	125.00	250.00	1,750.00
<a href="#">100-3200-522201</a>	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-3200-522203</a>	Mach & Equip Rep & Maint	8,500.00	8,500.00	107.50	899.50	899.50	7,600.50
<a href="#">100-3200-523160</a>	Law Enforcement Liabili	27,000.00	27,000.00	0.00	28,420.00	28,420.00	-1,420.00
<a href="#">100-3200-523400</a>	Printing & Binding	2,000.00	2,000.00	0.00	1,232.80	1,232.80	767.20
<a href="#">100-3200-523500</a>	Travel	2,000.00	2,000.00	0.00	776.75	776.75	1,223.25
<a href="#">100-3200-523600</a>	Dues & Fees	2,000.00	2,000.00	304.50	304.50	304.50	1,695.50
<a href="#">100-3200-523700</a>	Education & Training	6,000.00	6,000.00	0.00	1,417.80	1,974.06	4,025.94
<a href="#">100-3200-523900</a>	Other	3,000.00	3,000.00	0.00	26.60	26.60	2,973.40
<a href="#">100-3200-523905</a>	Police Fund Expenses	3,000.00	3,000.00	3,294.62	3,925.32	14,818.01	-11,818.01
<a href="#">100-3200-523910</a>	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-3200-531100</a>	General Supplies & Mater	18,000.00	18,000.00	323.40	3,916.90	5,851.77	12,148.23
<a href="#">100-3200-531101</a>	Office Supplies	13,000.00	13,000.00	191.88	2,055.44	2,256.87	10,743.13
<a href="#">100-3200-531104</a>	Ammunition	17,500.00	17,500.00	2,951.10	3,290.18	3,290.18	14,209.82
<a href="#">100-3200-531600</a>	Small Equipment <\$20000	7,500.00	7,500.00	236.72	2,857.75	3,175.75	4,324.25
<a href="#">100-3200-531730</a>	Neighborhood Watch	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-3200-571010</a>	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<b>Department: 3200 - Police Total:</b>		<b>4,248,786.00</b>	<b>4,248,786.00</b>	<b>285,777.33</b>	<b>1,239,719.89</b>	<b>1,256,524.31</b>	<b>2,992,261.69</b>
<b>Department: 3500 - Fire</b>							
<a href="#">100-3500-511100</a>	Salaries & Wages - Fire Dept	2,203,763.00	2,203,763.00	164,135.25	601,702.14	601,702.14	1,602,060.86
<a href="#">100-3500-511300</a>	Overtime Pay	93,845.00	93,845.00	5,544.32	21,043.75	21,043.75	72,801.25
<a href="#">100-3500-512100</a>	Group Insurance	508,485.00	508,485.00	39,177.25	204,071.25	204,071.25	304,413.75

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item B. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-3500-512110</a>	Fire Cancer Insurance-Hb 146	3,849.00	3,849.00	0.00	2,077.97	2,077.97	1,771.03
<a href="#">100-3500-512200</a>	Fica & Medicare	175,767.00	175,767.00	12,417.90	48,676.25	48,676.25	127,090.75
<a href="#">100-3500-512400</a>	Pmts To Retirement Sys	451,100.00	451,100.00	32,647.82	112,691.88	112,691.88	338,408.12
<a href="#">100-3500-512700</a>	Workers Compensation	54,767.00	54,767.00	0.00	16,607.47	16,607.47	38,159.53
<a href="#">100-3500-512810</a>	Uniforms	20,100.00	20,100.00	693.64	1,796.14	15,796.14	4,303.86
<a href="#">100-3500-521208</a>	Professional -Med Service	12,480.00	12,480.00	0.00	0.00	0.00	12,480.00
<a href="#">100-3500-521302</a>	Drug Testing	750.00	750.00	50.00	250.00	250.00	500.00
<a href="#">100-3500-522203</a>	Mach & Equip Rep & Maint	31,650.00	31,650.00	114.98	1,101.59	1,101.59	30,548.41
<a href="#">100-3500-523500</a>	Travel	3,000.00	3,000.00	0.00	95.98	95.98	2,904.02
<a href="#">100-3500-523600</a>	Dues & Fees	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-3500-523700</a>	Education & Training	5,000.00	5,000.00	0.00	1,725.00	1,725.00	3,275.00
<a href="#">100-3500-523750</a>	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-3500-523800</a>	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-3500-523900</a>	Other	3,500.00	3,500.00	0.00	5,129.98	5,129.98	-1,629.98
<a href="#">100-3500-531100</a>	General Supplies & Mater	10,000.00	10,000.00	1,761.94	3,213.31	3,638.56	6,361.44
<a href="#">100-3500-531101</a>	Office Supplies	2,000.00	2,000.00	0.00	378.65	378.65	1,621.35
<a href="#">100-3500-531600</a>	Small Equipment <\$20000	29,684.00	29,684.00	0.00	2,047.41	11,035.41	18,648.59
<a href="#">100-3500-531700</a>	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-3500-531710</a>	Medical Supplies	17,000.00	17,000.00	0.00	1,363.86	1,363.86	15,636.14
<a href="#">100-3500-581200</a>	Principal - Lease	153,629.00	153,629.00	0.00	0.00	0.00	153,629.00
<a href="#">100-3500-582200</a>	Interest - Leases	3,872.00	3,872.00	0.00	0.00	0.00	3,872.00
<b>Department: 3500 - Fire Total:</b>		<b>3,791,741.00</b>	<b>3,791,741.00</b>	<b>256,543.10</b>	<b>1,023,972.63</b>	<b>1,047,385.88</b>	<b>2,744,355.12</b>
<b>Department: 4100 - Public Works</b>							
<a href="#">100-4100-511100</a>	Salaries & Wages - Public Works	355,000.00	355,000.00	23,558.44	91,422.59	91,422.59	263,577.41
<a href="#">100-4100-511300</a>	Overtime Pay	2,000.00	2,000.00	0.00	449.22	449.22	1,550.78
<a href="#">100-4100-512100</a>	Group Insurance	153,009.00	153,009.00	11,764.75	69,035.75	69,035.75	83,973.25
<a href="#">100-4100-512200</a>	Fica & Medicare	26,000.00	26,000.00	1,669.35	6,894.88	6,894.88	19,105.12
<a href="#">100-4100-512400</a>	Pmts To Retirement Sys	68,475.00	68,475.00	5,259.18	18,153.34	18,153.34	50,321.66
<a href="#">100-4100-512600</a>	Unemployment Expenses	0.00	0.00	0.00	1,825.00	1,825.00	-1,825.00
<a href="#">100-4100-512700</a>	Workers Compensation	60,000.00	60,000.00	0.00	18,290.09	18,290.09	41,709.91
<a href="#">100-4100-512810</a>	Uniforms	8,000.00	8,000.00	243.84	1,219.20	1,421.72	6,578.28
<a href="#">100-4100-521302</a>	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
<a href="#">100-4100-522140</a>	Lawn Care	8,000.00	8,000.00	0.00	404.00	808.00	7,192.00
<a href="#">100-4100-522203</a>	Mach & Equip Rep & Maint	10,000.00	10,000.00	149.81	1,150.24	1,392.16	8,607.84
<a href="#">100-4100-522320</a>	Rental-Equipment/Vehicle	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">100-4100-523900</a>	Other	7,500.00	7,500.00	265.89	8,121.76	8,192.32	-692.32
<a href="#">100-4100-531100</a>	General Supplies & Materials	10,000.00	10,000.00	3,622.83	4,799.86	5,085.49	4,914.51
<a href="#">100-4100-531105</a>	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">100-4100-531250</a>	Oil Expense	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-4100-531600</a>	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">100-4100-531700</a>	Other Supplies	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
<b>Department: 4100 - Public Works Total:</b>		<b>726,084.00</b>	<b>726,084.00</b>	<b>46,534.09</b>	<b>221,765.93</b>	<b>222,970.56</b>	<b>503,113.44</b>
<b>Department: 4200 - Highways And Streets</b>							
<a href="#">100-4200-511100</a>	Regular Pay	135,000.00	135,000.00	9,881.50	37,161.15	37,161.15	97,838.85
<a href="#">100-4200-511300</a>	Overtime Pay	5,000.00	5,000.00	55.39	701.59	701.59	4,298.41
<a href="#">100-4200-512100</a>	Group Insurance	32,000.00	32,000.00	4,376.75	21,883.75	21,883.75	10,116.25
<a href="#">100-4200-512200</a>	Fica & Medicare	11,000.00	11,000.00	726.72	2,943.26	2,943.26	8,056.74
<a href="#">100-4200-512400</a>	Pmts To Retirement Sys	27,575.00	27,575.00	1,999.97	6,903.38	6,903.38	20,671.62
<a href="#">100-4200-512810</a>	Uniforms	2,500.00	2,500.00	71.70	824.29	872.09	1,627.91
<a href="#">100-4200-521202</a>	Engineering Fees	50,000.00	50,000.00	2,027.50	3,362.50	3,362.50	46,637.50
<a href="#">100-4200-521302</a>	Drug Test & Med Service	200.00	200.00	0.00	0.00	0.00	200.00
<a href="#">100-4200-521303</a>	Technical Services	3,200.00	3,200.00	0.00	0.00	0.00	3,200.00
<a href="#">100-4200-521307</a>	Technical Service-Mapping	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
<a href="#">100-4200-522203</a>	Mach & Equip Rep & Maint	12,000.00	12,000.00	1,149.88	4,341.42	4,678.56	7,321.44
<a href="#">100-4200-522211</a>	Sidewalk Repair & Maint	40,000.00	40,000.00	0.00	6,027.50	8,122.50	31,877.50
<a href="#">100-4200-523301</a>	Advertising Expense	0.00	0.00	0.00	360.00	360.00	-360.00
<a href="#">100-4200-523500</a>	Travel	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-4200-523600</a>	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
<a href="#">100-4200-523700</a>	Education & Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00



**Income Statement**

For Fiscal: 2024-2025 Period

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-4200-523800</a>	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
<a href="#">100-4200-523900</a>	Other	2,000.00	2,000.00	300.00	300.00	300.00	1,700.00
<a href="#">100-4200-531100</a>	General Supplies & Mater	8,000.00	8,000.00	290.87	5,317.47	5,478.98	2,521.02
<a href="#">100-4200-531105</a>	Hand Tools	2,500.00	2,500.00	0.00	1,544.06	1,544.06	955.94
<a href="#">100-4200-531109</a>	Chemicals	4,000.00	4,000.00	0.00	0.00	4,239.76	-239.76
<a href="#">100-4200-531110</a>	Street Repair	611,500.00	611,500.00	0.00	13,883.00	13,883.00	597,617.00
<a href="#">100-4200-531111</a>	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">100-4200-531112</a>	Lmig Street Repair & Maint	160,300.00	160,300.00	0.00	0.00	0.00	160,300.00
<a href="#">100-4200-531113</a>	Street Signs	15,000.00	15,000.00	5,315.00	5,574.60	5,574.60	9,425.40
<a href="#">100-4200-531531</a>	Traffic Signal - Utility	3,000.00	3,000.00	153.56	382.62	382.62	2,617.38
<a href="#">100-4200-531532</a>	Street Light - Utility	200,000.00	200,000.00	20,124.89	40,412.12	40,412.12	159,587.88
<a href="#">100-4200-531600</a>	Small Equipment <\$20000	5,000.00	5,000.00	0.00	2,700.95	2,700.95	2,299.05
<a href="#">100-4200-531610</a>	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
<b>Department: 4200 - Highways And Streets Total:</b>		<b>1,366,275.00</b>	<b>1,366,275.00</b>	<b>46,473.73</b>	<b>154,623.66</b>	<b>161,504.87</b>	<b>1,204,770.13</b>
<b>Department: 4900 - Fleet Maintenance &amp; Shop</b>							
<a href="#">100-4900-511100</a>	Regular Pay-Fleet Maint & Shop	240,000.00	240,000.00	17,934.92	67,217.58	67,217.58	172,782.42
<a href="#">100-4900-511300</a>	Overtime Pay	2,000.00	2,000.00	0.00	38.79	38.79	1,961.21
<a href="#">100-4900-512100</a>	Group Insurance	92,400.00	92,400.00	7,507.75	37,538.75	37,538.75	54,861.25
<a href="#">100-4900-512200</a>	Fica & Medicare	18,700.00	18,700.00	1,279.52	5,118.61	5,118.61	13,581.39
<a href="#">100-4900-512400</a>	Payments To Retirement	49,100.00	49,100.00	3,555.50	12,272.66	12,272.66	36,827.34
<a href="#">100-4900-512700</a>	Workers Compensation	7,000.00	7,000.00	0.00	1,457.27	1,457.27	5,542.73
<a href="#">100-4900-512810</a>	Uniforms	4,500.00	4,500.00	132.28	1,040.31	1,064.51	3,435.49
<a href="#">100-4900-521302</a>	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
<a href="#">100-4900-522202</a>	Auto & Truck Rep & Maint	150,000.00	150,000.00	11,379.27	33,405.59	46,671.89	103,328.11
<a href="#">100-4900-522203</a>	Mach & Equip Rep & Maint	7,500.00	7,500.00	58.88	458.88	458.88	7,041.12
<a href="#">100-4900-523170</a>	Auto Liability	149,000.00	149,000.00	903.00	149,903.00	149,903.00	-903.00
<a href="#">100-4900-523500</a>	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">100-4900-523600</a>	Dues & Fees	250.00	250.00	90.00	90.00	90.00	160.00
<a href="#">100-4900-523700</a>	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-4900-523800</a>	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">100-4900-523900</a>	Other	1,000.00	1,000.00	12.49	39.18	39.18	960.82
<a href="#">100-4900-531100</a>	General Supplies & Mater	5,000.00	5,000.00	786.75	1,164.15	3,175.50	1,824.50
<a href="#">100-4900-531101</a>	Office Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-4900-531105</a>	Hand Tools	5,000.00	5,000.00	0.00	954.59	1,313.59	3,686.41
<a href="#">100-4900-531250</a>	Oil Expense	7,500.00	7,500.00	0.00	2,603.87	2,603.87	4,896.13
<a href="#">100-4900-531270</a>	Gasoline Expense	220,000.00	220,000.00	16,511.22	56,021.70	61,190.99	158,809.01
<a href="#">100-4900-531600</a>	Small Equipment <\$20000	15,000.00	15,000.00	0.00	2,105.95	2,150.94	12,849.06
<a href="#">100-4900-542200</a>	Vehicles	0.00	0.00	0.00	51,955.36	51,955.36	-51,955.36
<b>Department: 4900 - Fleet Maintenance &amp; Shop Total:</b>		<b>978,500.00</b>	<b>978,500.00</b>	<b>60,151.58</b>	<b>423,386.24</b>	<b>444,261.37</b>	<b>534,238.63</b>
<b>Department: 6500 - Libraries</b>							
<a href="#">100-6500-522204</a>	Building Repairs & Maint	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
<a href="#">100-6500-572030</a>	Library - Uncle Remus	133,238.00	133,238.00	33,309.50	33,309.50	33,309.50	99,928.50
<b>Department: 6500 - Libraries Total:</b>		<b>139,238.00</b>	<b>139,238.00</b>	<b>33,309.50</b>	<b>33,309.50</b>	<b>33,309.50</b>	<b>105,928.50</b>
<b>Department: 7400 - Planning &amp; Zoning</b>							
<a href="#">100-7400-511100</a>	Salaries & Wages - P & Dev	270,000.00	270,000.00	19,798.08	74,485.45	74,485.45	195,514.55
<a href="#">100-7400-511300</a>	Overtime Pay	1,000.00	1,000.00	0.00	69.89	69.89	930.11
<a href="#">100-7400-512100</a>	Group Insurance	50,555.00	50,555.00	4,142.00	20,710.00	20,710.00	29,845.00
<a href="#">100-7400-512200</a>	Fica & Medicare	20,810.00	20,810.00	1,487.24	5,979.53	5,979.53	14,830.47
<a href="#">100-7400-512400</a>	Pmts To Retirement Sys	55,725.00	55,725.00	3,999.94	13,806.76	13,806.76	41,918.24
<a href="#">100-7400-512810</a>	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">100-7400-521202</a>	Engineering Fees	20,000.00	20,000.00	1,872.50	10,370.00	10,370.00	9,630.00
<a href="#">100-7400-521302</a>	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
<a href="#">100-7400-521312</a>	Planning Commissioners	2,400.00	2,400.00	24.75	24.75	24.75	2,375.25
<a href="#">100-7400-523301</a>	Advertising Expense	500.00	500.00	0.00	150.00	150.00	350.00
<a href="#">100-7400-523400</a>	Printing & Binding	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7400-523500</a>	Travel	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7400-523600</a>	Dues & Fees	400.00	400.00	23.90	35.85	47.80	352.20
<a href="#">100-7400-523700</a>	Education & Training	4,500.00	4,500.00	0.00	750.00	750.00	3,750.00

Income Statement

For Fiscal: 2024-2025 Period

Section 2, Item B. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">100-7400-523800</a>	Licenses	400.00	400.00	0.00	0.00	0.00	400.00
<a href="#">100-7400-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7400-531100</a>	General Supplies & Mater	2,500.00	2,500.00	1,549.99	1,750.94	1,750.94	749.06
<a href="#">100-7400-531101</a>	Office Supplies	2,500.00	2,500.00	55.25	55.25	55.25	2,444.75
<a href="#">100-7400-531102</a>	Computer Supplies	2,500.00	2,500.00	0.00	361.14	361.14	2,138.86
<a href="#">100-7400-531600</a>	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7400-531700</a>	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
<b>Department: 7400 - Planning &amp; Zoning Total:</b>		<b>439,890.00</b>	<b>439,890.00</b>	<b>32,953.65</b>	<b>128,549.56</b>	<b>128,561.51</b>	<b>311,328.49</b>
<b>Department: 7545 - Economic Development -</b>							
<a href="#">100-7545-511100</a>	Regular Pay	180,000.00	180,000.00	13,515.41	50,898.21	50,898.21	129,101.79
<a href="#">100-7545-511300</a>	Overtime Pay	52,000.00	52,000.00	5,347.51	16,149.82	16,149.82	35,850.18
<a href="#">100-7545-512100</a>	Group Insurance	43,000.00	43,000.00	1,890.00	15,480.00	15,480.00	27,520.00
<a href="#">100-7545-512200</a>	Fica & Medicare	18,000.00	18,000.00	1,393.60	5,210.83	5,210.83	12,789.17
<a href="#">100-7545-512400</a>	Payments To Retirement	25,973.00	25,973.00	2,666.62	9,204.50	9,204.50	16,768.50
<a href="#">100-7545-521301</a>	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7545-523301</a>	Advertising Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">100-7545-523400</a>	Printing	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
<a href="#">100-7545-523500</a>	Travel Expense	2,000.00	2,000.00	0.00	870.35	870.35	1,129.65
<a href="#">100-7545-523600</a>	Dues & Fees	2,000.00	2,000.00	0.00	1,230.00	1,230.00	770.00
<a href="#">100-7545-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">100-7545-531100</a>	General Supplies & Materials	20,000.00	20,000.00	64.00	688.47	4,016.22	15,983.78
<a href="#">100-7545-531112</a>	Flowers	250.00	250.00	0.00	0.00	0.00	250.00
<a href="#">100-7545-531300</a>	Food	13,000.00	13,000.00	369.90	3,412.88	3,755.09	9,244.91
<a href="#">100-7545-572010</a>	Events - Etc.	120,000.00	120,000.00	13,985.00	35,425.76	36,344.28	83,655.72
<b>Department: 7545 - Economic Development - Total:</b>		<b>487,223.00</b>	<b>487,223.00</b>	<b>39,232.04</b>	<b>138,570.82</b>	<b>143,159.30</b>	<b>344,063.70</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>688,971.12</b>	<b>7,774,421.10</b>	<b>7,650,271.73</b>	<b>-7,650,271.73</b>
<b>Fund: 210 - Confiscated Asset Fund</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">210-0000-351320</a>	Cash Confiscation	0.00	0.00	0.00	57.00	57.00	-57.00
<a href="#">210-0000-381010</a>	Federal Confiscated Assets	110,000.00	110,000.00	0.00	7,489.17	7,489.17	102,510.83
<b>Department: 0000 - Non-Departmental Total:</b>		<b>110,000.00</b>	<b>110,000.00</b>	<b>0.00</b>	<b>7,546.17</b>	<b>7,546.17</b>	<b>102,453.83</b>
<b>Department: 3200 - Police</b>							
<a href="#">210-3200-523901</a>	Other -- Federal Forfeiture	0.00	0.00	-2,400.00	2,400.00	2,400.00	-2,400.00
<a href="#">210-3200-531100</a>	General Supplies & Mater	0.00	0.00	0.00	11,578.00	19,786.30	-19,786.30
<a href="#">210-3200-531600</a>	Small Equipment <\$20000	110,000.00	110,000.00	0.00	26,250.00	34,242.00	75,758.00
<b>Department: 3200 - Police Total:</b>		<b>110,000.00</b>	<b>110,000.00</b>	<b>-2,400.00</b>	<b>40,228.00</b>	<b>56,428.30</b>	<b>53,571.70</b>
<b>Fund: 210 - Confiscated Asset Fund Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>2,400.00</b>	<b>-32,681.83</b>	<b>-48,882.13</b>	<b>48,882.13</b>
<b>Fund: 275 - Hotel/Motel Fund</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">275-0000-314100</a>	Hotel / Motel Tax	85,000.00	85,000.00	17,056.03	18,710.72	18,710.72	66,289.28
<b>Department: 0000 - Non-Departmental Total:</b>		<b>85,000.00</b>	<b>85,000.00</b>	<b>17,056.03</b>	<b>18,710.72</b>	<b>18,710.72</b>	<b>66,289.28</b>
<b>Department: 7540 - Tourism</b>							
<a href="#">275-7540-523301</a>	Advertising Expense	25,000.00	25,000.00	0.00	337.50	7,294.52	17,705.48
<a href="#">275-7540-572010</a>	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
<a href="#">275-7540-611050</a>	Transfer Out - General	50,000.00	50,000.00	444.88	992.82	992.82	49,007.18
<b>Department: 7540 - Tourism Total:</b>		<b>85,000.00</b>	<b>85,000.00</b>	<b>444.88</b>	<b>1,330.32</b>	<b>8,287.34</b>	<b>76,712.66</b>
<b>Fund: 275 - Hotel/Motel Fund Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>16,611.15</b>	<b>17,380.40</b>	<b>10,423.38</b>	<b>-10,423.38</b>
<b>Fund: 320 - Gw Splost 2017</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">320-0000-337101</a>	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
<a href="#">320-0000-337103</a>	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
<a href="#">320-0000-337104</a>	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
<a href="#">320-0000-361000</a>	Interest Revenues	0.00	0.00	429.56	1,708.04	1,708.04	-1,708.04
<b>Department: 0000 - Non-Departmental Total:</b>		<b>3,040,034.00</b>	<b>3,040,034.00</b>	<b>429.56</b>	<b>1,708.04</b>	<b>1,708.04</b>	<b>3,038,325.96</b>

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item B. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<b>Department: 4200 - Highways And Streets</b>							
<a href="#">320-4200-541410</a>	Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
<b>Department: 4200 - Highways And Streets Total:</b>		<b>1,320,649.00</b>	<b>1,320,649.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,320,649.00</b>
<b>Department: 4400 - Water</b>							
<a href="#">320-4400-541400</a>	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
<b>Department: 4400 - Water Total:</b>		<b>380,604.00</b>	<b>380,604.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>380,604.00</b>
<b>Department: 6200 - Parks</b>							
<a href="#">320-6200-541300</a>	Buildings-Park	0.00	0.00	0.00	-118,070.10	-113,666.40	113,666.40
<a href="#">320-6200-541400</a>	Recreation - Infrastructure	1,338,781.00	1,338,781.00	3,248.58	5,249.39	5,249.39	1,333,531.61
<b>Department: 6200 - Parks Total:</b>		<b>1,338,781.00</b>	<b>1,338,781.00</b>	<b>3,248.58</b>	<b>-112,820.71</b>	<b>-108,417.01</b>	<b>1,447,198.01</b>
<b>Fund: 320 - Gw Splost 2017 Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>-2,819.02</b>	<b>114,528.75</b>	<b>110,125.05</b>	<b>-110,125.05</b>
<b>Fund: 321 - Wc Splost 2019</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">321-0000-337103</a>	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	116,570.28	266,598.95	266,598.95	2,952,299.49
<a href="#">321-0000-337104</a>	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	85,274.83	362,776.30	362,776.30	1,991,949.40
<a href="#">321-0000-337105</a>	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	8,191.42	34,847.96	34,847.96	191,344.90
<a href="#">321-0000-361000</a>	Interest Revenues	0.00	0.00	22,479.50	87,184.38	87,184.38	-87,184.38
<a href="#">321-0000-389000</a>	Bank Charges & Misc.	0.00	0.00	-15.00	-60.00	-60.00	60.00
<b>Department: 0000 - Non-Departmental Total:</b>		<b>5,799,817.00</b>	<b>5,799,817.00</b>	<b>232,501.03</b>	<b>751,347.59</b>	<b>751,347.59</b>	<b>5,048,469.41</b>
<b>Department: 3200 - Police</b>							
<a href="#">321-3200-522204</a>	Police Building Repair & Maint	0.00	0.00	0.00	25,214.31	25,214.31	-25,214.31
<a href="#">321-3200-531600</a>	Small Equip Purchase < \$20000	0.00	0.00	0.00	3,695.00	3,695.00	-3,695.00
<a href="#">321-3200-541300</a>	Public Safety Buildings	2,354,725.70	2,301,334.31	0.00	0.00	0.00	2,301,334.31
<a href="#">321-3200-542100</a>	Machinery/ Equipment	0.00	22,833.82	0.00	22,833.82	22,833.82	0.00
<b>Department: 3200 - Police Total:</b>		<b>2,354,725.70</b>	<b>2,324,168.13</b>	<b>0.00</b>	<b>51,743.13</b>	<b>51,743.13</b>	<b>2,272,425.00</b>
<b>Department: 3500 - Fire</b>							
<a href="#">321-3500-531600</a>	Small Equip Purchase < \$20000	0.00	0.00	0.00	4,427.90	4,427.90	-4,427.90
<a href="#">321-3500-542100</a>	Machinery/ Equipment	0.00	30,557.57	0.00	23,362.57	30,557.57	0.00
<a href="#">321-3500-542200</a>	Vehicles	0.00	53,000.00	5,424.61	52,760.36	52,760.36	239.64
<b>Department: 3500 - Fire Total:</b>		<b>0.00</b>	<b>83,557.57</b>	<b>5,424.61</b>	<b>80,550.83</b>	<b>87,745.83</b>	<b>-4,188.26</b>
<b>Department: 4200 - Highways And Streets</b>							
<a href="#">321-4200-541400</a>	Transportation Infrastructure	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
<b>Department: 4200 - Highways And Streets Total:</b>		<b>3,218,898.44</b>	<b>3,218,898.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,218,898.44</b>
<b>Department: 6200 - Parks</b>							
<a href="#">321-6200-542100</a>	Machinery/ Equipment	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
<b>Department: 6200 - Parks Total:</b>		<b>226,192.86</b>	<b>226,192.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>226,192.86</b>
<b>Fund: 321 - Wc Splost 2019 Surplus (Deficit):</b>		<b>0.00</b>	<b>-53,000.00</b>	<b>227,076.42</b>	<b>619,053.63</b>	<b>611,858.63</b>	<b>-664,858.63</b>
<b>Fund: 323 - Walton county SPLOST 2025</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">323-0000-337102</a>	SPLOST 2025 Public Safety	623,397.12	623,397.12	0.00	0.00	0.00	623,397.12
<a href="#">323-0000-337103</a>	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
<a href="#">323-0000-337104</a>	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	0.00	0.00	0.00	5,440,557.22
<a href="#">323-0000-337105</a>	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	0.00	0.00	0.00	255,026.12
<b>Department: 0000 - Non-Departmental Total:</b>		<b>11,334,494.15</b>	<b>11,334,494.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,334,494.15</b>
<b>Department: 3200 - Police</b>							
<a href="#">323-3200-542100</a>	Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
<b>Department: 3200 - Police Total:</b>		<b>311,698.59</b>	<b>311,698.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>311,698.59</b>
<b>Department: 3500 - Fire</b>							
<a href="#">323-3500-542100</a>	Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
<b>Department: 3500 - Fire Total:</b>		<b>311,698.59</b>	<b>311,698.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>311,698.59</b>
<b>Department: 4200 - Highways And Streets</b>							
<a href="#">323-4200-541400</a>	Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
<b>Department: 4200 - Highways And Streets Total:</b>		<b>5,015,513.69</b>	<b>5,015,513.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,015,513.69</b>

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item B. 4

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<b>Department: 4330 - Sewer Collections</b>						
<a href="#">323-4330-541400</a> Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
<b>Department: 4330 - Sewer Collections Total:</b>	<b>2,720,278.61</b>	<b>2,720,278.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,720,278.61</b>
<b>Department: 4400 - Water</b>						
<a href="#">323-4400-541400</a> Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
<b>Department: 4400 - Water Total:</b>	<b>2,720,278.61</b>	<b>2,720,278.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,720,278.61</b>
<b>Department: 6200 - Parks</b>						
<a href="#">323-6200-541400</a> Parks & Rec Infrastructure	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
<b>Department: 6200 - Parks Total:</b>	<b>255,026.06</b>	<b>255,026.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>255,026.06</b>
<b>Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 324 - GW SPLOST 2023</b>						
<b>Department: 0000 - Non-Departmental</b>						
<a href="#">324-0000-337101</a> Splost 23 Transportation	2,559,746.00	2,559,746.00	39,056.67	19,947.03	19,947.03	2,539,798.97
<a href="#">324-0000-337102</a> Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	8,907.66	35,818.35	35,818.35	564,181.65
<a href="#">324-0000-337103</a> Splost 23 Recreational	750,000.00	750,000.00	11,648.48	46,839.39	46,839.39	703,160.61
<a href="#">324-0000-337104</a> Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	8,907.66	35,818.35	35,818.35	538,823.65
<a href="#">324-0000-361000</a> Interest Income	0.00	0.00	3,074.57	11,159.91	11,159.91	-11,159.91
<a href="#">324-0000-389000</a> Bank Charges and Misc	0.00	0.00	-95.30	-381.50	-381.50	381.50
<b>Department: 0000 - Non-Departmental Total:</b>	<b>4,484,388.00</b>	<b>4,484,388.00</b>	<b>71,499.74</b>	<b>149,201.53</b>	<b>149,201.53</b>	<b>4,335,186.47</b>
<b>Department: 3200 - Police</b>						
<a href="#">324-3200-541300</a> Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
<b>Department: 3200 - Police Total:</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>
<b>Department: 3500 - Fire</b>						
<a href="#">324-3500-541300</a> Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
<b>Department: 3500 - Fire Total:</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>
<b>Department: 4200 - Highways And Streets</b>						
<a href="#">324-4200-541400</a> Transportation Infrastructure	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
<b>Department: 4200 - Highways And Streets Total:</b>	<b>2,559,746.00</b>	<b>2,559,746.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,559,746.00</b>
<b>Department: 4330 - Sewer Collections</b>						
<a href="#">324-4330-541400</a> Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
<b>Department: 4330 - Sewer Collections Total:</b>	<b>287,321.00</b>	<b>287,321.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>287,321.00</b>
<b>Department: 4400 - Water</b>						
<a href="#">324-4400-541400</a> Water Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
<b>Department: 4400 - Water Total:</b>	<b>287,321.00</b>	<b>287,321.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>287,321.00</b>
<b>Department: 6200 - Parks</b>						
<a href="#">324-6200-541400</a> Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
<b>Department: 6200 - Parks Total:</b>	<b>750,000.00</b>	<b>750,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>750,000.00</b>
<b>Fund: 324 - GW SPLOST 2023 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>71,499.74</b>	<b>149,201.53</b>	<b>149,201.53</b>	<b>-149,201.53</b>
<b>Fund: 371 - ARPA</b>						
<b>Department: 0000 - Non-Departmental</b>						
<a href="#">371-0000-361000</a> Interest Revenue	60,000.00	60,000.00	6,951.11	31,591.73	31,591.73	28,408.27
<a href="#">371-0000-389000</a> ARPA Bank Fees	0.00	0.00	-30.00	-30.00	-30.00	30.00
<a href="#">371-0000-399000</a> Fund Balance For Budget Only	3,785,039.77	3,785,039.77	0.00	0.00	0.00	3,785,039.77
<b>Department: 0000 - Non-Departmental Total:</b>	<b>3,845,039.77</b>	<b>3,845,039.77</b>	<b>6,921.11</b>	<b>31,561.73</b>	<b>31,561.73</b>	<b>3,813,478.04</b>
<b>Department: 4200 - Highways And Streets</b>						
<a href="#">371-4200-531110</a> Street Repair	0.00	857,669.08	14,982.00	26,667.50	26,667.50	831,001.58
<a href="#">371-4200-531600</a> Small Equipment <\$20000	0.00	48,577.50	0.00	19,230.00	19,230.00	29,347.50
<a href="#">371-4200-541400</a> Street Infrastructure	0.00	3,356.35	18,719.00	22,075.35	22,075.35	-18,719.00
<b>Department: 4200 - Highways And Streets Total:</b>	<b>0.00</b>	<b>909,602.93</b>	<b>33,701.00</b>	<b>67,972.85</b>	<b>67,972.85</b>	<b>841,630.08</b>
<b>Department: 4300 - Water Quality Control</b>						
<a href="#">371-4300-522205</a> Infrastructure Repair & Maintenance	0.00	22,417.61	0.00	22,417.61	22,417.61	0.00
<a href="#">371-4300-541400</a> Infrastructure	373,880.20	223,511.19	0.00	145,720.00	97,096.00	126,415.19
<a href="#">371-4300-542200</a> Vehicles	0.00	0.00	123,518.78	123,518.78	123,518.78	-123,518.78
<b>Department: 4300 - Water Quality Control Total:</b>	<b>373,880.20</b>	<b>245,928.80</b>	<b>123,518.78</b>	<b>291,656.39</b>	<b>243,032.39</b>	<b>2,896.41</b>

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<b>Department: 4320 - Stormwater</b>							
<a href="#">371-4320-522205</a>	Infrastructure Repair & Maintenance	56,692.50	81,392.50	0.00	12,635.16	0.00	81,392.50
<a href="#">371-4320-541400</a>	Infrastructure	332,452.62	332,452.62	8,830.49	17,463.56	17,463.56	314,989.06
	<b>Department: 4320 - Stormwater Total:</b>	<b>389,145.12</b>	<b>413,845.12</b>	<b>8,830.49</b>	<b>30,098.72</b>	<b>17,463.56</b>	<b>396,381.56</b>
<b>Department: 4330 - Sewer Collections</b>							
<a href="#">371-4330-522205</a>	Infrastructure Repair & Maintenance	19,442.00	19,442.00	0.00	14,100.00	14,100.00	5,342.00
<a href="#">371-4330-541300</a>	Buildings	0.00	23,880.21	0.00	23,880.21	23,880.21	0.00
<a href="#">371-4330-541400</a>	Infrastructure	1,562,572.45	601,050.31	0.00	14,525.23	0.00	601,050.31
	<b>Department: 4330 - Sewer Collections Total:</b>	<b>1,582,014.45</b>	<b>644,372.52</b>	<b>0.00</b>	<b>52,505.44</b>	<b>37,980.21</b>	<b>606,392.31</b>
<b>Department: 4400 - Water</b>							
<a href="#">371-4400-522205</a>	Infrastructure Repair & Maintenance	0.00	54,264.16	0.00	1,022.25	63,121.66	-8,857.50
<a href="#">371-4400-541410</a>	Water Infrastructure	0.00	21,374.84	0.00	0.00	0.00	21,374.84
<a href="#">371-4400-542100</a>	Machinery	0.00	127,951.40	111,956.40	111,956.40	127,951.40	0.00
	<b>Department: 4400 - Water Total:</b>	<b>0.00</b>	<b>203,590.40</b>	<b>111,956.40</b>	<b>112,978.65</b>	<b>191,073.06</b>	<b>12,517.34</b>
<b>Department: 6500 - Libraries</b>							
<a href="#">371-6500-541300</a>	Building-Library	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
	<b>Department: 6500 - Libraries Total:</b>	<b>1,500,000.00</b>	<b>1,500,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500,000.00</b>
	<b>Fund: 371 - ARPA Surplus (Deficit):</b>	<b>0.00</b>	<b>-72,300.00</b>	<b>-271,085.56</b>	<b>-523,650.32</b>	<b>-525,960.34</b>	<b>453,660.34</b>
<b>Fund: 375 - Capital Recovery-Impact Fees</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">375-0000-341320</a>	Capital Recovery Impact Fee	400,000.00	400,000.00	14,641.80	61,495.59	61,495.59	338,504.41
<a href="#">375-0000-361000</a>	Intrrest Revenues	0.00	0.00	4,979.54	19,535.54	19,535.54	-19,535.54
	<b>Department: 0000 - Non-Departmental Total:</b>	<b>400,000.00</b>	<b>400,000.00</b>	<b>19,621.34</b>	<b>81,031.13</b>	<b>81,031.13</b>	<b>318,968.87</b>
<b>Department: 4400 - Water</b>							
<a href="#">375-4400-541400</a>	Infrastructure	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
	<b>Department: 4400 - Water Total:</b>	<b>400,000.00</b>	<b>400,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400,000.00</b>
	<b>Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>19,621.34</b>	<b>81,031.13</b>	<b>81,031.13</b>	<b>-81,031.13</b>
<b>Fund: 505 - Water &amp; Sewer Fund</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">505-0000-341320</a>	Capital Recovery Fee	0.00	0.00	2,928.36	17,570.16	17,570.16	-17,570.16
<a href="#">505-0000-341321</a>	Capital Recovery - Plan Review	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
<a href="#">505-0000-344190</a>	Other Charges	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">505-0000-344211</a>	Water Sales / Collection	4,100,000.00	4,100,000.00	355,891.87	1,321,176.61	1,321,176.61	2,778,823.39
<a href="#">505-0000-344212</a>	Water Tap Fees	300,000.00	300,000.00	16,300.00	66,700.00	66,700.00	233,300.00
<a href="#">505-0000-344213</a>	Backflow	19,000.00	19,000.00	180.00	797.50	797.50	18,202.50
<a href="#">505-0000-344214</a>	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">505-0000-344215</a>	Hydrant Meter Fees	8,000.00	8,000.00	9,743.03	13,107.71	13,107.71	-5,107.71
<a href="#">505-0000-344255</a>	Sewer Sales / Collection	3,500,000.00	3,500,000.00	298,375.57	1,091,105.73	1,091,105.73	2,408,894.27
<a href="#">505-0000-344256</a>	Sewer Tap Fees	500,000.00	500,000.00	33,000.00	120,315.00	120,315.00	379,685.00
<a href="#">505-0000-344257</a>	Dumping Tickets	450,000.00	450,000.00	44,825.00	170,775.00	170,775.00	279,225.00
<a href="#">505-0000-344258</a>	Grease Trap Fees	12,000.00	12,000.00	900.00	1,800.00	1,800.00	10,200.00
<a href="#">505-0000-344260</a>	Storm Water Utility	625,000.00	625,000.00	53,554.61	186,782.05	186,782.05	438,217.95
<a href="#">505-0000-349300</a>	Bad Check Fees	2,000.00	2,000.00	-492.10	-3,200.85	-3,200.85	5,200.85
<a href="#">505-0000-349900</a>	Water & Sewer Late Fees	200,000.00	200,000.00	17,736.01	66,210.35	66,210.35	133,789.65
<a href="#">505-0000-349910</a>	Administrative Fees	100,000.00	100,000.00	7,603.57	20,725.54	20,725.54	79,274.46
<a href="#">505-0000-361000</a>	Interest Revenues	90,000.00	90,000.00	16,168.42	67,110.99	67,110.99	22,889.01
<a href="#">505-0000-383000</a>	Reimb. For Damaged Property	0.00	0.00	6,540.00	6,540.00	6,540.00	-6,540.00
<a href="#">505-0000-389000</a>	Bank Charges & Etc.	20,000.00	20,000.00	-9,333.51	-39,704.78	-39,704.78	59,704.78
<a href="#">505-0000-390000</a>	Miscellaneous Revenue	0.00	0.00	13,248.00	13,248.00	13,248.00	-13,248.00
<a href="#">505-0000-391100</a>	Collections -Bad Debt	3,500.00	3,500.00	-3,377.68	-9,623.16	-9,623.16	13,123.16
<a href="#">505-0000-392001</a>	Comp For Loss Of Gen Fxd Assets	0.00	0.00	0.00	1,500.00	1,500.00	-1,500.00
	<b>Department: 0000 - Non-Departmental Total:</b>	<b>9,939,000.00</b>	<b>9,939,000.00</b>	<b>863,791.15</b>	<b>3,112,935.85</b>	<b>3,112,935.85</b>	<b>6,826,064.15</b>
<b>Department: 4300 - Water Quality Control</b>							
<a href="#">505-4300-511100</a>	Salaries & Wages - Wqc	695,000.00	695,000.00	49,834.82	137,496.24	137,496.24	557,503.76
<a href="#">505-4300-511300</a>	Overtime Pay	15,000.00	15,000.00	149.80	5,224.87	5,224.87	9,775.13
<a href="#">505-4300-512100</a>	Group Insurance	254,000.00	254,000.00	17,271.00	86,355.00	86,355.00	167,645.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">505-4300-512200</a>	Fica & Medicare	53,945.00	53,945.00	3,573.50	14,338.55	14,338.55	39,606.45
<a href="#">505-4300-512400</a>	Pmts To Retirement Sys	141,150.00	141,150.00	10,446.56	35,840.46	35,840.46	105,309.54
<a href="#">505-4300-512810</a>	Uniforms	40,000.00	40,000.00	1,644.36	8,836.41	9,134.47	30,865.53
<a href="#">505-4300-521201</a>	Legal Expenses	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
<a href="#">505-4300-521202</a>	Engineering Fees	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
<a href="#">505-4300-521208</a>	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4300-521301</a>	Computer Services	124,845.00	124,845.00	46,718.88	56,642.89	90,753.43	34,091.57
<a href="#">505-4300-521302</a>	Drug Testing	500.00	500.00	100.00	100.00	100.00	400.00
<a href="#">505-4300-521307</a>	Technical Service	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
<a href="#">505-4300-521320</a>	Outside Lab Service	12,000.00	12,000.00	0.00	1,722.69	3,146.22	8,853.78
<a href="#">505-4300-521330</a>	W E T Sampling	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
<a href="#">505-4300-522110</a>	Disposal (Sludge)	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
<a href="#">505-4300-522201</a>	Office Equip-Rep & Maint	10,500.00	10,500.00	569.27	1,835.76	1,835.76	8,664.24
<a href="#">505-4300-522202</a>	Auto & Truck Rep & Maint	50,000.00	50,000.00	2,240.57	14,279.11	14,551.45	35,448.55
<a href="#">505-4300-522203</a>	Mach & Equip Rep & Maint	40,000.00	40,000.00	600.12	1,434.53	1,914.47	38,085.53
<a href="#">505-4300-522204</a>	Building Repairs & Maint	15,000.00	15,000.00	1,346.33	2,536.27	3,504.10	11,495.90
<a href="#">505-4300-522205</a>	Infrastructure Rep & Main	200,000.00	200,000.00	1,935.54	25,952.35	48,398.70	151,601.30
<a href="#">505-4300-522206</a>	Computer Repair & Maint	3,000.00	3,000.00	0.00	1,120.69	1,120.69	1,879.31
<a href="#">505-4300-522320</a>	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">505-4300-523130</a>	General Liability	56,542.00	56,542.00	0.00	76,710.00	76,710.00	-20,168.00
<a href="#">505-4300-523140</a>	Property Insurance	34,014.00	34,014.00	0.00	38,299.50	38,299.50	-4,285.50
<a href="#">505-4300-523170</a>	Auto Liability	50,000.00	50,000.00	0.00	71,557.00	71,557.00	-21,557.00
<a href="#">505-4300-523200</a>	Telephone	10,000.00	10,000.00	3,340.00	5,104.03	5,104.03	4,895.97
<a href="#">505-4300-523500</a>	Travel	500.00	500.00	0.00	65.28	65.28	434.72
<a href="#">505-4300-523600</a>	Dues & Fees	2,000.00	2,000.00	0.00	0.00	806.25	1,193.75
<a href="#">505-4300-523700</a>	Education & Training	10,000.00	10,000.00	0.00	2,648.40	2,648.40	7,351.60
<a href="#">505-4300-523800</a>	Licenses	1,000.00	1,000.00	25.00	25.00	25.00	975.00
<a href="#">505-4300-523900</a>	Other	2,000.00	2,000.00	0.00	301.44	301.44	1,698.56
<a href="#">505-4300-531100</a>	General Supplies & Mater	10,000.00	10,000.00	580.11	1,856.56	1,856.56	8,143.44
<a href="#">505-4300-531101</a>	Office Supplies	4,000.00	4,000.00	57.56	6,950.15	6,950.15	-2,950.15
<a href="#">505-4300-531102</a>	Computer Supplies	2,500.00	2,500.00	11.59	544.18	832.18	1,667.82
<a href="#">505-4300-531103</a>	Lab Supplies	24,000.00	24,000.00	770.00	6,208.38	11,377.14	12,622.86
<a href="#">505-4300-531105</a>	Hand Tools	1,469.00	1,469.00	44.97	152.10	152.10	1,316.90
<a href="#">505-4300-531109</a>	Chemicals	240,000.00	240,000.00	16,300.41	71,973.14	87,620.34	152,379.66
<a href="#">505-4300-531220</a>	Natural Gas	1,200.00	1,200.00	115.81	335.11	335.11	864.89
<a href="#">505-4300-531230</a>	Electricity	420,000.00	420,000.00	40,690.57	102,923.42	102,923.42	317,076.58
<a href="#">505-4300-531250</a>	Oil Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">505-4300-531270</a>	Gasoline Expense	60,000.00	60,000.00	6,412.70	19,340.45	20,807.60	39,192.40
<a href="#">505-4300-531600</a>	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">505-4300-531700</a>	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4300-561000</a>	Depreciation	388,824.00	388,824.00	0.00	0.00	0.00	388,824.00
<a href="#">505-4300-562000</a>	Amortization	25,100.00	25,100.00	0.00	0.00	0.00	25,100.00
<a href="#">505-4300-581100</a>	Principal - Bonds	1,025,000.00	1,025,000.00	0.00	0.00	0.00	1,025,000.00
<a href="#">505-4300-582100</a>	Interest - Bonds	592,430.00	592,430.00	0.00	0.00	0.00	592,430.00
<b>Department: 4300 - Water Quality Control Total:</b>		<b>4,709,519.00</b>	<b>4,709,519.00</b>	<b>204,779.47</b>	<b>798,709.96</b>	<b>882,085.91</b>	<b>3,827,433.09</b>
<b>Department: 4320 - Stormwater</b>							
<a href="#">505-4320-511100</a>	Regular Pay	258,156.00	258,156.00	19,752.92	62,713.56	62,713.56	195,442.44
<a href="#">505-4320-511300</a>	Overtime Pay	8,000.00	8,000.00	410.96	1,028.68	1,028.68	6,971.32
<a href="#">505-4320-512100</a>	Group Insurance	65,200.00	65,200.00	5,427.50	27,137.50	27,137.50	38,062.50
<a href="#">505-4320-512200</a>	Fica & Medicare	19,749.00	19,749.00	1,496.94	5,891.57	5,891.57	13,857.43
<a href="#">505-4320-512400</a>	Pmts To Retirement Sys	51,700.00	51,700.00	3,824.47	13,201.10	13,201.10	38,498.90
<a href="#">505-4320-521202</a>	Engineering Fees	50,000.00	50,000.00	9,623.75	10,961.25	10,961.25	39,038.75
<a href="#">505-4320-521307</a>	Technical Service Mapping	25,000.00	25,000.00	2,000.00	6,000.00	6,000.00	19,000.00
<a href="#">505-4320-521320</a>	Outside Lab Service	20,000.00	20,000.00	0.00	3,269.50	10,982.50	9,017.50
<a href="#">505-4320-522203</a>	Mach & Equip Rep & Maint	4,000.00	4,000.00	0.00	0.00	459.93	3,540.07
<a href="#">505-4320-522205</a>	Infrastructure Rep & Main	75,000.00	75,000.00	1,397.50	8,397.50	16,840.00	58,160.00
<a href="#">505-4320-522320</a>	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4320-523301</a>	Advertising Expense	1,000.00	1,000.00	500.00	500.00	500.00	500.00
<a href="#">505-4320-523400</a>	Printing & Binding	3,000.00	3,000.00	0.00	295.00	295.00	2,705.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">505-4320-523700</a>	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4320-523800</a>	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4320-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4320-531100</a>	General Supplies & Mater	8,000.00	8,000.00	1,599.36	2,579.34	2,877.94	5,122.06
<a href="#">505-4320-531101</a>	Office Supplies	1,500.00	1,500.00	0.00	640.75	640.75	859.25
<a href="#">505-4320-531102</a>	Computer Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">505-4320-531105</a>	Hand Tools	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4320-531109</a>	Chemicals	3,000.00	3,000.00	1,258.33	1,258.33	1,258.33	1,741.67
<a href="#">505-4320-531600</a>	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
<a href="#">505-4320-531700</a>	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">505-4320-561000</a>	Depreciation	79,050.00	79,050.00	0.00	0.00	0.00	79,050.00
<b>Department: 4320 - Stormwater Total:</b>		<b>682,355.00</b>	<b>682,355.00</b>	<b>47,291.73</b>	<b>143,874.08</b>	<b>160,788.11</b>	<b>521,566.89</b>

**Department: 4330 - Sewer Collections**

<a href="#">505-4330-511100</a>	Regular Pay	288,614.00	288,614.00	15,512.21	53,216.94	53,216.94	235,397.06
<a href="#">505-4330-511300</a>	Overtime Pay	30,000.00	30,000.00	760.41	3,867.31	3,867.31	26,132.69
<a href="#">505-4330-512100</a>	Group Insurance	122,000.00	122,000.00	8,165.75	36,108.25	36,108.25	85,891.75
<a href="#">505-4330-512200</a>	Fica & Medicare	22,079.00	22,079.00	1,167.95	4,817.12	4,817.12	17,261.88
<a href="#">505-4330-512400</a>	Retirement	57,800.00	57,800.00	4,275.70	14,758.60	14,758.60	43,041.40
<a href="#">505-4330-521202</a>	Engineering Fees	10,000.00	10,000.00	592.50	592.50	592.50	9,407.50
<a href="#">505-4330-521302</a>	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
<a href="#">505-4330-521303</a>	Tech Services	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
<a href="#">505-4330-521306</a>	Tech Service Generator	9,000.00	9,000.00	4,391.50	4,391.50	4,391.50	4,608.50
<a href="#">505-4330-521307</a>	Tech Sev Gis Mapping	20,000.00	20,000.00	0.00	8,337.75	13,575.72	6,424.28
<a href="#">505-4330-522110</a>	Septic Disposal	33,066.00	33,066.00	0.00	450.00	450.00	32,616.00
<a href="#">505-4330-522203</a>	Mach & Equip Rep & Maint	15,000.00	15,000.00	2,283.43	2,283.43	2,283.43	12,716.57
<a href="#">505-4330-522205</a>	Infrastructure Rep & Maint	133,569.00	133,569.00	1,023.06	19,555.35	39,247.36	94,321.64
<a href="#">505-4330-522320</a>	Rental Equip/ Vehicle	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
<a href="#">505-4330-523301</a>	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4330-523500</a>	Travel	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4330-523600</a>	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4330-523700</a>	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
<a href="#">505-4330-523800</a>	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4330-523900</a>	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4330-531100</a>	General Supplies & Materials	10,000.00	10,000.00	556.60	1,152.45	1,152.45	8,847.55
<a href="#">505-4330-531101</a>	Office Supplies	1,000.00	1,000.00	57.51	57.51	57.51	942.49
<a href="#">505-4330-531105</a>	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">505-4330-531109</a>	Chemicals	10,000.00	10,000.00	5,932.84	5,932.84	5,932.84	4,067.16
<a href="#">505-4330-531220</a>	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4330-531600</a>	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">505-4330-531700</a>	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<b>Department: 4330 - Sewer Collections Total:</b>		<b>788,628.00</b>	<b>788,628.00</b>	<b>44,719.46</b>	<b>155,571.55</b>	<b>180,501.53</b>	<b>608,126.47</b>

**Department: 4400 - Water**

<a href="#">505-4400-511100</a>	Salaries & Wages - Water	535,900.00	535,900.00	34,253.76	117,867.05	117,867.05	418,032.95
<a href="#">505-4400-511300</a>	Overtime Pay	30,000.00	30,000.00	2,760.34	11,926.89	11,926.89	18,073.11
<a href="#">505-4400-512100</a>	Group Insurance	224,000.00	224,000.00	13,847.00	73,139.00	73,139.00	150,861.00
<a href="#">505-4400-512200</a>	Fica & Medicare	40,997.00	40,997.00	2,686.47	11,828.04	11,828.04	29,168.96
<a href="#">505-4400-512400</a>	Pmts To Retirement Sys	107,300.00	107,300.00	7,939.13	27,403.84	27,403.84	79,896.16
<a href="#">505-4400-512700</a>	Workers Compensation	54,600.00	54,600.00	0.00	17,555.31	17,555.31	37,044.69
<a href="#">505-4400-521202</a>	Engineering Fees	30,000.00	30,000.00	863.63	863.63	863.63	29,136.37
<a href="#">505-4400-521203</a>	Audit Fees	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
<a href="#">505-4400-521301</a>	Computer Services	0.00	0.00	0.00	0.00	749.75	-749.75
<a href="#">505-4400-521304</a>	Tech Service -Utlity Prot	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
<a href="#">505-4400-521305</a>	Techserv -Utility Service	55,500.00	55,500.00	0.00	6,069.71	6,069.71	49,430.29
<a href="#">505-4400-521307</a>	Technical Service	63,400.00	63,400.00	0.00	16,182.20	18,132.20	45,267.80
<a href="#">505-4400-521320</a>	Outside Lab Service	8,000.00	8,000.00	2,965.76	3,343.28	3,532.04	4,467.96
<a href="#">505-4400-522201</a>	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4400-522203</a>	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	7,052.60	8,681.60	1,318.40
<a href="#">505-4400-522205</a>	Infrastructure Rep & Main	200,000.00	193,500.00	56,078.70	157,338.07	172,533.92	20,966.08
<a href="#">505-4400-522206</a>	Computer Repair & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00

Income Statement

For Fiscal: 2024-2025 Period

Section 2, Item B.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<a href="#">505-4400-523201</a>	Postage	34,000.00	34,000.00	4,058.95	11,093.41	11,093.41	22,906.59
<a href="#">505-4400-523301</a>	Advertising Expense	500.00	500.00	0.00	-555.00	-555.00	1,055.00
<a href="#">505-4400-523400</a>	Printing & Binding	10,000.00	10,000.00	1,307.85	3,248.65	3,248.65	6,751.35
<a href="#">505-4400-523500</a>	Travel	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4400-523600</a>	Dues & Fees	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
<a href="#">505-4400-523700</a>	Education & Training	7,000.00	7,000.00	0.00	850.00	1,447.00	5,553.00
<a href="#">505-4400-523800</a>	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4400-523900</a>	Other	1,000.00	1,000.00	0.00	211.80	211.80	788.20
<a href="#">505-4400-531100</a>	General Supplies & Mater	18,000.00	18,000.00	789.60	2,443.47	3,551.28	14,448.72
<a href="#">505-4400-531101</a>	Office Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
<a href="#">505-4400-531103</a>	Lab Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4400-531105</a>	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
<a href="#">505-4400-531109</a>	Chemicals	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
<a href="#">505-4400-531210</a>	Water & Sewer Utility	20,000.00	20,000.00	2,519.59	3,692.12	3,692.12	16,307.88
<a href="#">505-4400-531510</a>	Purchased Water	1,900,000.00	1,900,000.00	183,169.82	506,487.57	523,586.62	1,376,413.38
<a href="#">505-4400-531591</a>	Water Meters	100,000.00	100,000.00	0.00	13,510.02	28,349.94	71,650.06
<a href="#">505-4400-531600</a>	Small Equipment <\$20000	2,000.00	8,500.00	0.00	8,308.99	8,308.99	191.01
<a href="#">505-4400-531700</a>	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
<a href="#">505-4400-561000</a>	Depreciation	252,817.00	252,817.00	0.00	0.00	0.00	252,817.00
<a href="#">505-4400-562000</a>	Amortization	14,484.00	14,484.00	0.00	0.00	0.00	14,484.00
<a href="#">505-4400-574000</a>	Bad Debt	0.00	0.00	0.00	37.17	37.17	-37.17
<b>Department: 4400 - Water Total:</b>		<b>3,758,498.00</b>	<b>3,758,498.00</b>	<b>313,240.60</b>	<b>999,897.82</b>	<b>1,053,254.96</b>	<b>2,705,243.04</b>
<b>Fund: 505 - Water &amp; Sewer Fund Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>253,759.89</b>	<b>1,014,882.44</b>	<b>836,305.34</b>	<b>-836,305.34</b>
<b>Fund: 540 - Solid Waste Fund</b>							
<b>Department: 0000 - Non-Departmental</b>							
<a href="#">540-0000-311790</a>	Sanitation Franchise Tax	92,000.00	92,000.00	8,333.64	25,883.40	25,883.40	66,116.60
<a href="#">540-0000-344110</a>	Sanitation Sales / Collection	2,800,000.00	2,800,000.00	247,167.96	900,247.49	900,247.49	1,899,752.51
<a href="#">540-0000-361000</a>	Interest Revenues	40,000.00	40,000.00	2,614.86	14,826.93	14,826.93	25,173.07
<a href="#">540-0000-389000</a>	Bank Charges & Misc.	0.00	0.00	0.00	-35.94	-35.94	35.94
<b>Department: 0000 - Non-Departmental Total:</b>		<b>2,932,000.00</b>	<b>2,932,000.00</b>	<b>258,116.46</b>	<b>940,921.88</b>	<b>940,921.88</b>	<b>1,991,078.12</b>
<b>Department: 4510 - Solid Waste Admin</b>							
<a href="#">540-4510-522110</a>	Disposal	1,892,000.00	1,892,000.00	0.00	350,116.47	350,116.47	1,541,883.53
<a href="#">540-4510-522111</a>	Roll Off Dumpsters	600,000.00	600,000.00	0.00	96,449.46	96,449.46	503,550.54
<a href="#">540-4510-611050</a>	Transfer Out - General	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
<b>Department: 4510 - Solid Waste Admin Total:</b>		<b>2,932,000.00</b>	<b>2,932,000.00</b>	<b>0.00</b>	<b>446,565.93</b>	<b>446,565.93</b>	<b>2,485,434.07</b>
<b>Fund: 540 - Solid Waste Fund Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>258,116.46</b>	<b>494,355.95</b>	<b>494,355.95</b>	<b>-494,355.95</b>
<b>Report Surplus (Deficit):</b>		<b>0.00</b>	<b>-125,300.00</b>	<b>1,264,151.54</b>	<b>9,708,522.78</b>	<b>9,368,730.27</b>	



**Group Summary**

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
<b>Fund: 100 - General Fund</b>						
0000 - Non-Departmental	16,503,910.00	16,503,910.00	1,841,478.84	12,452,852.66	12,450,052.66	4,053,857.34
1100 - Legislative	92,100.00	92,100.00	5,057.11	19,805.03	19,805.03	72,294.97
1300 - Executive	629,875.00	629,875.00	41,080.12	186,445.91	186,470.91	443,404.09
1510 - Financial Administration	1,236,805.00	1,236,805.00	107,749.98	460,313.65	460,313.65	776,491.35
1535 - It - Data Processing/Mis	689,936.00	689,936.00	88,672.66	254,458.80	288,053.98	401,882.02
1565 - General Gov Building & Pl	948,111.00	948,111.00	59,584.95	209,499.79	223,447.68	724,663.32
2000 - Judicial	729,346.00	729,346.00	49,387.88	184,010.15	184,012.38	545,333.62
3200 - Police	4,248,786.00	4,248,786.00	285,777.33	1,239,719.89	1,256,524.31	2,992,261.69
3500 - Fire	3,791,741.00	3,791,741.00	256,543.10	1,023,972.63	1,047,385.88	2,744,355.12
4100 - Public Works	726,084.00	726,084.00	46,534.09	221,765.93	222,970.56	503,113.44
4200 - Highways And Streets	1,366,275.00	1,366,275.00	46,473.73	154,623.66	161,504.87	1,204,770.13
4900 - Fleet Maintenance & Shop	978,500.00	978,500.00	60,151.58	423,386.24	444,261.37	534,238.63
6500 - Libraries	139,238.00	139,238.00	33,309.50	33,309.50	33,309.50	105,928.50
7400 - Planning & Zoning	439,890.00	439,890.00	32,953.65	128,549.56	128,561.51	311,328.49
7545 - Economic Development -	487,223.00	487,223.00	39,232.04	138,570.82	143,159.30	344,063.70
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>688,971.12</b>	<b>7,774,421.10</b>	<b>7,650,271.73</b>	<b>-7,650,271.73</b>
<b>Fund: 210 - Confiscated Asset Fund</b>						
0000 - Non-Departmental	110,000.00	110,000.00	0.00	7,546.17	7,546.17	102,453.83
3200 - Police	110,000.00	110,000.00	-2,400.00	40,228.00	56,428.30	53,571.70
<b>Fund: 210 - Confiscated Asset Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400.00</b>	<b>-32,681.83</b>	<b>-48,882.13</b>	<b>48,882.13</b>
<b>Fund: 275 - Hotel/Motel Fund</b>						
0000 - Non-Departmental	85,000.00	85,000.00	17,056.03	18,710.72	18,710.72	66,289.28
7540 - Tourism	85,000.00	85,000.00	444.88	1,330.32	8,287.34	76,712.66
<b>Fund: 275 - Hotel/Motel Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>16,611.15</b>	<b>17,380.40</b>	<b>10,423.38</b>	<b>-10,423.38</b>
<b>Fund: 320 - Gw Splost 2017</b>						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	429.56	1,708.04	1,708.04	3,038,325.96
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	3,248.58	-112,820.71	-108,417.01	1,447,198.01
<b>Fund: 320 - Gw Splost 2017 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,819.02</b>	<b>114,528.75</b>	<b>110,125.05</b>	<b>-110,125.05</b>
<b>Fund: 321 - Wc Splost 2019</b>						
0000 - Non-Departmental	5,799,817.00	5,799,817.00	232,501.03	751,347.59	751,347.59	5,048,469.41
3200 - Police	2,354,725.70	2,324,168.13	0.00	51,743.13	51,743.13	2,272,425.00
3500 - Fire	0.00	83,557.57	5,424.61	80,550.83	87,745.83	-4,188.26
4200 - Highways And Streets	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
6200 - Parks	226,192.86	226,192.86	0.00	0.00	0.00	226,192.86
<b>Fund: 321 - Wc Splost 2019 Surplus (Deficit):</b>	<b>0.00</b>	<b>-53,000.00</b>	<b>227,076.42</b>	<b>619,053.63</b>	<b>611,858.63</b>	<b>-664,858.63</b>
<b>Fund: 323 - Walton county SPLOST 2025</b>						
0000 - Non-Departmental	11,334,494.15	11,334,494.15	0.00	0.00	0.00	11,334,494.15
3200 - Police	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
3500 - Fire	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
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	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
<b>Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 324 - GW SPLOST 2023</b>						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	71,499.74	149,201.53	149,201.53	4,335,186.47
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	0.00	300,000.00
4200 - Highways And Streets	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00

**Income Statement**

For Fiscal: 2024-2025 Period Section 2, Item B. 4

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
<b>Fund: 324 - GW SPLOST 2023 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>71,499.74</b>	<b>149,201.53</b>	<b>149,201.53</b>	<b>-149,201.53</b>
<b>Fund: 371 - ARPA</b>						
0000 - Non-Departmental	3,845,039.77	3,845,039.77	6,921.11	31,561.73	31,561.73	3,813,478.04
4200 - Highways And Streets	0.00	909,602.93	33,701.00	67,972.85	67,972.85	841,630.08
4300 - Water Quality Control	373,880.20	245,928.80	123,518.78	291,656.39	243,032.39	2,896.41
4320 - Stormwater	389,145.12	413,845.12	8,830.49	30,098.72	17,463.56	396,381.56
4330 - Sewer Collections	1,582,014.45	644,372.52	0.00	52,505.44	37,980.21	606,392.31
4400 - Water	0.00	203,590.40	111,956.40	112,978.65	191,073.06	12,517.34
6500 - Libraries	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
<b>Fund: 371 - ARPA Surplus (Deficit):</b>	<b>0.00</b>	<b>-72,300.00</b>	<b>-271,085.56</b>	<b>-523,650.32</b>	<b>-525,960.34</b>	<b>453,660.34</b>
<b>Fund: 375 - Capital Recovery-Impact Fees</b>						
0000 - Non-Departmental	400,000.00	400,000.00	19,621.34	81,031.13	81,031.13	318,968.87
4400 - Water	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
<b>Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>19,621.34</b>	<b>81,031.13</b>	<b>81,031.13</b>	<b>-81,031.13</b>
<b>Fund: 505 - Water &amp; Sewer Fund</b>						
0000 - Non-Departmental	9,939,000.00	9,939,000.00	863,791.15	3,112,935.85	3,112,935.85	6,826,064.15
4300 - Water Quality Control	4,709,519.00	4,709,519.00	204,779.47	798,709.96	882,085.91	3,827,433.09
4320 - Stormwater	682,355.00	682,355.00	47,291.73	143,874.08	160,788.11	521,566.89
4330 - Sewer Collections	788,628.00	788,628.00	44,719.46	155,571.55	180,501.53	608,126.47
4400 - Water	3,758,498.00	3,758,498.00	313,240.60	999,897.82	1,053,254.96	2,705,243.04
<b>Fund: 505 - Water &amp; Sewer Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>253,759.89</b>	<b>1,014,882.44</b>	<b>836,305.34</b>	<b>-836,305.34</b>
<b>Fund: 540 - Solid Waste Fund</b>						
0000 - Non-Departmental	2,932,000.00	2,932,000.00	258,116.46	940,921.88	940,921.88	1,991,078.12
4510 - Solid Waste Admin	2,932,000.00	2,932,000.00	0.00	446,565.93	446,565.93	2,485,434.07
<b>Fund: 540 - Solid Waste Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>258,116.46</b>	<b>494,355.95</b>	<b>494,355.95</b>	<b>-494,355.95</b>
<b>Total Surplus (Deficit):</b>	<b>0.00</b>	<b>-125,300.00</b>	<b>1,264,151.54</b>	<b>9,708,522.78</b>	<b>9,368,730.27</b>	

**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	688,971.12	7,774,421.10	7,650,271.73	-7,650,271.73
210 - Confiscated Asset Fund	0.00	0.00	2,400.00	-32,681.83	-48,882.13	48,882.13
275 - Hotel/Motel Fund	0.00	0.00	16,611.15	17,380.40	10,423.38	-10,423.38
320 - Gw Splost 2017	0.00	0.00	-2,819.02	114,528.75	110,125.05	-110,125.05
321 - Wc Splost 2019	0.00	-53,000.00	227,076.42	619,053.63	611,858.63	-664,858.63
323 - Walton county SPLOST ...	0.00	0.00	0.00	0.00	0.00	0.00
324 - GW SPLOST 2023	0.00	0.00	71,499.74	149,201.53	149,201.53	-149,201.53
371 - ARPA	0.00	-72,300.00	-271,085.56	-523,650.32	-525,960.34	453,660.34
375 - Capital Recovery-Impac...	0.00	0.00	19,621.34	81,031.13	81,031.13	-81,031.13
505 - Water & Sewer Fund	0.00	0.00	253,759.89	1,014,882.44	836,305.34	-836,305.34
540 - Solid Waste Fund	0.00	0.00	258,116.46	494,355.95	494,355.95	-494,355.95
<b>Total Surplus (Deficit):</b>	<b>0.00</b>	<b>-125,300.00</b>	<b>1,264,151.54</b>	<b>9,708,522.78</b>	<b>9,368,730.27</b>	



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

Section 3, Item A.  
 Section 3, Item G.

Date: 8-6-24

Application # A 24-029

**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JUAN RAMON</u> ADDRESS: <u>3378 Maxwell CT</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> Zip: <u>30045</u> PHONE: <u>678-462-5182</u>	NAME: <u>Red Lion Acquisitions &amp; Management</u> ADDRESS: <u>2387 PRO TEC WAY Suite A</u> CITY: <u>LOGANVILLE</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>678-462-5182</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input checked="" type="radio"/> <u>Property Owner</u> <input type="radio"/> Contract Purchaser <input type="radio"/> Agent <input type="radio"/> Attorney	
CONTACT PERSON: <u>Juan Ramon</u> PHONE: <u>678-462-5182</u> EMAIL: <u>Juan@myempireroofing.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>R5160-059</u> PRESENT ZONING: <u>R100</u> (Separate rezoning request required) ADDRESS: <u>520 BRAND Rd</u> COUNTY: <u>GWINNETT</u> ACREAGE: <u>3.5 ACRES</u> PROPOSED DEVELOPMENT: <u>REHAB HOME INTO OFFICE</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: 8-22-24

Accepted by Planning & Development: [Signature]

DATE: 9/5/24

FEE PAID: \$300.00

CHECK # 1053 RECEIPT # 200197112 TAKEN BY: SD DATE OF LEGAL NOTICE: \_\_\_\_\_

NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 10/24/24

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

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

Date \_\_\_\_\_

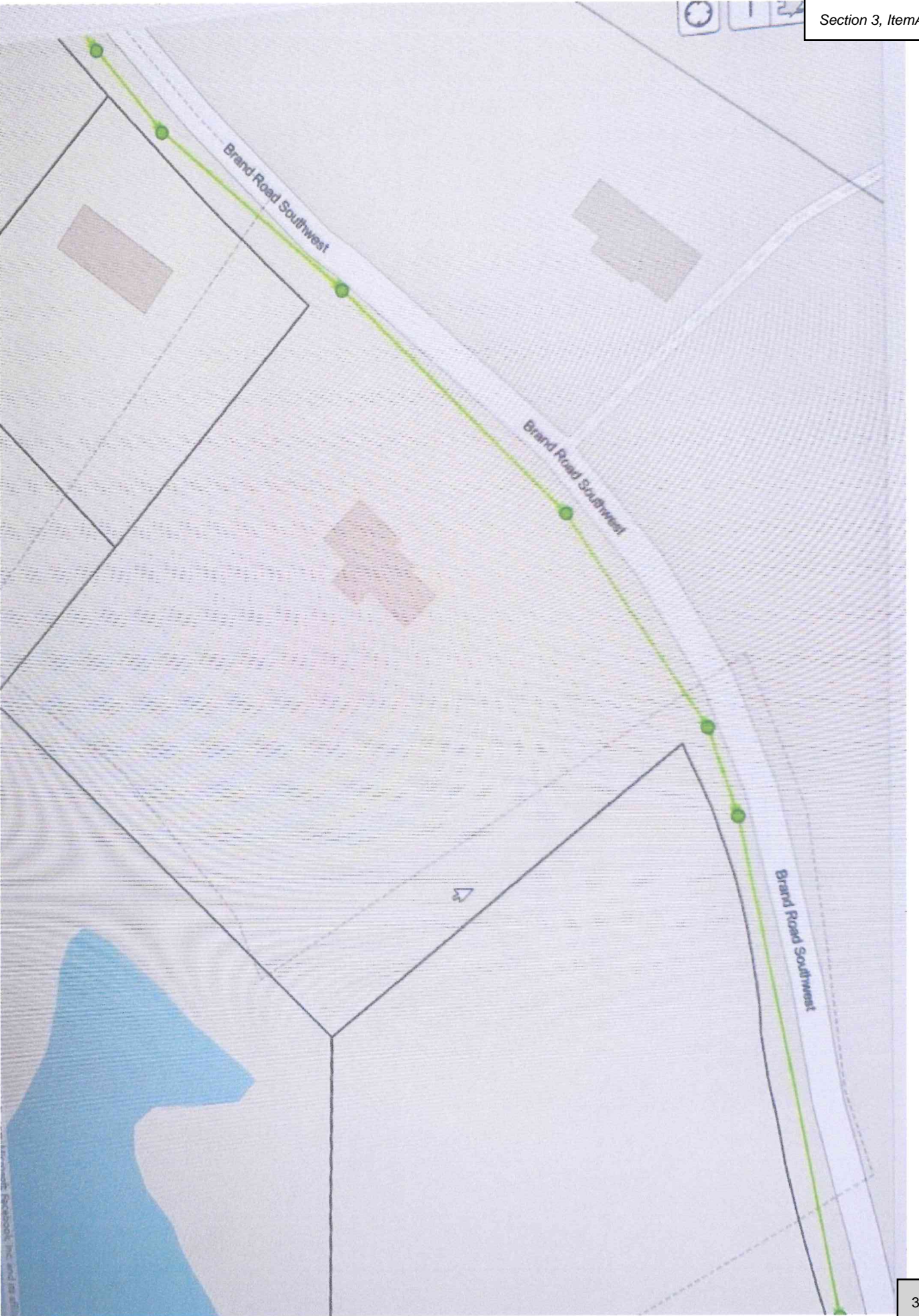
**Legal Description of Property**

All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, containing 2.97 acres, more or less, and described in a Plat of Survey entitled “Survey for Juan Ramon”, dated June 24, 2024, prepared by Access Consultants, certified by Michael a. Hughes, RLS in Georgia No. 2569 and recorded in Plat Book 163, Page 184, Gwinnett County, Georgia Records.





Section 3, Item A.





**LETTER OF INTENT FOR ANNEXATION APPLICATION OF  
RED LION ACQUISITIONS AND MANAGEMENT**

Tim Prater submits this Letter of Intent and the attached annexation application (the "Application") on behalf of Red Lion Acquisitions and Management (the "Property Owner") and Juan Ramon (the "Applicant"), relative to a proposed contractors office on approximately 3 +or- acres of land (the "Property") located at 520 Brand Road. The property is currently within unincorporated Gwinnett County and zoned R-100. The Applicant requests that the City annex the Property into the City and rezone to the (LI) Light Industrial classification.

The Property's location on Brand Rd would provide easy access for employees to the Highway 78 corridor as well as Highway 20 to the north. The Applicant is proposing to remodel the current structure on the Property for use as a contractors office. The structure will aesthetically remain to appear as a residential dwelling with the exception of closing in the garage to be converted into office space and adding parking as per city code. The contractor's office will be staffed by 4 employees with the remainder of employees having periodic visits to the office. The Applicant will require minimal outdoor storage which will be enclosed with a minimum 6 (six) foot high opaque fence as per code requirements.

The proposed office is compatible with the surrounding uses and development on Brand Rd., which contains a mix of commercial and light industrial uses. The property is surrounded by property zoned Commercial Highway and Light Industrial within the City of Loganville. Abutting property to the east and rear of the Applicants property is zoned Light Industrial as well as the abutting property to the north. Abutting 2 (two) properties to the south are zoned Commercial Highway. The abutting property to the west is zoned R-100, however this property is owned by the Holy Cross Anglican Church.

Although the Property is not designated on the Future Land Use Map, as it is currently part of the County, the three sides surrounding the property that are within the City are zoned CH and LI on the Future Land Use Map. The proposed contractor's office is in line with that growth. The Comprehensive Plan specifically encourages office, retail, and industrial uses in areas designated as CH and LI on the Future Land Use Map. Due to the lack of a designation on the Future Land Use Map for the Property and the dominance of the CH and LI designation surrounding the Property, the applicant submits that the proposed contractors office is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

The proposed contractor's office 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 close proximity to a major transportation corridor. 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 September, 2024

**TIM PRATER**  
  
Representative of Applicant

ABUTTING PROPERTY OWNERS  
520 BRAND ROAD

530 BRAND RD  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL 34114

540 BRAND RD  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL 34114

3900 OAK GROVE RD  
NSA 110 V JV PO LLC  
8400 E PRENTICE AVE FL 9  
GREENWOOD VILLAGE CO 80111

(R5160) 183 BRAND RD  
CAMTEC PROPERTIES LLC  
418 BRAND RD SW  
LOGANVILLE GA 30052

3836 OAK GROVE RD  
HOLY CROSS ANGLICAN CHURCH INC  
PO BOX 776  
LOGANVILLE GA 30052

(R5159 115) BRAND RD  
Owner 1  
HOWARD C MCELHANNON  
Owner 2  
ROBBIE G MCELHANNON  
520 BRAND RD SW  
LOGANVILLE GA 30052

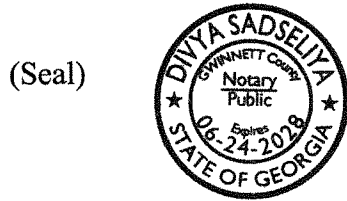
**Applicant's Certification**

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 Juan Ramon Date 8/7/24

Print Name and Title Juan Ramon

Sworn to and subscribed before me this 07 day of Aug, 2024.



[Signature]  
Signature of Notary Public

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

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

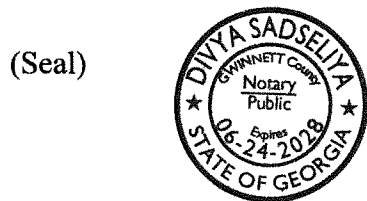
- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Owner's Signature Juan Ramon Date 8/7/24

Print Name and Title Juan Ramon owner

Sworn to and subscribed before me this 07 day of Aug, 2024.



[Signature]  
Signature of Notary Public



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** A24-029

**LANDOWNERS:** Red Lion Acquisitions & Management

**APPLICANT:** Juan Ramon

**PROPERTY ADDRESS:** 520 Brand Road

**MAP/PARCEL #:** R5160 059

**PARCEL DESCRIPTION:** Residential

**AREA:** 3 acres

**EXISTING ZONING:** R100 – Single Family Residence

**PROPOSED ZONING:** LI

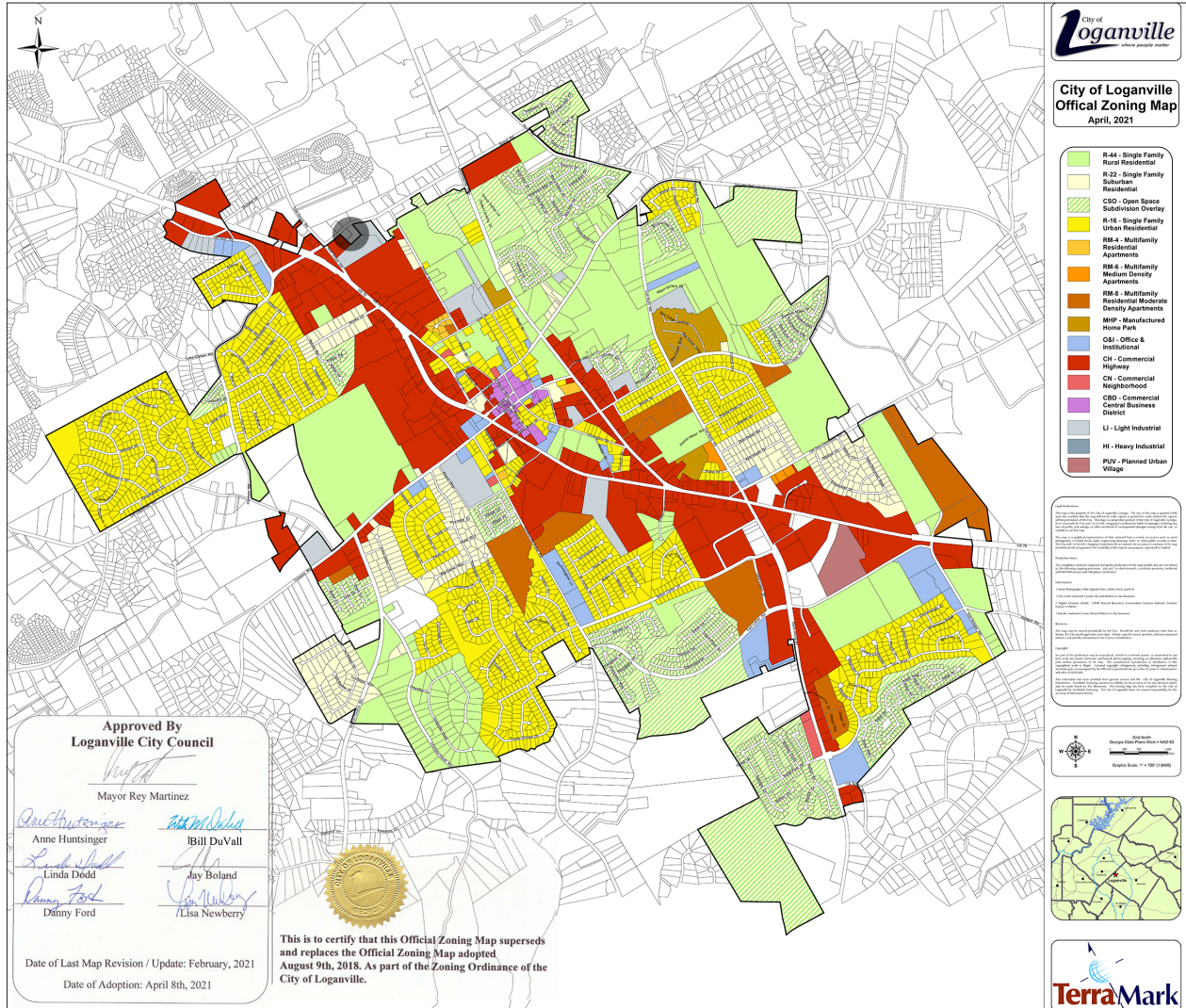
**FUTURE LAND USE MAP:** Community Mixed Use (Gwinnett)

**REASON FOR REQUEST:** Turn a residence into a contractor's office with plans for future growth

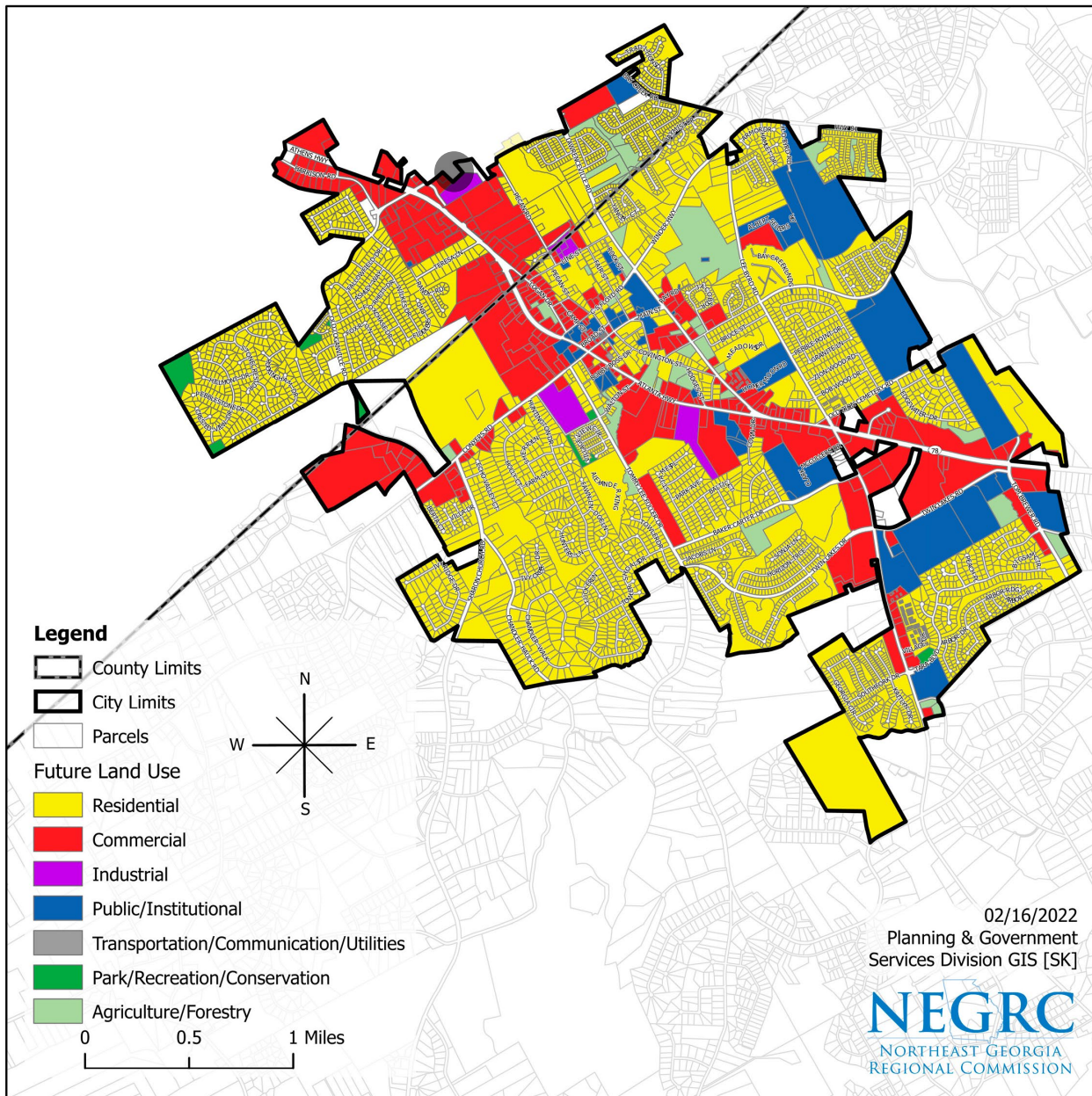
**PLANNING COMMISSION HEARING:** Oct. 24, 2024

**CITY COUNCIL HEARING:** Nov. 14, 2024

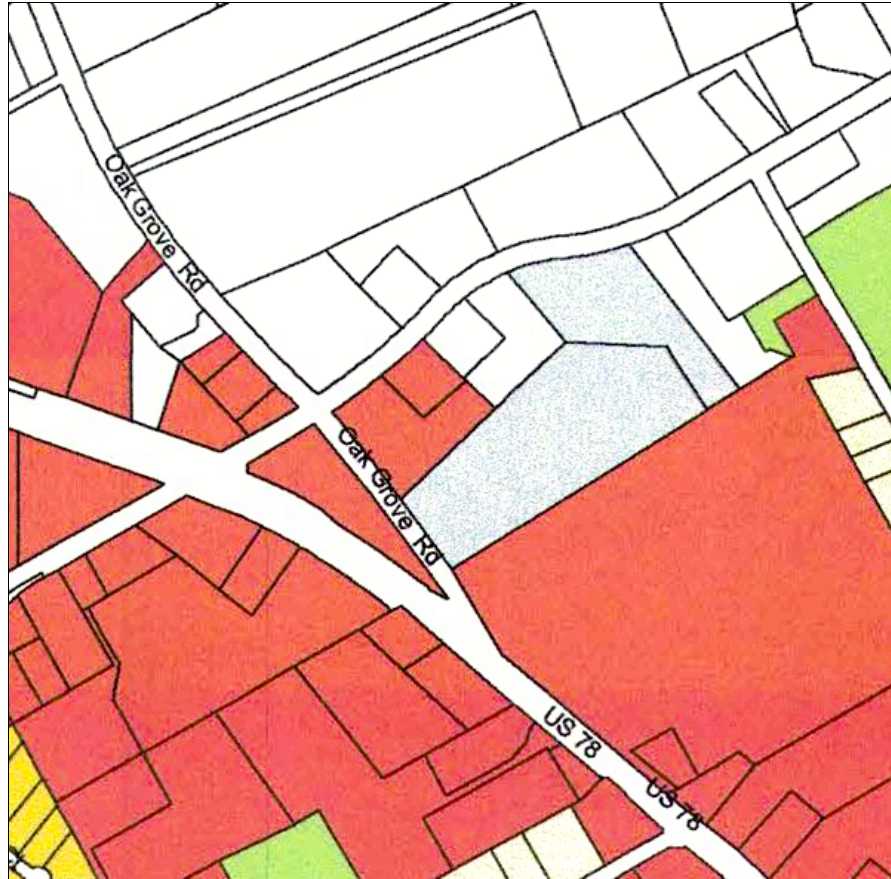
## ZONING MAP



**FUTURE LAND USE MAP**



## AREA ZONING







**Applicant's Request**

The applicant is applying to annex this 3-acre tract into the City to convert a current single-family home into office space for a contractor's office.

**Existing Conditions**

The current single-family home on the property was built in 1977 and has 1,680 square feet of space on the main floor as well as 832 square feet of space in a finished basement. Gwinnett County records indicate that a shed was placed on the property in 1977.

**Impact Analysis/Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This parcel is surrounded on three sides by property inside City limits that share similar zoning, so there should be little 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 going from a residential purpose to a commercial typically generates more traffic.

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

**Is the proposed use consistent with the adopted Comprehensive Plan?** The Future Land Use map of Gwinnett County shows the parcel being Community Mixed Use.

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

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

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

**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-inch

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

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? Big Flat Creek

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

### TRANSPORTATION

What is the road affected by the proposed change? Brand Road

What is the classification of the road? Major Collector



**What is the traffic count for the road?** 9,529

**Estimated number of cars generated by the proposed development?**

**Estimated number of trips generated by the proposed development?**

**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?** 1,200 feet

**Most likely station for 1st response?** Station 18

**Service burdens at the nearest city fire station (under, at, or above)** Station is fully staffed



**Legal Description of Property**

All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, containing 2.97 acres, more or less, and described in a Plat of Survey entitled "Survey for Juan Ramon", dated June 24, 2024, prepared by Access Consultants, certified by Michael a. Hughes, RLS in Georgia No. 2569 and recorded in Plat Book 163, Page 184, Gwinnett County, Georgia Records.

**801**

**KNOW WHATS BELOW**  
**CALL BEFORE YOU DIG**  
 OR CALL 800-NR-7411

These numbers show you the location of underground utilities.

0 25 50 75 100 125 150 175 200

California Dept. of Public Works

NOTICE: THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY ACTION TAKEN IN RELIANCE ON THIS PLAN. THE USER OF THIS PLAN SHOULD CONSULT WITH A PROFESSIONAL ENGINEER FOR ANY ADVICE CONCERNING THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR UTILITY TO BE INSTALLED ON OR OVER THE LAND SHOWN ON THIS PLAN.



**ACCESS CONSULTANTS**

1114 HAYWARD BLVD  
 WINDUSTOCK, CA 94515

**JUAN RAMON**

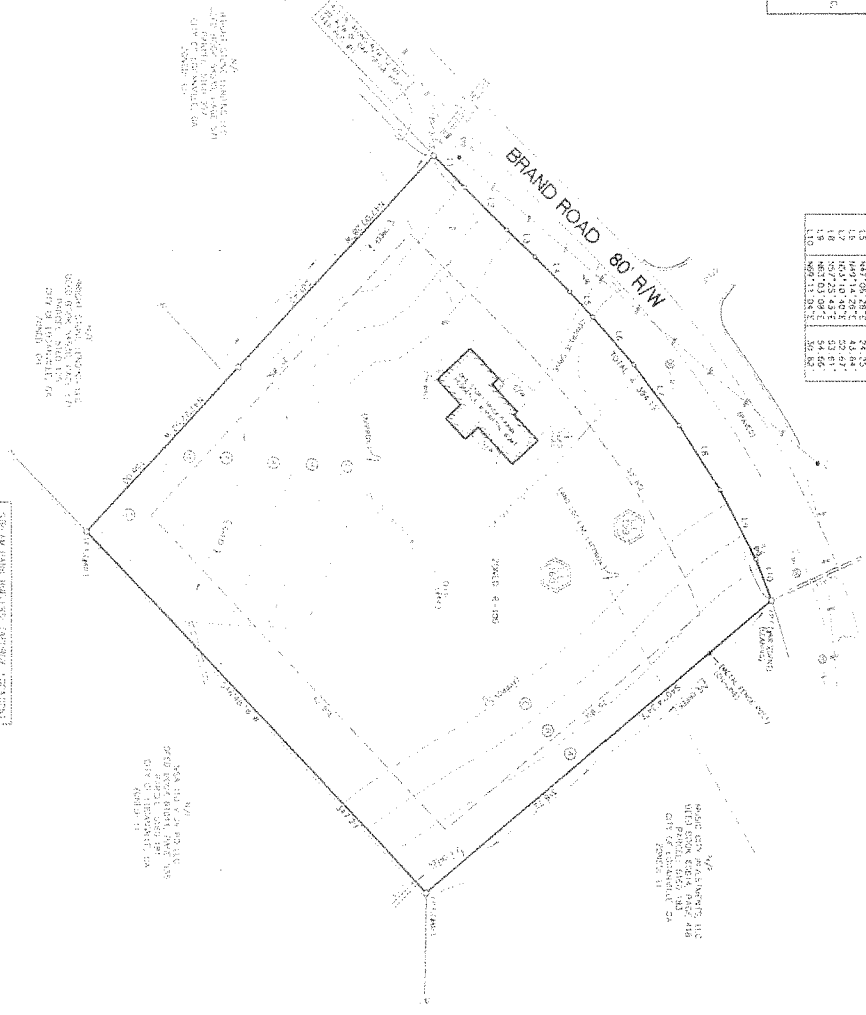
REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 2109

DATE OF THIS WORK: JAN 2 & 3, 2024

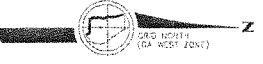
PROJECT: 2024 BRAND ROAD 80' R/W

AREA = 2.97 ACRES

ADDRESS:  
 202 BRAND ROAD  
 WINDUSTOCK, CA 94515  
 FAX NUMBER: 925-939-3900  
 PHONE: 925-939-3900



GENERAL NOTES:  
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 2. THE USER OF THIS PLAN SHOULD CONSULT WITH A PROFESSIONAL ENGINEER FOR ANY ADVICE CONCERNING THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR UTILITY TO BE INSTALLED ON OR OVER THE LAND SHOWN ON THIS PLAN.  
 3. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT.



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: [Handwritten Signature] Date: 8/6/24

Print Name: [Handwritten Name]

Signature of Applicant's Attorney or Agent \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

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

\_\_\_\_\_ YES \_\_\_\_\_ [checked] NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

Table with 3 columns: NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL, CONTRIBUTIONS (List all aggregating to \$250 or more), DATE OF CONTRIBUTION. Includes four rows of blank lines for data entry.

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

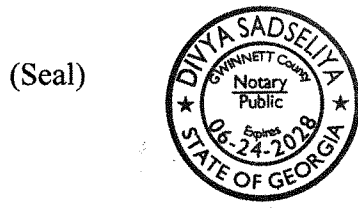
**Applicant's Certification**

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.

Juan Ramon 8/7/24  
Applicant's Signature Date

Juan Ramon  
Print Name and Title

Sworn to and subscribed before me this 07 day of Aug, 2024.



[Signature]  
Signature of Notary Public

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

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

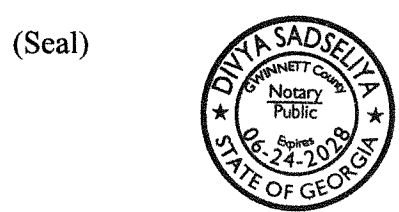
- a) \_\_\_\_\_ the owner of record of property contained in this application, and/or
- b) \_\_\_\_\_ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Juan Ramon 8/7/24  
Owner's Signature Date

Juan Ramon owner  
Print Name and Title

Sworn to and subscribed before me this 07 day of Aug, 2024.



[Signature]  
Signature of Notary Public



**LETTER OF INTENT FOR REZONE APPLICATION OF  
RED LION ACQUISITIONS AND MANAGEMENT**

Tim Prater submits this Letter of Intent and the attached rezone application (the "Application") on behalf of Red Lion Acquisitions and Management (the "Property Owner") and Juan Ramon (the "Applicant"), relative to a proposed contractors office on approximately 3 +or- acres of land (the "Property") located at 520 Brand Road. The property is currently zoned R-100. The Applicant requests that the City rezone the Property to the (LI) Light Industrial classification.

The Property's location on Brand Rd would provide easy access for employees to the Highway 78 corridor as well as Highway 20 to the north. The Applicant is proposing to remodel the current structure on the Property for use as a contractors office. The structure will aesthetically appear as a residential dwelling with the exception of closing in the garage to be converted into office space and adding parking as per city code. The contractor's office will be staffed by 4 employees with the remainder of employees having periodic visits to the office. The Applicant will require minimal outdoor storage which will be enclosed with a minimum 6 (six) foot high opaque fence as per code requirements.

The proposed office is compatible with the surrounding uses and development on Brand Rd., which contains a mix of commercial and light industrial uses. The property is surrounded by property zoned Commercial Highway and Light Industrial within the City of Loganville. Abutting property to the east and rear of the Applicants property is zoned Light Industrial as well as abutting property to the north. Abutting 2 (two) properties to the south are zoned Commercial Highway. The abutting property to the west is zoned R-100, however this is a church and not a single family dwelling.

Although the Property is not designated on the Future Land Use Map, as it is currently part of the County, the three sides surrounding the property that are within the City are zoned CH and LI on the Future Land Use Map. The proposed contractor's office is in line with that growth. The Comprehensive Plan specifically encourages office, retail, and industrial uses in areas designated as CH and LI on the Future Land Use Map. Due to the lack of a designation on the Future Land Use Map for the Property and the dominance of the CH and LI designation surrounding the Property, the applicant submits that the proposed contractors office is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

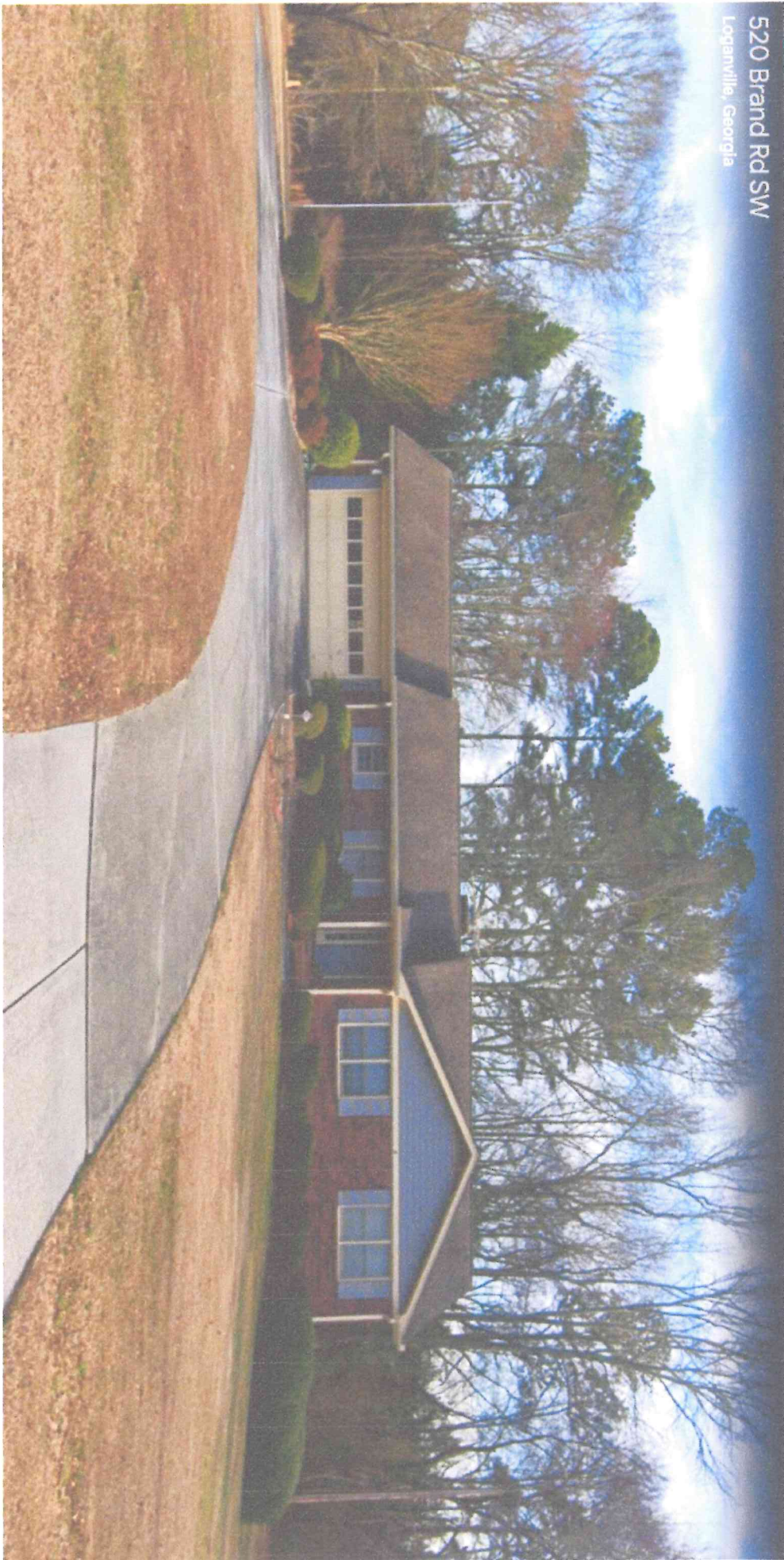
The proposed contractor's office is compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to a major transportation corridor. The Applicant 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 September, 2024

**TIM PRATER**  
  
Representative of Applicant



Section 3, Item B.



ABUTTING PROPERTY OWNERS  
520 BRAND ROAD

530 BRAND RD  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL 34114

540 BRAND RD  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL 34114

- 3900 OAK GROVE RD  
NSA 110 V JV PO LLC  
8400 E PRENTICE AVE FL 9  
GREENWOOD VILLAGE CO 80111

(R5160) 183 BRAND RD  
CAMTEC PROPERTIES LLC  
418 BRAND RD SW  
LOGANVILLE GA 30052

3836 OAK GROVE RD  
HOLY CROSS ANGLICAN CHURCH INC  
PO BOX 776  
LOGANVILLE GA 30052

(R5159 115) BRAND RD  
Owner 1  
HOWARD C MCELHANNON  
Owner 2  
ROBBIE G MCELHANNON  
520 BRAND RD SW  
LOGANVILLE GA 30052

## APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?  
It will Benefit the Appearance, because we will do a full Rehab and improve the property.
2. How does the proposed use impact thoroughfare congestion and traffic safety? DOES NOT IMPACT TRAFFIC AT ALL. ON 4 to 5 office persons at a time will be in the building.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?  
NONE.
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;  
NONE.
5. How does the proposed zoning provide protection of property against blight and depreciation?  
Property will be improve Interior & Exterior.  
It will add value.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?  
No way at all. Property to the right & left are already light industrial.
8. What is the impact upon adjacent property owners if the request zoning is not approved?
9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.  
NONE.



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** R24-030

**LANDOWNERS:** Red Lion Acquisitions & Management

**APPLICANT:** Juan Ramon

**PROPERTY ADDRESS:** 520 Brand Road

**MAP/PARCEL #:** R5160 059

**PARCEL DESCRIPTION:** Residential

**AREA:** 3 acres

**EXISTING ZONING:** R100 – Single Family Residence

**PROPOSED ZONING:** LI

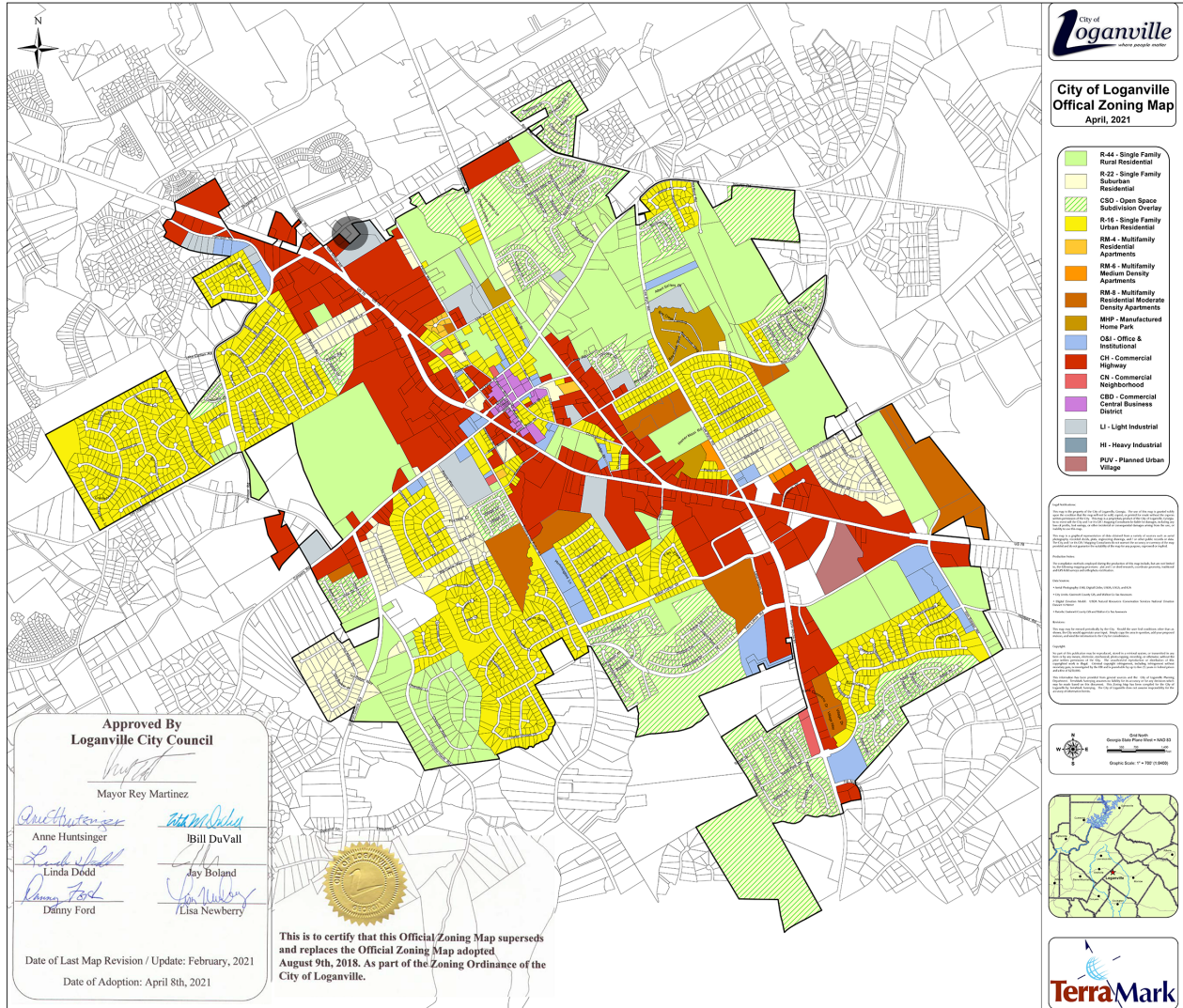
**FUTURE LAND USE MAP:** Community Mixed Use (Gwinnett)

**REASON FOR REQUEST:** Turn a residence into a contractor's office with plans for future growth

**PLANNING COMMISSION HEARING:** Oct. 24, 2024

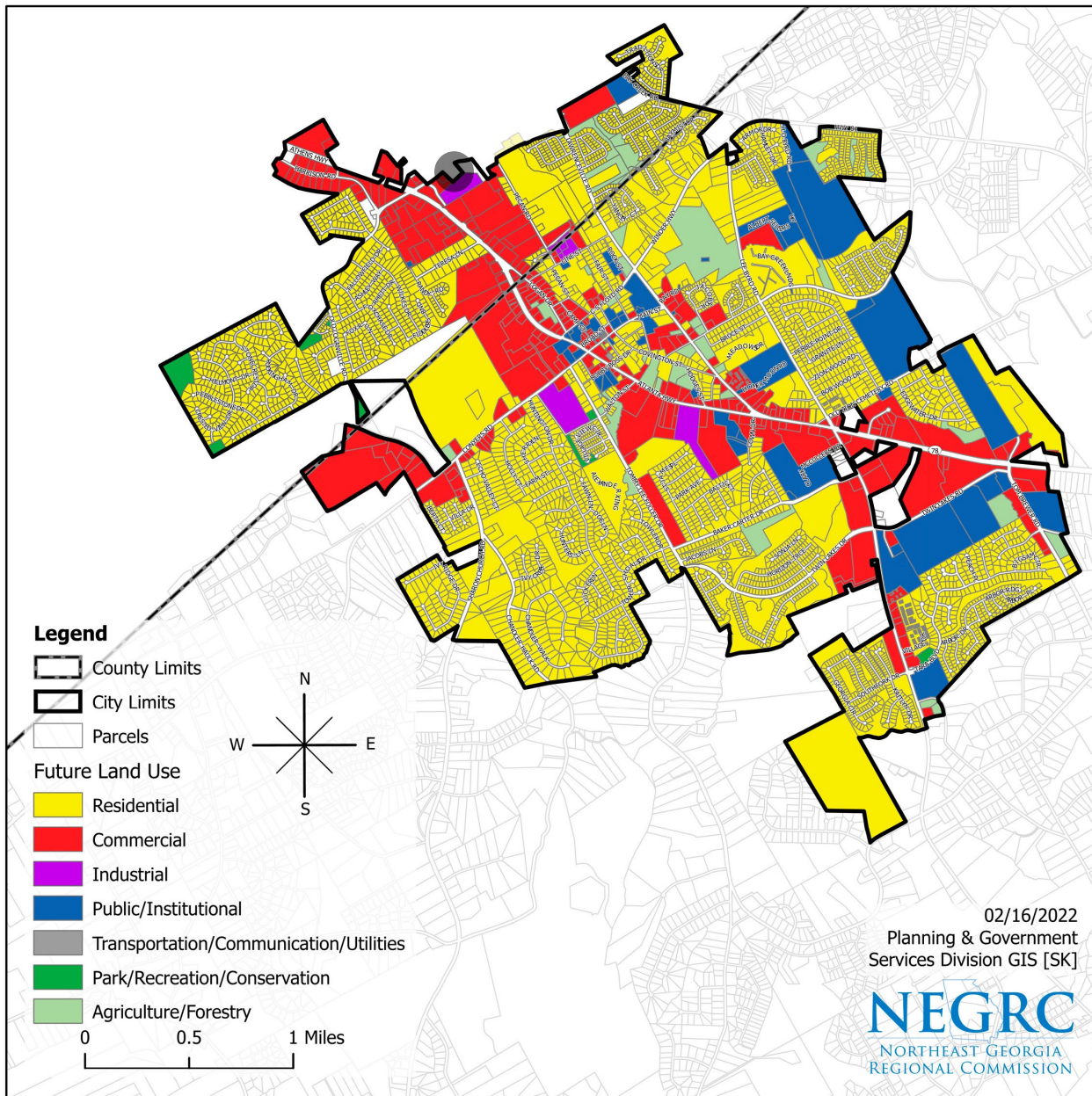
**CITY COUNCIL HEARING:** Nov. 14, 2024

## ZONING MAP

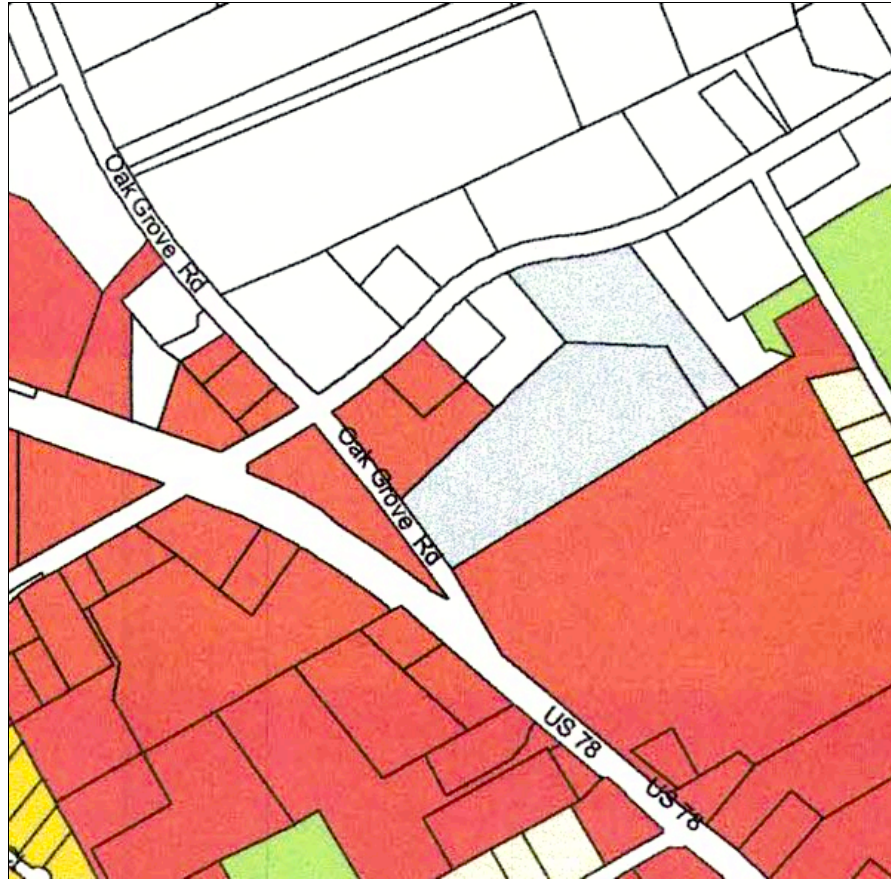




## FUTURE LAND USE MAP



## AREA ZONING





**Applicant's Request**

The applicant is applying to annex this 3-acre tract into the City to convert a current single-family home into office space for a contractor's office.

**Existing Conditions**

The current single-family home on the property was built in 1977 and has 1,680 square feet of space on the main floor as well as 832 square feet of space in a finished basement. Gwinnett County records indicate that a shed was placed on the property in 1977.

**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 already surrounded on three sides by parcels that are already inside City limits, with Light Industrial Zoning to the northeast and south/ southeast as well as Commercial Highway to the southwest. As their intent initially is only to give the house a facelift and add fencing to the property, the aesthetic impact is minimal.

**What is the impact upon thoroughfare congestion and traffic safety?** Brand Road has developed into a major cut-through for traffic in the area, serving to connect Highway 78 with SR 20. The City of Loganville Comprehensive Traffic Study recorded 9,529 cars on Brand Road between Pecan Street and Oak Grove Road, an area that includes the property seeking annexation and re-zoning. Traffic growth is expected to be limited in the area, as traffic volume is expected to increase to 12,850 by 2045. This projection is based on Brand Road remaining a two-lane roadway.

Traffic in the area is already problematic, impacted by the close proximity of Oak Grove Road to the intersection of Highway 78, further complicated by the access points of the car wash and gas station. The traffic study put forth ideas for realigning Oak Grove Road away from Highway 78 to provide additional space to collect cars. As these are Gwinnett County roads, that would have to go through them for changes.

Going from a residential use to commercial will inherently generate more traffic. The applicant has noted that the contractor's office will have four employees to start, though the site will be visited by other staff periodically. The potential addition of trucks with trailers turning into the driveway may warrant the inclusion of a decel lane as determined by the Streets and Highway Department.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** The change in zoning would likely not have a significant impact on population density nor overcrowding / urban sprawl.



**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** The City will have to coordinate efforts with Gwinnett County on how water and sewer services will be provided to the site as both provide services in the area.

**How does the proposed use provide protection of property against blight and depreciation?** The project intends on providing a facelift to the property, potentially having a positive impact on the aesthetic of the area.

**Is the proposed use consistent with the adopted Comprehensive Plan?** The lot is not within City limits so is not part of our Comprehensive Plan, though Gwinnett County’s plan has this parcel as being Community Mixed Use.

**What is the impact upon adjacent property owners if the request is approved?** We are starting to see Brand Road transition away from its single residence roots, with commercial properties taking over at the intersections with Highway 78 as well as SR 20. This residential parcel already has CH and LI parcels adjacent to it, so it becoming a commercial property with the LI designation should have little impact on nearby property owners.

**What is the impact upon adjacent property owners if the request is not approved?** The property will likely remain in its current condition or the applicant can try a similar zoning with Gwinnett County.

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

**Recommended action:** 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-inch

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

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? Big Flat Creek

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

### TRANSPORTATION

What is the road affected by the proposed change? Brand Road

What is the classification of the road? Major Collector



**What is the traffic count for the road?** 9,529

**Estimated number of cars generated by the proposed development?**

**Estimated number of trips generated by the proposed development?**

**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?** 1,200 feet

**Most likely station for 1st response?** Station 18

**Service burdens at the nearest city fire station (under, at, or above)** Station is fully staffed



CITY OF LOGANVILLE  
 Department of Planning & Dev Section 3, Item C.  
 P.O. Box 39 • 4303 Lawrenceville Road  
 Loganville, GA 30052  
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 9-5-24

Application # R 24-031

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<b>NAME:</b> <u>BAMM Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP</u> <b>ADDRESS:</b> <u>1550 North Brown Road, STE 125</u> <b>CITY:</b> <u>Lawrenceville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30043</u> <b>PHONE:</b> <u>(770) 232-0000</u>	<b>NAME:</b> <u>Ann R. Jones</u> <b>ADDRESS:</b> <u>P.O. Box 408</u> <b>CITY:</b> <u>Loganville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30052</u> <b>PHONE:</b> _____ (*attach additional pages if necessary to list all owners)
<b>Applicant is:</b> <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
<b>CONTACT PERSON:</b> <u>Shane M. Lanham, Attorney for Applicant</u> <b>PHONE:</b> <u>(770) 232-0000</u> <b>EMAIL:</b> <u>slanham@mptlawfirm.com</u> <b>FAX:</b> <u>(678) 518-6880</u>	
PROPERTY INFORMATION	
<b>MAP &amp; PARCEL #</b> <u>LG060129</u> <b>PRESENT ZONING:</b> <u>R-44</u> <b>REQUESTED ZONING:</b> <u>CH</u> <b>ADDRESS:</b> <u>Atlanta Highway</u> <b>COUNTY:</b> <u>Walton</u> <b>ACREAGE:</b> <u>+/- 5.09</u> <b>PROPOSED DEVELOPMENT:</b> <u>Medical Office Building</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: 9-3-24

Accepted by Planning & Development: [Signature] DATE: 9-5-24 FEE PAID: \$500.00

CHECK # 10722 RECEIPT # R0197129 TAKEN BY: SD DATE OF LEGAL NOTICE: \_\_\_\_\_ NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 10/24/24

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

\_\_\_\_\_  
 Mayor City Clerk Date

Application # R

**Applicant's Certification**

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

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

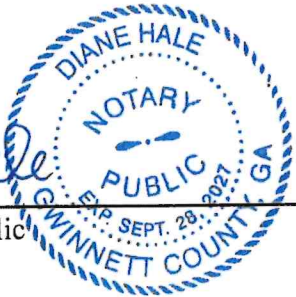
that all information contained in this application is complete and accurate to the best of their knowledge.

Ann R. Jones by [Signature] 8.30.2024  
Owner's Signature Date

Michael R. Jones as agent for Ann R. Jones  
Print Name and Title

Sworn to and subscribed before me this 30th day of August, 2024.

(Seal) Diane Hale  
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.

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

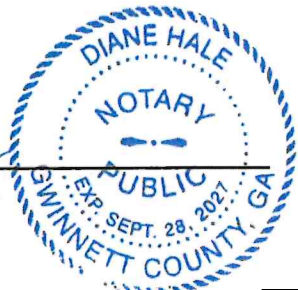
that all information contained in this application is complete and accurate to the best of their knowledge.

Ann R. Jones by Austin O. Jones as Agent 8/28/24  
Owner's Signature Date

Ann R. Jones by Austin O. Jones as Agent  
Print Name and Title

Sworn to and subscribed before me this 28th day of August, 2024.

(Seal) Diane Hale  
Signature of Notary Public



Application # R

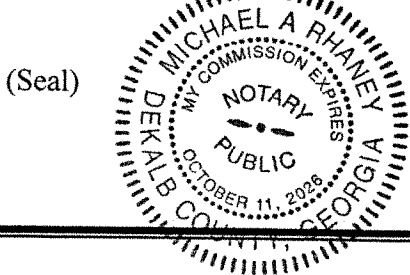
**Applicant's Certification**

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]* 8-30-2024  
Applicant's Signature Date

Michael Sunshine managing member of BAMM Real estate llc  
Print Name and Title

Sworn to and subscribed before me this 30<sup>th</sup> day of August, 2024.



*[Signature]*  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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.

*[Handwritten Signature]*

*8-30-2024*

*Michael Sunshine*

Applicant's Signature

Date

Print Name

Signature of Applicant's  
Attorney or Agent

Date

Print Name

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

\_\_\_\_\_ YES

\_\_\_\_\_ NO

**If YES, complete the following:**

NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

NAME & OFFICIAL POSITION  
OF GOVERNMENT OFFICIAL

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

DATE OF  
CONTRIBUTION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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

Application # **R** \_\_\_\_\_

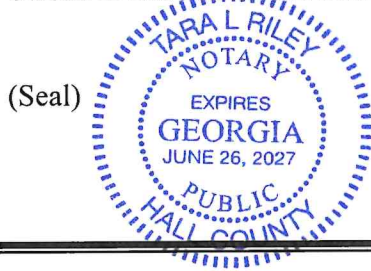
**Applicant's Certification**

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.

Julia Maxwell \_\_\_\_\_  
Applicant's Signature 9/3/24  
Date

Julia Maxwell, Attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 3rd day of September, 2024.



Tara L. Riley \_\_\_\_\_  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public



**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

- 1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**  
Please see attached.
  
- 2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
  
- 3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
  
- 4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
  
- 5. **How does the proposed zoning provide protection of property against blight and depreciation?**
  
- 6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
  
- 7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
  
- 8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
  
- 9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**

APPLICANT'S RESPONSE TO EVALUATION CRITERIA

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

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent commercial parcels. Adjacent land uses include commercial and residential uses. The proposed medical office building is compatible with existing land uses and will feature attractive architectural and landscape elements.

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

The proposed development is located along Atlanta Highway, which is a major transportation corridor and US Highway. The proposed development will not have a significant impact on thoroughfare congestion or traffic safety.

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

The proposed medical office building would not contribute to overcrowding or urban sprawl as the land use is compatible with surrounding development. The subject property is located along Atlanta Highway, which is Loganville's most heavily developed corridor. Additionally, the proposed development is not isolated or out-of-place and will continue the development of commercial uses along the Atlanta Highway corridor.

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

The proposed medical office building would utilize public water, sewer, and other utilities, providing upgrades where necessary. Given the property's location along a major transportation corridor, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

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

The proposed development would provide the City with a high-quality, Class A medical office building that is much needed in the area. The medical office building would have attractive architectural features and would provide quality jobs to residents as well as increased access to medical care.

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

The proposed use and zoning are consistent with the adopted Comprehensive Plan because the subject property is surrounded by parcels designated as Commercial on the Future Land Use Map. The proposed medical office building would be a commercial use and is fitting with the character of the adjacent parcels.

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

The proposed rezoning will have minimal affect on the adjacent property owners if the request is approved. The proposed development is designed in a way so that the more intense portion of the use is situated close to and fronting Atlanta Highway and the less intense use is fronting Covington Street which is predominately residential.

**ADJACENT PROPERTY OWNERS LIST:**

Name	Address	Parcel No.	County
C3 Church Grayson, Inc.	1840 Silverstone Drive Lawrenceville, GA 30045	LG110010	Walton
Ann R. Jones	P.O. Box 408 Loganville, GA 30052	LG110007	Walton
Whitley Stalvey Properties, LLC	3132 US Highway 278 Covington, GA 30014	LG110009	Walton
JBL Enterprises, LLC	4460 Atlanta Highway Loganville, GA 30052	LG060139	Walton
Loganville Property c/o Flanagan Bilton, LLC	1 N. Lasalle Street Suite 2100 Chicago, IL 60602	LG060137	Walton
Ingles Markets, Inc.	P.O. Box 6676 Asheville, NC 28816	LG060138	Walton
Gallman Properties, LLC	4935 Shiloh Drive Loganville, GA 30052	LG060150	Walton



**LEGAL DESCRIPTION**

**Tract 1**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 154, 155, and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street the following courses and distances: North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE North 72 degrees 06 minutes 38 seconds West a distance of 332.38 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Covington Street South 18 degrees 02 minutes 01 seconds West a distance of 300.15 feet to a 5/8" rebar found (disturbed); THENCE South 72 degrees 01 minutes 47 seconds East a distance of 51.24 feet to a metal fence post found; THENCE South 19 degrees 10 minutes 29 seconds West a distance of 442.98 feet to an iron pin set on the northeasterly R/W line of Atlanta Highway (aka U.S. Highway No. 78) (variable width R/W); THENCE running along said R/W line of Atlanta Highway the following courses and distances: THENCE North 58 degrees 48 minutes 27 seconds West a distance of 24.39 feet to a point; THENCE South 82 degrees 31 minutes 57 seconds West a distance of 32.01 feet to a right of way monument found; THENCE North 58 degrees 48 minutes 27 seconds West a distance of 325.00 feet to a right of way monument found; THENCE North 31 degrees 45 minutes 38 seconds West a distance of 15.42 feet to a 1/2" rebar with cap found; THENCE leaving said R/W line of Atlanta Highway North 32 degrees 29 minutes 00 seconds East a distance of 463.74 feet to a 5/8" rebar found; THENCE North 17 degrees 26 minutes 40 seconds East a distance of 218.11 feet to a 1/2" rebar with cap found on the southerly R/W line of Covington Street; THENCE running along said R/W line of Covington Street South 71 degrees 59 minutes 30 seconds East a distance of 224.99 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 211,248 square feet, or 4.850 acres.

**DESCRIPTION OF  
Proposed Tract 2A**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 155 and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); **THENCE** running along said R/W line of Covington Street North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; **THENCE** leaving said R/W line of Covington Street South 14 degrees 30 minutes 06 seconds West a distance of 507.09 feet to a 1/2" rebar found (disturbed); **THENCE** North 60 degrees 43 minutes 54 seconds West a distance of 150.20 feet to an iron pin set; **THENCE** North 58 degrees 47 minutes 28 seconds West a distance of 149.60 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**;

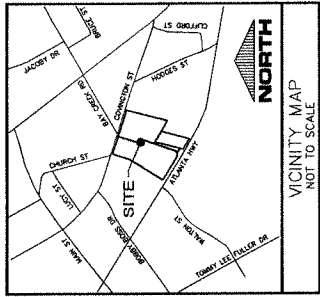
**THENCE** South 14 degrees 50 minutes 30 seconds West a distance of 314.48 feet to a R/W monument found on the northerly R/W line of Atlanta Highway (aka U.S. Highway No. 78); **THENCE** running along said R/W line of Atlanta Highway North 53 degrees 05 minutes 49 seconds West a distance of 21.97 feet to a point; **THENCE** continuing along said R/W line of Atlanta Highway North 58 degrees 48 minutes 27 seconds West a distance of 25.60 feet to an iron pin set; **THENCE** leaving said R/W line of Atlanta Highway North 19 degrees 10 minutes 29 seconds East a distance of 306.29 feet to a point; **THENCE** South 58 degrees 47 minutes 28 seconds East a distance of 22.70 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 10,437 square feet, or 0.240 acres.



**BAMM REAL ESTATE LLC, A GEORGIA LIMITED LIABILITY COMPANY**

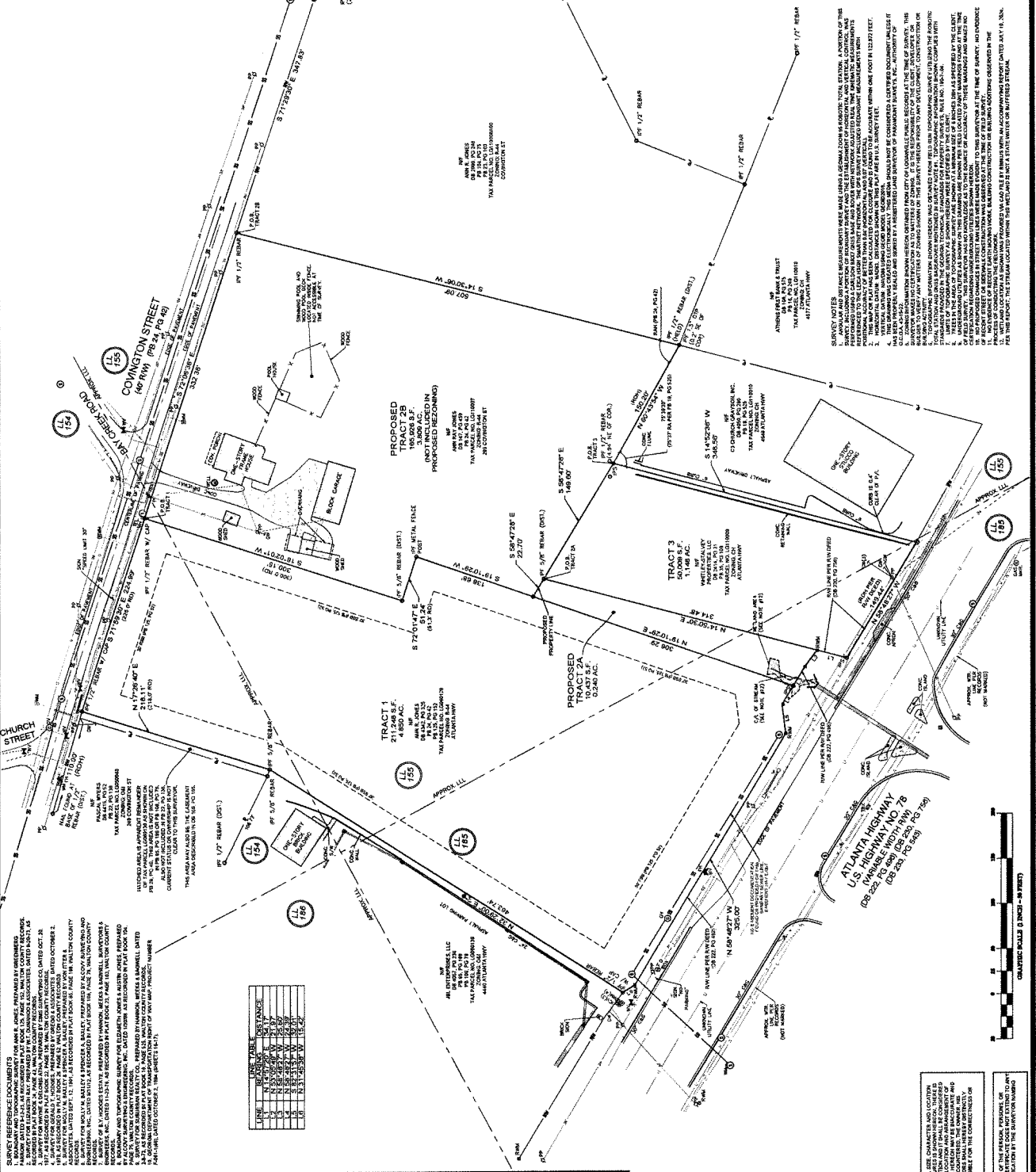
DATE: JULY 11, 2024  
 COUNTY: WILKINSON  
 DISTRICT: 414  
 LAND LOTS: 154, 155 & 156  
 DRAWN BY: BD  
 CHECKED BY: BD  
 SCALE: 1" = 50'



**FLOOD HAZARD NOTE**  
 THIS PROJECT IS LOCATED WITHIN THE UNDESIGNED FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP DATED OCTOBER 2, 2018. THE FLOOD HAZARD ZONE IS SHOWN AS A DOTTED AREA ON THE FLOOD HAZARD MAP. THE FLOOD HAZARD ZONE IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOOD PROTECTION. THE FLOOD HAZARD ZONE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD HAZARD ZONE IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOOD PROTECTION. THE FLOOD HAZARD ZONE IS SUBJECT TO CHANGE WITHOUT NOTICE.

**CONTRACT NOTES**

- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING BOARD OF GEORGIA. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ABOVE.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING BOARD OF GEORGIA. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ABOVE.
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**LEGEND**

- 1" = 50'
- 2" = 100'
- 3" = 150'
- 4" = 200'
- 5" = 250'
- 6" = 300'
- 7" = 350'
- 8" = 400'
- 9" = 450'
- 10" = 500'
- 11" = 550'
- 12" = 600'
- 13" = 650'
- 14" = 700'
- 15" = 750'
- 16" = 800'
- 17" = 850'
- 18" = 900'
- 19" = 950'
- 20" = 1000'

**RECORDING INFORMATION**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERIOD, FOR THE PURPOSES OF THE SURVEYING ACT OF 1909 AND THE SURVEYING BOARD OF GEORGIA. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE CONSTRUCTION OF THE PROJECT. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT OR FOR THE CONSTRUCTION OF THE PROJECT.

**CONTRACT NOTES**

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING BOARD OF GEORGIA. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ABOVE.

**DISCLAIMER**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERIOD, FOR THE PURPOSES OF THE SURVEYING ACT OF 1909 AND THE SURVEYING BOARD OF GEORGIA. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT. THE SURVEYOR, JAMES W. JONES, P.E., AND HIS ASSISTANTS, SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE CONSTRUCTION OF THE PROJECT.



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

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

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING AND CONCURRENT  
VARIANCE APPLICATIONS OF BAMB REAL ESTATE, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning and concurrent variance applications (the “Applications”) on behalf of BAMB Real Estate, LLC (the “Applicant”), relative to a proposed medical office building on an approximately 6.238-acre assemblage made up of three tracts of land (the “Property”) located along Atlanta Highway (US Highway 78). Tracts 1 and 2A (as depicted on the survey submitted with the Applications) are currently zoned R-44 (Single-Family Rural Residential District). Tract 3 is currently zoned CH (Commercial Highway District) with no conditions and is not a part of the Applications. The Applicant respectfully requests the city to rezone the Property to the CH (Commercial Highway District) classification in order to develop the Property for use as a Class A medical office building.

The proposed development will consist of a two-story medical office building totaling approximately 50,000 square feet. The Property has road frontage on Atlanta Highway and Covington Street. The Property will have two access driveways: a main entrance off of Atlanta Highway and a smaller back entrance off of Covington Street. The medical office building will be designed with attractive architectural elements that are in line with the surrounding aesthetic. Attractive landscaping will be provided including a ten-foot wide landscape strip along the frontage of Atlanta Highway as well as landscape islands in the parking lot. Additionally, the Applicant will provide screening and a five-foot wide landscape strip between the Property and adjacent residentially-zoned property.

Additionally, the proposed development is compatible with the existing land uses on nearby and adjacent properties. The Property is adjacent to land already zoned CH which has frontage on Atlanta Highway. The Atlanta Highway corridor is one of Loganville’s most highly

developed areas and the proposed development would complement the existing commercial uses as well as bring a much-needed service to Loganville residents. The Atlanta Highway corridor, especially in the area surrounding the Property, is dominated by a wide array of commercial and retail uses including three medical office buildings located to the West of the Property. The proposed medical office building would complement the existing commercial uses and expand Loganville residents' access to healthcare. Further, the proposed development is compatible with the Loganville Future Land Use Map which designates the surrounding properties as "Commercial" future land use categories. The Applicant respectfully submits that the subject Property is a prime location for a medical office building due to a number of factors including its frontage on a major transportation corridor.

In order to develop the Property as depicted on the site plan submitted with the Applications, the Applicant also requests relief from the ZO buffer and parking requirements. Specifically, the Applicant requests the following variances:

1. ZO § 119-380: a variance to decrease the minimum number of parking spaces allowed for a professional office from 1 space per 200 square feet of building area plus 3 spaces for each operator to 4.5 spaces per 1,000 square feet of building area. Based on the proposed building area of 50,000 square feet, the ZO would currently require a minimum of approximately 400 parking spaces.
2. ZO § 119-432: a variance to decrease the minimum required buffer width for the CH zoning district from 30 feet to 0 feet. In lieu of the required buffer, the Applicant will provide a five-foot landscape strip and adequate screening between the Property and the adjacent residential parcel.

The Applicant submits that the requested variance from the minimum number of parking spaces required for a professional office is justified a strict application of the ZO creates an extreme result that does not serve the purpose and intent of the ordinance itself. The purpose and intent of the minimum parking ordinance is to ensure that businesses in Loganville provide adequate parking for their patrons. However, requiring 1 space per 200 square feet of building area plus 3 spaces per operator will result in an excessive amount of parking that will detract from the overall aesthetic of the development and surrounding area. The Applicant is proposing to build a medical office building and has a vested interest in providing an adequate number of parking spaces for their patrons. If strictly interpreted, the ZO requires 5 parking spaces per 1,000 square feet plus an

additional 3 spaces per “operator”. The ZO is currently being interpreted so that “operator” means “employee,” but the ZO specifically uses the word “employee” in other sections of the parking ordinance. Medical office buildings employ a large number of people and it is an unreasonable result to allow for 3 parking spaces per employee when there can be upwards of 40-50 employees. Additionally, parking spaces increase the amount of impervious surface on a parcel which can in turn increase the amount of storm water runoff and negatively affect surrounding property owners.

The Applicant submits that the requested buffer variance from the required 30 feet to 0 feet is justified because of the size and shape of the Property. Also, the home situated on the adjacent residential property is situated sufficiently far away from the Property so that the approval of the requested variance would not create a detriment to the adjacent property owner’s use and enjoyment of their home. The Applicant will provide adequate screening and landscaping to mitigate any light and/or noise pollution that would affect the adjacent property owner. Additionally, the adjacent residential property is located in a heavily commercial area and will most likely be converted into a commercial use in the future. Accordingly, it would not make sense to require a buffer for a property that will likely become commercial when the ZO encourages and requires inter-parcel access between two commercially zoned properties.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide Loganville residents with access to healthcare facilities. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this 5th day of September, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

Ann R. Jones  
P.O. Box 408 Loganville, GA 30052

JBL Enterprises, LLC  
4460 Atlanta Highway Loganville, GA 30052

Loganville Property c/o Flanagan Bilton, LLC  
1 N. Lasalle Street Suite 2100 Chicago, IL 60602

Ingles Markets, Inc.  
P.O. Box 6676 Asheville, NC 28816

Myers Pascal  
249 Covington Street Loganville, GA 30052

Kampsen Mandie  
274 Covington Street Loganville, GA 30052

GEORGIA CUMBERLAND ASSOCIATION OF  
SEVENTH DAY ADVENTISTS INC  
P O BOX 12000  
CALHOUN, GA 30703

BUTLER MARGARET HODGES &  
HODGES STEVEN LEE &  
HODGES MARK T  
10143 DUN BARTON DR  
HUNTSVILLE, AL 358031268





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

APPLICANT: BAMB Real Estate, LLC c/o MAHAFFEY  
PICKENS TUCKER, LLP

PRESENT ZONING DISTRICT(S): R44

REQUESTED ZONING DISTRICT(S): CH

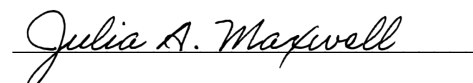
PROPERTY: Parcel # LG060129

SIZE: +/- 5.09 Acres

PROPOSED DEVELOPMENT: Medical Office Building

The Applicant, BAMB Real Estate, LLC, hereby amends its application to amend the official zoning map of The City of Loganville, Georgia heretofore filed with the Planning Department of Loganville, Georgia by the addition of the attached Exhibit to the original application.

MAHAFFEY PICKENS TUCKER, LLP

  
\_\_\_\_\_  
Julia A. Maxwell  
*Attorneys for Applicant*

**JUSTIFICATION FOR REZONING APPLICATIONS**

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

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

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

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

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

This 10th day of October, 2024.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Julia A. Maxwell*  
\_\_\_\_\_  
Julia A. Maxwell  
*Attorneys for Applicant*



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** R24-031

**LANDOWNERS:** Ann R. Jones

**APPLICANT:** BAMB Real Estate LLC c/o Mahaffey Pickens Tucker LLP

**PROPERTY ADDRESS:** Atlanta Highway

**MAP/PARCEL #:** LG060129, portion of LG110007

**PARCEL DESCRIPTION:** Vacant

**AREA:** 5.09 acres

**EXISTING ZONING:** R-44

**PROPOSED ZONING:** CH

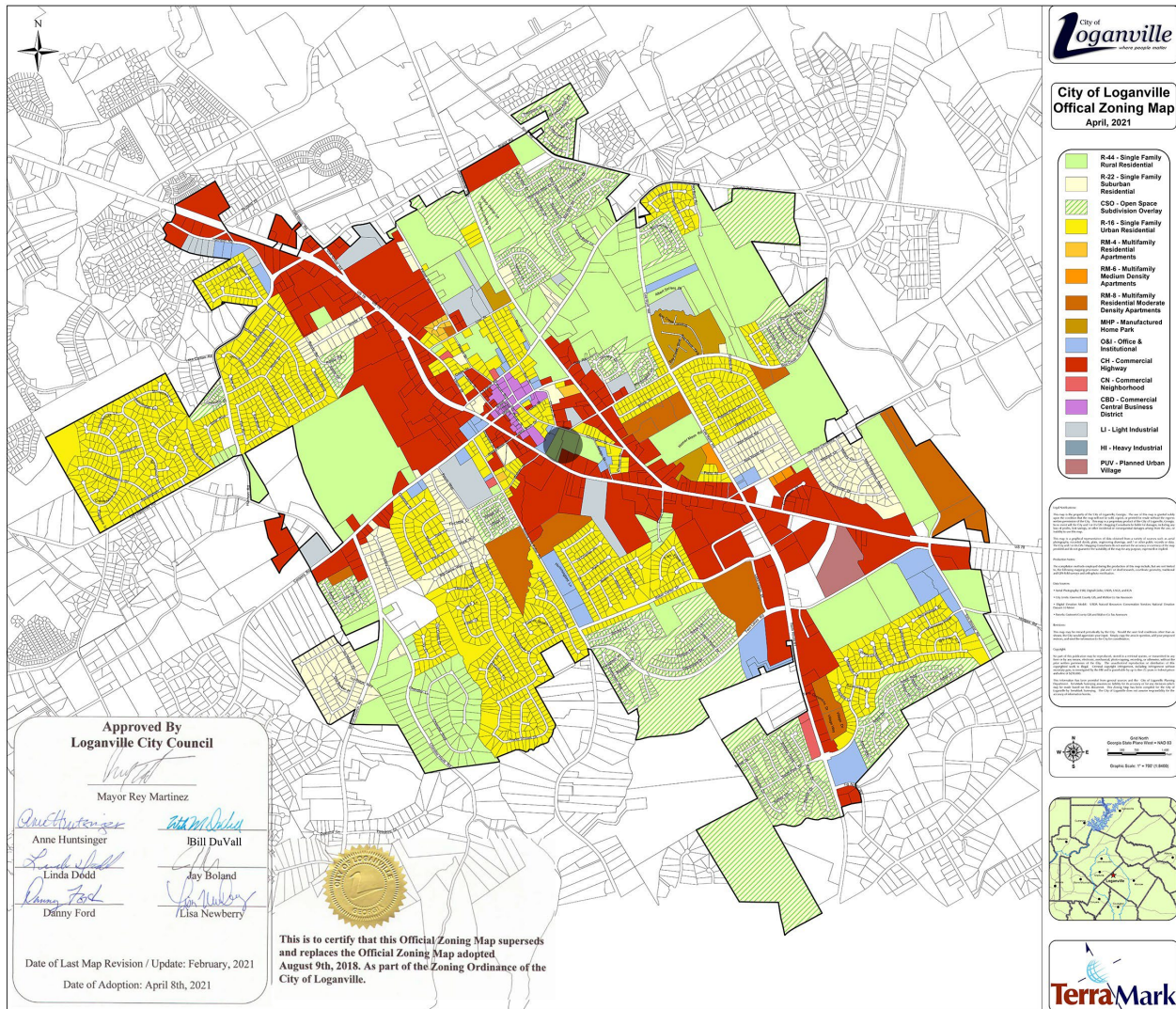
**FUTURE LAND USE MAP:** Agriculture / Forestry, Residential

**REASON FOR REQUEST:** To build a 50,000-square-foot medical building.

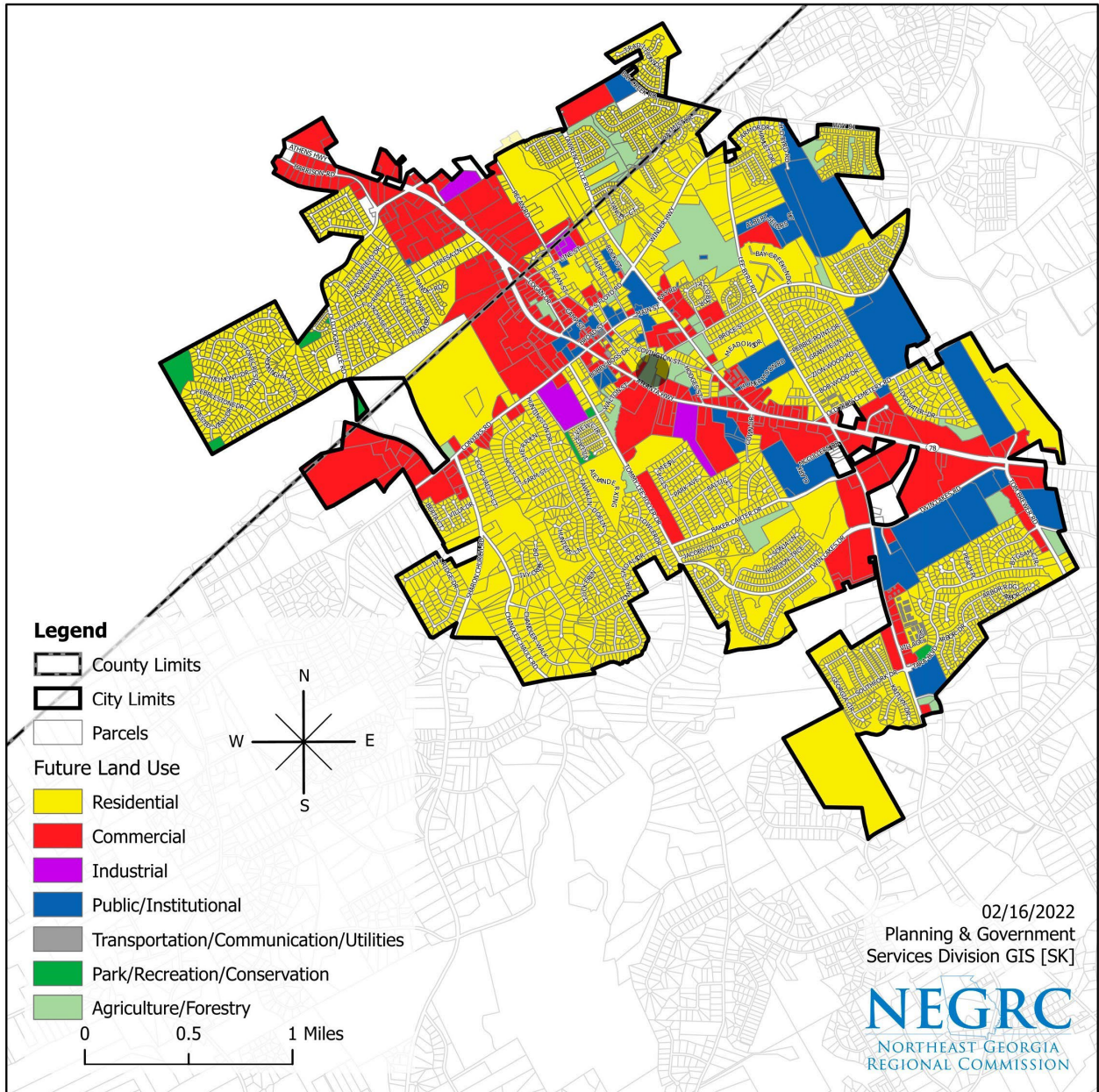
**PLANNING COMMISSION HEARING:** Oct. 24, 2024

**CITY COUNCIL HEARING:** Nov. 14, 2024

# ZONING MAP



### FUTURE LAND USE MAP



## AREA ZONING



### Applicant's Request

The applicant is seeking to combine all 5.02 acres of LG060129 plus .05 acres of LG110007, both currently zoned R-44, with all of the 1.16 acres of LG110009, currently zoned CH. If approved, the project will include a two-story, 50,000-square-foot medical building.

### Existing Conditions

The land is currently vacant. There is a water feature on the property but City engineers agree with the applicant's engineers that this water immediately upstream of the US 78 culvert should be classified as a jurisdictional wetland with no stream buffers required.





**Impact Analysis/Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This project will result in the removal of most of the trees on the parcels of land and develop one of the few remaining tracts of land still vacant along Highway 78. It is adjacent to Office and Institutional zoning to its west, Commercial Highway and R-44 to the east, Commercial Highway to the south and CH to the north. As there are several two-story buildings already in the area, the addition of one more will not likely have much of an impact on the overall appearance and conditions of adjacent parcels.

**What is the impact upon thoroughfare congestion and traffic safety?** Georgia Department of Transportation reports the annual average daily traffic on Highway 78 was 37,400 in 2023, the most recent data available and steadily on the rise from 36,300 in 2021. The city’s Comprehensive Traffic Study projects that traffic in the area of Highway 78 between Walton and Hodges streets will be 48,025 by 2035 and 54,375 by 2045.

Long range goals in the area identified by the study include creating bicycle and pedestrian improvements along Bay Creek Road from Covington Street to Lee Byrd Road.

A property going from being vacant to being used for a commercial purpose will impact congestion and traffic safety in the area. While the Highway 78 entrance will be governed by regulations from GDOT, the applicant should be made aware of the potential need for a decel lane for those accessing the site while driving east along Covington Street, if the project is approved.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** A property going from residential to commercial use typically results in increased traffic but lessens the impact of population density and overcrowding.

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** The applicant will have to coordinate with the Utilities Department for the necessary upgrades to the sewer pump station that will serve it. Water is readily available in the area. The applicant will also have to coordinate with GDOT for their curb-cut on Highway 78. If approved, and a decel lane is determined to be necessary on Covington Street, the applicant will likely have to shift their entrance to ensure the entry is done to current city standards.

**How does the proposed use provide protection of property against blight and depreciation?** This property is currently vacant so the development commercial purposes along the Highway 78 corridor would bring it more in line with neighboring properties, which in turn would likely result in increased property value.



Planning & Dev  
4303 Lawrenceville Rd.  
Loganville, GA 30052 770.466.2633 •  
planning@loganville-ga.gov

**Is the proposed use consistent with the adopted Comprehensive Plan?** No, the future land use for this lot is Forestry / Agriculture and R-44.

**What is the impact upon adjacent property owners if the request is approved?** Minimal as the property is predominantly surrounded by properties that are already zoned for commercial purposes.

**What is the impact upon adjacent property owners if the request is not approved?** The property will likely remain vacant until another commercial developer comes along with another project.

**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:** 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?** 12 inch on Atlanta Highway

**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

**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?** Big Flat Creek

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

**Do stream bank buffers exist on the parcel?** Unknown

**Are there other topographical concerns on the parcel?** Unknown

**Are the storm water issues related to the application?** Unknown



**TRANSPORTATION**

**What is the road affected by the proposed change? What is the classification of the road?**  
Highway 78 (major collector), Covington Street (minor collector)

**What is the traffic count for the road?** 37,500 for Highway 78, unknown for Covington Street

**Estimated number of cars generated by the proposed development?** Unknown

**Estimated number of trips generated by the proposed development?** Unknown

**Do sidewalks exist in the area?** Yes

**Transportation improvements in the area? If yes, what are they?** No, but a decel lane will likely be required for the entrance on Covington Street.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 1 mile

**Most likely station for 1st response?** Station 15

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



Date: 9-5-24

Application # V 24-032

**APPLICATION FOR MAJOR VARIANCE**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<b>NAME:</b> <u>BAMM Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP</u> <b>ADDRESS:</b> <u>1550 North Brown Road, STE 125</u> <b>CITY:</b> <u>Lawrenceville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30043</u> <b>PHONE:</b> <u>(770) 232-0000</u>	<b>NAME:</b> <u>Ann R. Jones</u> <b>ADDRESS:</b> <u>P.O. Box 408</u> <b>CITY:</b> <u>Loganville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30052</u> <b>PHONE:</b> _____ (*attach additional pages if necessary to list all owners)
<b>Applicant is:</b> <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
<b>CONTACT PERSON:</b> <u>Shane M. Lanham, Attorney for Applicant</u> <b>PHONE:</b> <u>(770) 232-0000</u> <b>EMAIL:</b> <u>slanham@mptlawfirm.com</u> <b>FAX:</b> <u>(678) 518-6880</u>	
PROPERTY INFORMATION	
<b>MAP &amp; PARCEL #</b> <u>LG060129, LG110009, &amp; a portion of LG110007</u> <b>PRESENT ZONING:</b> <u>R-44</u> <b>ACREAGE:</b> <u>CH</u> <b>ADDRESS:</b> <u>Atlanta Highway</u> <b>COUNTY:</b> <u>Walton</u>	
<b>Ordinance and Section from Which Relief is Sought:</b> <u>Sec. 119-380</u>	
<b>Description of Request:</b> <u>Relief from the minimum parking requirements</u>	

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

**Pre-Application Conference Date:** 9-3-24

**Accepted by Planning & Development:** [Signature] **DATE:** 9-5-24 **FEE PAID:** \$500.00

**CHECK #** 6022 **RECEIPT #** 100177129 **TAKEN BY:** [Signature] **DATE OF LEGAL NOTICE:** 10-4-24 **NEWSPAPER:** THE WALTON TRIBUNE

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

**Commission Chairman:** [Signature] **DATE:** 10/24/24

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

\_\_\_\_\_  
 Mayor City Clerk Date

Application # V

**Applicant's Certification**

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

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

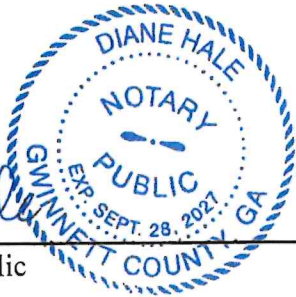
that all information contained in this application is complete and accurate to the best of their knowledge.

Ann R. Jones as agent \_\_\_\_\_  
Owner's Signature Date 8.30.2024

Michael B. Jones as agent for Ann R. Jones  
Print Name and Title

Sworn to and subscribed before me this 30TH day of August, 2024.

(Seal) Diane Hale \_\_\_\_\_  
Signature of Notary Public



Application # V

**Applicant's Certification**

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

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

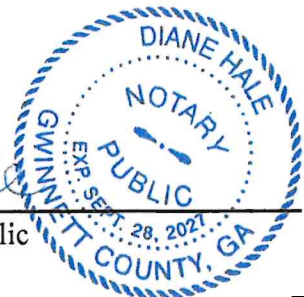
that all information contained in this application is complete and accurate to the best of their knowledge.

Ann R. Jones by Austin O. Jones as Agent \_\_\_\_\_  
Owner's Signature Date 8/28/24

Ann R. Jones by Austin O. Jones as Agent  
Print Name and Title

Sworn to and subscribed before me this 28th day of August, 2024.

(Seal) \_\_\_\_\_  
Signature of Notary Public



Application # V

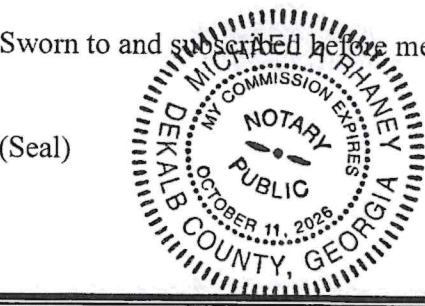
**Applicant's Certification**

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

[Signature] 8-30-2024  
Applicant's Signature Date

Michael Sunshine managing member of BAMM Real Estate LLC  
Print Name and Title

Sworn to and subscribed before me this 30<sup>th</sup> day of August, 2024.



[Signature]  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public



Application # V

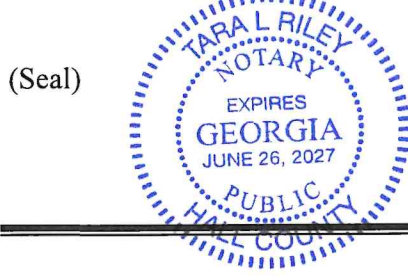
**Applicant's Certification**

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

Julia Maxwell \_\_\_\_\_  
Applicant's Signature 9/3/24  
Date

Julia Maxwell, Attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 3rd day of September, 2024.



Tara L. Riley  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

Application # V \_\_\_\_\_

**APPLICANT’S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)**

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

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

Please see attached.

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

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

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

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

APPLICANT'S RESPONSE TO EVALUATION CRITERIA (ZONING VARIANCE)

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

The Property is wide at its front along Atlanta Highway and then tapers moving north towards its frontage along Covington Street. The Applicant submits that the subject property's size, shape, and topography creates exceptional conditions that support the requested relief.

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

The Applicant is not seeking relief from the currently prescribed land use mix set forth in the Ordinance. Rather, the Applicant is seeking flexibility regarding the buffer requirements for its requested rezoning filed concurrently with this application.

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

The application of the ordinance to the Property creates an unnecessary hardship because it would require the Applicant to provide a buffer between the residential property to the East of the subject property when a natural buffer already exists. Additionally, the need for adequate parking and the size and shape of the parcel make providing the required buffer infeasible.

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

If granted, the relief sought would not create a detriment to the public good nor would it impair the purpose and intent of the applicable ordinance. The purpose and intent of the applicable ordinance is to ensure that there is sufficient screening between dissimilar land uses. However, the residential parcel adjacent to the subject property that would benefit from the buffer is situated in a way that the required buffer would not create a noticeable difference. Additionally, the adjacent residential property is located in a predominately commercial area and is surrounded by commercial uses. It is not unreasonable that the residential parcel will be converted into a commercial use sometime in the future and it would not make sense to require a buffer between two commercial parcels when the ZO requires inter-parcel access between two commercial parcels.

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

No. To the contrary, the granting of the requested relief would allow a productive use of the property that will be of great benefit to the community as a whole without impairing the purpose and intent of the applicable ordinance.

**ADJACENT PROPERTY OWNERS LIST:**

Name	Address	Parcel No.	County
C3 Church Grayson, Inc.	1840 Silverstone Drive Lawrenceville, GA 30045	LG110010	Walton
Ann R. Jones	P.O. Box 408 Loganville, GA 30052	LG110007	Walton
Whitley Stalvey Properties, LLC	3132 US Highway 278 Covington, GA 30014	LG110009	Walton
JBL Enterprises, LLC	4460 Atlanta Highway Loganville, GA 30052	LG060139	Walton
Loganville Property c/o Flanagan Bilton, LLC	1 N. Lasalle Street Suite 2100 Chicago, IL 60602	LG060137	Walton
Ingles Markets, Inc.	P.O. Box 6676 Asheville, NC 28816	LG060138	Walton
Gallman Properties, LLC	4935 Shiloh Drive Loganville, GA 30052	LG060150	Walton

**LEGAL DESCRIPTION**

**Tract 1**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 154, 155, and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street the following courses and distances: North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE North 72 degrees 06 minutes 38 seconds West a distance of 332.38 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Covington Street South 18 degrees 02 minutes 01 seconds West a distance of 300.15 feet to a 5/8" rebar found (disturbed); THENCE South 72 degrees 01 minutes 47 seconds East a distance of 51.24 feet to a metal fence post found; THENCE South 19 degrees 10 minutes 29 seconds West a distance of 442.98 feet to an iron pin set on the northeasterly R/W line of Atlanta Highway (aka U.S. Highway No. 78) (variable width R/W); THENCE running along said R/W line of Atlanta Highway the following courses and distances: THENCE North 58 degrees 48 minutes 27 seconds West a distance of 24.39 feet to a point; THENCE South 82 degrees 31 minutes 57 seconds West a distance of 32.01 feet to a right of way monument found; THENCE North 58 degrees 48 minutes 27 seconds West a distance of 325.00 feet to a right of way monument found; THENCE North 31 degrees 45 minutes 38 seconds West a distance of 15.42 feet to a 1/2" rebar with cap found; THENCE leaving said R/W line of Atlanta Highway North 32 degrees 29 minutes 00 seconds East a distance of 463.74 feet to a 5/8" rebar found; THENCE North 17 degrees 26 minutes 40 seconds East a distance of 218.11 feet to a 1/2" rebar with cap found on the southerly R/W line of Covington Street; THENCE running along said R/W line of Covington Street South 71 degrees 59 minutes 30 seconds East a distance of 224.99 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 211,248 square feet, or 4.850 acres.

**DESCRIPTION OF  
Proposed Tract 2A**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 155 and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE leaving said R/W line of Covington Street South 14 degrees 30 minutes 06 seconds West a distance of 507.09 feet to a 1/2" rebar found (disturbed); THENCE North 60 degrees 43 minutes 54 seconds West a distance of 150.20 feet to an iron pin set; THENCE North 58 degrees 47 minutes 28 seconds West a distance of 149.60 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**;

THENCE South 14 degrees 50 minutes 30 seconds West a distance of 314.48 feet to a R/W monument found on the northerly R/W line of Atlanta Highway (aka U.S. Highway No. 78); THENCE running along said R/W line of Atlanta Highway North 53 degrees 05 minutes 49 seconds West a distance of 21.97 feet to a point; THENCE continuing along said R/W line of Atlanta Highway North 58 degrees 48 minutes 27 seconds West a distance of 25.60 feet to an iron pin set; THENCE leaving said R/W line of Atlanta Highway North 19 degrees 10 minutes 29 seconds East a distance of 306.29 feet to a point; THENCE South 58 degrees 47 minutes 28 seconds East a distance of 22.70 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 10,437 square feet, or 0.240 acres.

**LEGAL DESCRIPTION**

**Tract 3**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 155 and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE leaving said R/W line of Covington Street South 14 degrees 30 minutes 06 seconds West a distance of 507.09 feet to a 1/2" rebar found (disturbed); THENCE North 60 degrees 43 minutes 54 seconds West a distance of 150.20 feet to an iron pin set; said point being the **POINT OF BEGINNING**;

THENCE South 14 degrees 52 minutes 36 seconds West a distance of 348.56 feet to a point on the northeasterly R/W line of Atlanta Highway (aka U.S. Highway No. 78) (variable width R/W); THENCE running along said R/W line of Atlanta Highway the following courses and distances: North 58 degrees 48 minutes 27 seconds West a distance of 149.44 feet to an iron pin set; THENCE North 14 degrees 57 minutes 20 seconds East a distance of 34.17 feet to a right-of-way monument found; THENCE leaving said R/W line of Atlanta Highway North 14 degrees 50 minutes 30 seconds East a distance of 314.48 feet to a 5/8" rebar found (disturbed); THENCE South 58 degrees 47 minutes 28 seconds East a distance of 149.60 feet to an iron pin set; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 50,009 square feet, or 1.148 acres.







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

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

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING AND CONCURRENT  
VARIANCE APPLICATIONS OF BAMB REAL ESTATE, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning and concurrent variance applications (the “Applications”) on behalf of BAMB Real Estate, LLC (the “Applicant”), relative to a proposed medical office building on an approximately 6.238-acre assemblage made up of three tracts of land (the “Property”) located along Atlanta Highway (US Highway 78). Tracts 1 and 2A (as depicted on the survey submitted with the Applications) are currently zoned R-44 (Single-Family Rural Residential District). Tract 3 is currently zoned CH (Commercial Highway District) with no conditions and is not a part of the rezoning application but is subject to the buffer and parking variance application filed concurrently herewith. The Applicant respectfully requests the city to rezone the Property to the CH (Commercial Highway District) classification in order to develop the Property for use as a Class A medical office building.

The proposed development will consist of a two-story medical office building totaling approximately 50,000 square feet. The Property has road frontage on Atlanta Highway and Covington Street. The Property will have two access driveways: a main entrance off of Atlanta Highway and a smaller back entrance off of Covington Street. The medical office building will be designed with attractive architectural elements that are in line with the surrounding aesthetic. Attractive landscaping will be provided including a ten-foot wide landscape strip along the frontage of Atlanta Highway as well as landscape islands in the parking lot. Additionally, the Applicant will provide screening and a five-foot wide landscape strip between the Property and adjacent residentially-zoned property.

Additionally, the proposed development is compatible with the existing land uses on nearby and adjacent properties. The Property is adjacent to land already zoned CH which has

frontage on Atlanta Highway. The Atlanta Highway corridor is one of Loganville’s most highly developed areas and the proposed development would complement the existing commercial uses as well as bring a much-needed service to Loganville residents. The Atlanta Highway corridor, especially in the area surrounding the Property, is dominated by a wide array of commercial and retail uses including three medical office buildings located to the West of the Property. The proposed medical office building would complement the existing commercial uses and expand Loganville residents’ access to healthcare. Further, the proposed development is compatible with the Loganville Future Land Use Map which designates the surrounding properties as “Commercial” future land use categories. The Applicant respectfully submits that the subject Property is a prime location for a medical office building due to a number of factors including its frontage on a major transportation corridor.

In order to develop the Property as depicted on the site plan submitted with the Applications, the Applicant also requests relief from the ZO buffer and parking requirements. Specifically, the Applicant requests the following variances:

1. ZO § 119-380: a variance to decrease the minimum number of parking spaces allowed for a professional office from 1 space per 200 square feet of building area plus 3 spaces for each operator to 4.5 spaces per 1,000 square feet of building area. Based on the proposed building area of 50,000 square feet, the ZO would currently require a minimum of approximately 400 parking spaces.
2. ZO § 119-432: a variance to decrease the minimum required buffer width for the CH zoning district from 30 feet to 0 feet. In lieu of the required buffer, the Applicant will provide a five-foot landscape strip and adequate screening between the Property and the adjacent residential parcel.

The Applicant submits that the requested variance from the minimum number of parking spaces required for a professional office is justified a strict application of the ZO creates an extreme result that does not serve the purpose and intent of the ordinance itself. The purpose and intent of the minimum parking ordinance is to ensure that businesses in Loganville provide adequate parking for their patrons. However, requiring 1 space per 200 square feet of building area plus 3 spaces per operator will result in an excessive amount of parking that will detract from the overall aesthetic of the development and surrounding area. The Applicant is proposing to build a medical office building and has a vested interest in providing an adequate number of parking spaces for

their patrons. If strictly interpreted, the ZO requires 5 parking spaces per 1,000 square feet plus an additional 3 spaces per “operator”. The ZO is currently being interpreted so that “operator” means “employee,” but the ZO specifically uses the word “employee” in other sections of the parking ordinance. Medical office buildings employ a large number of people and it is an unreasonable result to allow for 3 parking spaces per employee when there can be upwards of 40-50 employees. Additionally, parking spaces increase the amount of impervious surface on a parcel which can in turn increase the amount of storm water runoff and negatively affect surrounding property owners.

The Applicant submits that the requested buffer variance from the required 30 feet to 0 feet is justified because of the size and shape of the Property. Also, the home situated on the adjacent residential property is situated sufficiently far away from the Property so that the approval of the requested variance would not create a detriment to the adjacent property owner’s use and enjoyment of their home. The Applicant will provide adequate screening and landscaping to mitigate any light and/or noise pollution that would affect the adjacent property owner. Additionally, the adjacent residential property is located in a heavily commercial area and will most likely be converted into a commercial use in the future. Accordingly, it would not make sense to require a buffer for a property that will likely become commercial when the ZO encourages and requires inter-parcel access between two commercially zoned properties.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide Loganville residents with access to healthcare facilities. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this \_\_\_ day of September, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

Ann R. Jones  
P.O. Box 408 Loganville, GA 30052

JBL Enterprises, LLC  
4460 Atlanta Highway Loganville, GA 30052

Loganville Property c/o Flanagan Bilton, LLC  
1 N. Lasalle Street Suite 2100 Chicago, IL 60602

Ingles Markets, Inc.  
P.O. Box 6676 Asheville, NC 28816

Myers Pascal  
249 Covington Street Loganville, GA 30052

Kampsen Mandie  
274 Covington Street Loganville, GA 30052

GEORGIA CUMBERLAND ASSOCIATION OF  
SEVENTH DAY ADVENTISTS INC  
P O BOX 12000  
CALHOUN, GA 30703

BUTLER MARGARET HODGES &  
HODGES STEVEN LEE &  
HODGES MARK T  
10143 DUN BARTON DR  
HUNTSVILLE, AL 358031268





## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-032

**LANDOWNERS:** Ann R. Jones

**APPLICANT:** BAMB Real Estate LLC c/o Mahaffey Pickens Tucker LLP

**PROPERTY ADDRESS:** Atlanta Highway

**MAP/PARCEL #:** LG060129, portion of LG110007

**PARCEL DESCRIPTION:** Vacant

**AREA:** 5.09 acres

**EXISTING ZONING:** R-44

**PROPOSED ZONING:** CH

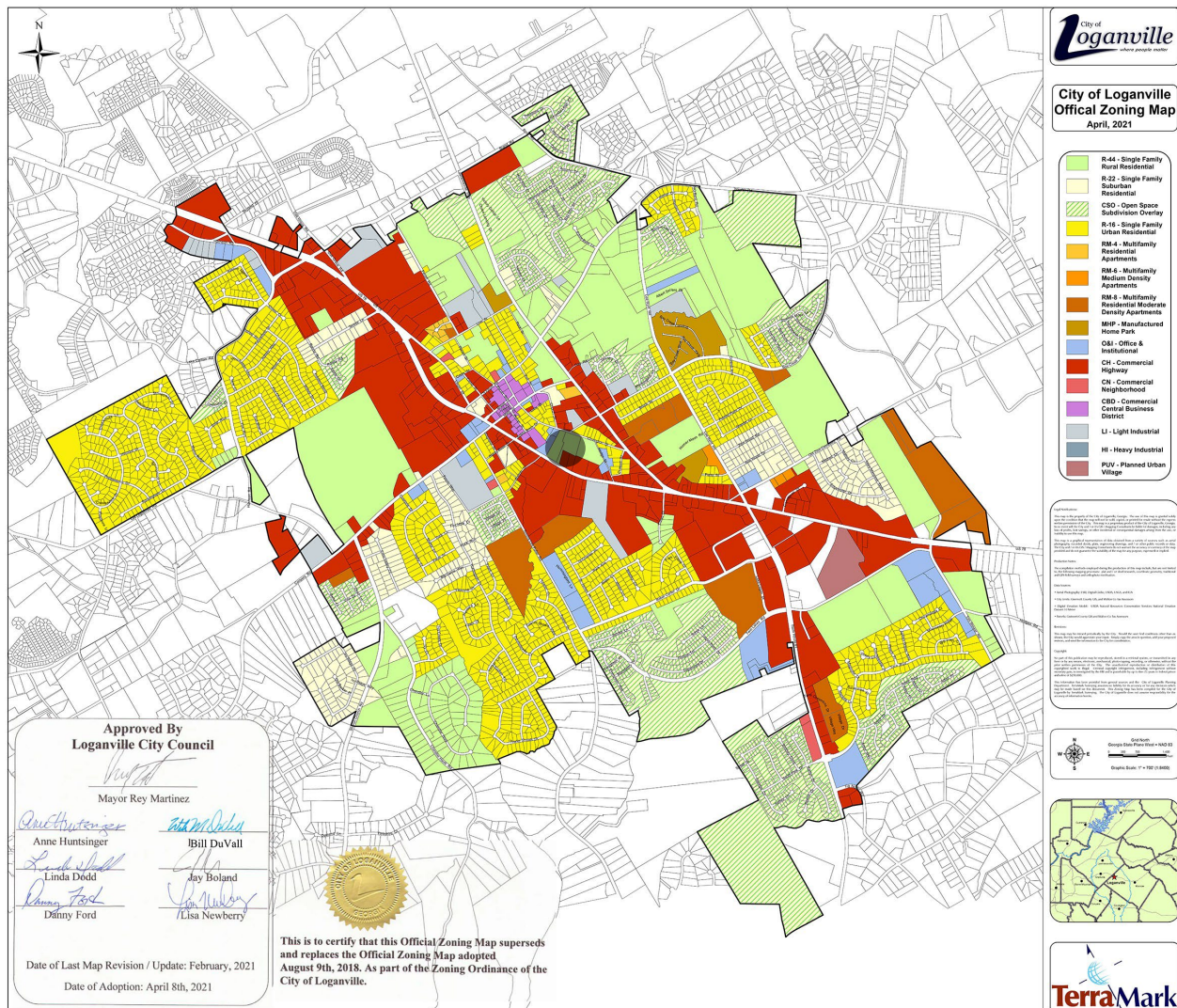
**FUTURE LAND USE MAP:** Agriculture / Forestry

**REASON FOR REQUEST:** Relief from City of Loganville Code of Ordinances 119-432 Minimum Buffer Specifications. Specifically, the applicant wants to reduce the 30 feet of buffer required between a parcel zoned Commercial Highway and a property with a residential designation.

**PLANNING COMMISSION HEARING:** Oct. 24, 2024

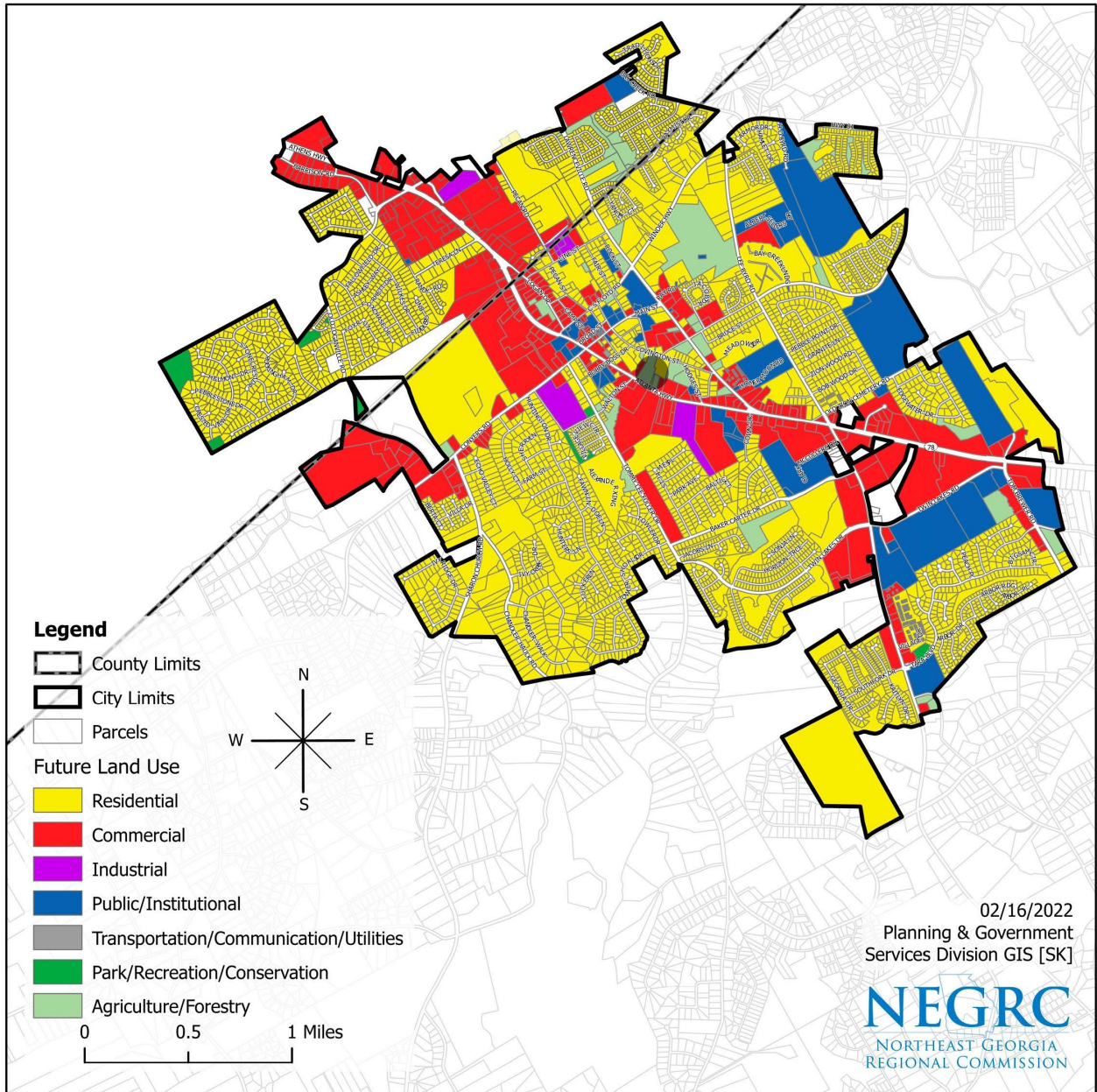
**CITY COUNCIL HEARING:** Nov. 14, 2024

## ZONING MAP





FUTURE LAND USE MAP



## AREA ZONING



### Applicant's Request

The applicant is seeking a variance from the City of Loganville's Code of Ordinances 119-432 – Minimum Buffer Specifications. The ordinance states that any commercial property abutting a residential parcel must provide buffer screening, in this case 30 feet since the applicant is seeking a Commercial Highway designation.

### Existing Conditions

The property is currently vacant.



**Impact Analysis/Recommendation**

**What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?** The applicant is pleading hardship based on the size and shape of the property, although the area in question is currently being proposed for parking purposes. While there is a water feature on the property, City staff have already worked with the applicant to address the potential impact of this. City staff do not see any other potential issues based on size, shape or topography.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** The applicant claims that the residential parcel is in a “heavily commercial area and will likely be converted into a commercial use in the future.” That is not a criteria the City can base any decision upon.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** It would appear that the applicant is seeking relief from the buffer standards to help the project meet its parking requirements. Applying the buffer regulations as written would require them to lose at a minimum of 20 parking spots but ultimately the buffer requirements do not create an unnecessary hardship.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** Per the City’s own ordinance, “A planted buffer strip is required to protect residential land uses from excessive heat, dust, wind, light, spill, unsightly views, odor and other characteristics commonly associated with commercial and industrial land uses and related vehicular and pedestrian traffic which can adversely impact the quality of residential life.” While the applicant states that they will provide a 5-foot landscape strip and adequate screening, it is hard to see how the elimination of 30 feet of undisturbed land can easily be replaced with something one-sixth of the size and still meet the same intent and purpose.

**Recommended action:** The purpose of buffers is to provide the necessary visual and acoustical privacy for the conduct of residential lifestyles in a pleasing environment. While the applicant argues that the house is sufficiently far enough away that their solution will work, it is hard to see a true hardship being presented. The staff recommendation is for denial of this variance.

**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?** 12 inch on Atlanta Highway

**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

**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?** Big Flat Creek

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

**Do stream bank buffers exist on the parcel?** Unknown

**Are there other topographical concerns on the parcel?** Unknown

**Are the storm water issues related to the application?** Unknown

### TRANSPORTATION

**What is the road affected by the proposed change? What is the classification of the road?**  
Highway 78 (major collector), Covington Street (minor collector)



**What is the traffic count for the road?** 37,500 for Highway 78, unknown for Covington Street  
**Estimated number of cars generated by the proposed development?** Unknown

**Estimated number of trips generated by the proposed development?** Unknown

**Do sidewalks exist in the area?** Yes

**Transportation improvements in the area? If yes, what are they?** No, but a decel lane will likely be required for the entrance on Covington Street.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 1 mile

**Most likely station for 1st response?** Station 15

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



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

Date: 9/5/2024

Application # **R** 24-034

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kittle Homes</u>	NAME: <u>Camp Family Partnership LLC</u>
ADDRESS: <u>243 Cashers Dr</u>	ADDRESS: <u>PO Box 550</u>
CITY: <u>Lilburn</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> Zip: <u>30047</u>	STATE: <u>GA</u> Zip: <u>30078</u>
PHONE: <u>706 340 9186</u>	PHONE: <u>404 557 3331</u>

(\*attach additional pages if necessary to list all owners)

Applicant is:  Property Owner  Contract Purchaser  Agent  Attorney

CONTACT PERSON: Zac Kittle PHONE: 706 340 9186  
EMAIL: Zachary@KittleHomes.com FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

LS110187, LS110187A00, LS110185C00 LS110185B00

MAP & PARCEL # \_\_\_\_\_ PRESENT ZONING: CH REQUESTED ZONING: RM-6

ADDRESS: 4615 Atlanta Hwy COUNTY: Walton ACREAGE: 23.992607

PROPOSED DEVELOPMENT: New Townhomes

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: N/A

Accepted by Planning & Development: Sarah Black DATE: 9/6/2024 FEE PAID: \$500.00

CHECK cc RECEIPT # 7pm16QCR7L TAKEN BY: online DATE OF LEGAL NOTICE: \_\_\_\_\_ NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 10/24/24

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

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

Date \_\_\_\_\_

Application # V

**Applicant's Certification**

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

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

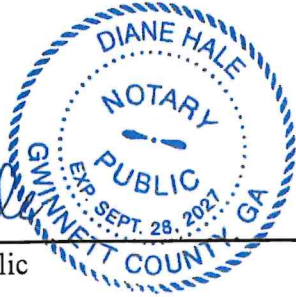
that all information contained in this application is complete and accurate to the best of their knowledge.

Ann R. Jones <sup>as agent</sup> \_\_\_\_\_  
Owner's Signature 8.30.2024  
Date

Michael B. Jones as agent for Ann R. Jones  
Print Name and Title

Sworn to and subscribed before me this 30TH day of August, 2024.

(Seal) \_\_\_\_\_  
Signature of Notary Public



Application # V

**Applicant's Certification**

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

Applicant's Signature

Date

Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

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

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

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

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

Ann R. Jones by Austin O. Jones as Agent 8/28/24  
Owner's Signature Date

Ann R. Jones by Austin O. Jones as Agent  
Print Name and Title

Sworn to and subscribed before me this 28th day of August, 2024.

(Seal)

Diane Hale  
Signature of Notary Public





Application # V

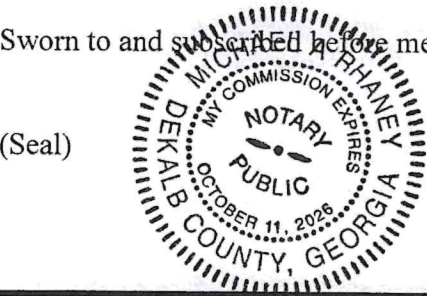
**Applicant's Certification**

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

[Signature] 8-30-2024  
Applicant's Signature Date

Michael Sunshine managing member of BAMM Real Estate LLC  
Print Name and Title

Sworn to and subscribed before me this 30<sup>th</sup> day of August, 2024.



[Signature]  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

Application # V

**Applicant's Certification**

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

Julia Maxwell  
Applicant's Signature

9/3/24  
Date

Julia Maxwell, Attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 3<sup>rd</sup> day of September, 2024.



Tara Blakey  
Signature of Notary Public

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

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

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

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

**APPLICANT’S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)**

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

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

Please see attached.

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

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

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

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

APPLICANT'S RESPONSE TO EVALUATION CRITERIA (ZONING VARIANCE)

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

The Property is wide at its front along Atlanta Highway and then tapers moving north towards its frontage along Covington Street. The Applicant submits that the subject property's size, shape, and topography creates exceptional conditions that support the requested relief.

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

The Applicant is not seeking relief from the currently prescribed land use mix set forth in the Ordinance. Rather, the Applicant is seeking flexibility regarding the minimum parking requirements for its requested rezoning filed concurrently with this application.

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

The application of the applicable ordinance to the Property creates an unnecessary hardship because it would require the Applicant to provide an unnecessary amount of parking for the type of establishment. The Applicant is keenly aware that a medical office building requires sufficient amounts of parking for the smooth operation of such a facility. The developer has years of experience and an expansive portfolio of successful medical office buildings all of which have sufficient parking at ratios lower than required by the ZO. However, the interpretation and application of the applicable code section creates an arbitrary and extreme result that will require an unreasonable amount of parking. The ordinance classifies medical/professional office buildings in the same category as barbershops and other dissimilar businesses. While it makes sense to require a square footage parking ratio plus an additional amount of parking per operator in the case of a barbershop where there are only around 5-10 employees, it creates an extreme result when applied to a medical office building where there are upwards of 40-50 employees.

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

If granted, the relief sought would not create a detriment to the public good nor would it impair the purpose and intent of the applicable ordinance. The purpose and intent of the applicable ordinance is to ensure that there are sufficient amounts of parking for each different type of business. However, when strictly interpreted and applied to this proposed development, the result becomes extreme.

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

No. To the contrary, the granting of the requested relief would allow a productive use of the property that will be of great benefit to the community as a whole without impairing the purpose and intent of the applicable ordinance.

**ADJACENT PROPERTY OWNERS LIST:**

Name	Address	Parcel No.	County
C3 Church Grayson, Inc.	1840 Silverstone Drive Lawrenceville, GA 30045	LG110010	Walton
Ann R. Jones	P.O. Box 408 Loganville, GA 30052	LG110007	Walton
Whitley Stalvey Properties, LLC	3132 US Highway 278 Covington, GA 30014	LG110009	Walton
JBL Enterprises, LLC	4460 Atlanta Highway Loganville, GA 30052	LG060139	Walton
Loganville Property c/o Flanagan Bilton, LLC	1 N. Lasalle Street Suite 2100 Chicago, IL 60602	LG060137	Walton
Ingles Markets, Inc.	P.O. Box 6676 Asheville, NC 28816	LG060138	Walton
Gallman Properties, LLC	4935 Shiloh Drive Loganville, GA 30052	LG060150	Walton

**LEGAL DESCRIPTION**

**Tract 1**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 154, 155, and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street the following courses and distances: North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE North 72 degrees 06 minutes 38 seconds West a distance of 332.38 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Covington Street South 18 degrees 02 minutes 01 seconds West a distance of 300.15 feet to a 5/8" rebar found (disturbed); THENCE South 72 degrees 01 minutes 47 seconds East a distance of 51.24 feet to a metal fence post found; THENCE South 19 degrees 10 minutes 29 seconds West a distance of 442.98 feet to an iron pin set on the northeasterly R/W line of Atlanta Highway (aka U.S. Highway No. 78) (variable width R/W); THENCE running along said R/W line of Atlanta Highway the following courses and distances: THENCE North 58 degrees 48 minutes 27 seconds West a distance of 24.39 feet to a point; THENCE South 82 degrees 31 minutes 57 seconds West a distance of 32.01 feet to a right of way monument found; THENCE North 58 degrees 48 minutes 27 seconds West a distance of 325.00 feet to a right of way monument found; THENCE North 31 degrees 45 minutes 38 seconds West a distance of 15.42 feet to a 1/2" rebar with cap found; THENCE leaving said R/W line of Atlanta Highway North 32 degrees 29 minutes 00 seconds East a distance of 463.74 feet to a 5/8" rebar found; THENCE North 17 degrees 26 minutes 40 seconds East a distance of 218.11 feet to a 1/2" rebar with cap found on the southerly R/W line of Covington Street; THENCE running along said R/W line of Covington Street South 71 degrees 59 minutes 30 seconds East a distance of 224.99 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 211,248 square feet, or 4.850 acres.

**DESCRIPTION OF  
Proposed Tract 2A**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 155 and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE leaving said R/W line of Covington Street South 14 degrees 30 minutes 06 seconds West a distance of 507.09 feet to a 1/2" rebar found (disturbed); THENCE North 60 degrees 43 minutes 54 seconds West a distance of 150.20 feet to an iron pin set; THENCE North 58 degrees 47 minutes 28 seconds West a distance of 149.60 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**;

THENCE South 14 degrees 50 minutes 30 seconds West a distance of 314.48 feet to a R/W monument found on the northerly R/W line of Atlanta Highway (aka U.S. Highway No. 78); THENCE running along said R/W line of Atlanta Highway North 53 degrees 05 minutes 49 seconds West a distance of 21.97 feet to a point; THENCE continuing along said R/W line of Atlanta Highway North 58 degrees 48 minutes 27 seconds West a distance of 25.60 feet to an iron pin set; THENCE leaving said R/W line of Atlanta Highway North 19 degrees 10 minutes 29 seconds East a distance of 306.29 feet to a point; THENCE South 58 degrees 47 minutes 28 seconds East a distance of 22.70 feet to a 5/8" rebar found (disturbed); said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 10,437 square feet, or 0.240 acres.

**LEGAL DESCRIPTION**

**Tract 3**

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Loganville, Land Lots 155 and 185, 4th District, G.M.D. 417, Walton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the intersection of the southwesterly R/W line of Church Street (40' R/W) with the southerly R/W line of Covington Street (40' R/W); THENCE running along said R/W line of Covington Street North 71 degrees 29 minutes 30 seconds West a distance of 347.83 feet to a 1/2" rebar found; THENCE leaving said R/W line of Covington Street South 14 degrees 30 minutes 06 seconds West a distance of 507.09 feet to a 1/2" rebar found (disturbed); THENCE North 60 degrees 43 minutes 54 seconds West a distance of 150.20 feet to an iron pin set; said point being the **POINT OF BEGINNING**;

THENCE South 14 degrees 52 minutes 36 seconds West a distance of 348.56 feet to a point on the northeasterly R/W line of Atlanta Highway (aka U.S. Highway No. 78) (variable width R/W); THENCE running along said R/W line of Atlanta Highway the following courses and distances: North 58 degrees 48 minutes 27 seconds West a distance of 149.44 feet to an iron pin set; THENCE North 14 degrees 57 minutes 20 seconds East a distance of 34.17 feet to a right-of-way monument found; THENCE leaving said R/W line of Atlanta Highway North 14 degrees 50 minutes 30 seconds East a distance of 314.48 feet to a 5/8" rebar found (disturbed); THENCE South 58 degrees 47 minutes 28 seconds East a distance of 149.60 feet to an iron pin set; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 50,009 square feet, or 1.148 acres.







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

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

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING AND CONCURRENT  
VARIANCE APPLICATIONS OF BAMB REAL ESTATE, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning and concurrent variance applications (the “Applications”) on behalf of BAMB Real Estate, LLC (the “Applicant”), relative to a proposed medical office building on an approximately 6.238-acre assemblage made up of three tracts of land (the “Property”) located along Atlanta Highway (US Highway 78). Tracts 1 and 2A (as depicted on the survey submitted with the Applications) are currently zoned R-44 (Single-Family Rural Residential District). Tract 3 is currently zoned CH (Commercial Highway District) with no conditions and is not a part of the rezoning application but is subject to the buffer and parking variance application filed concurrently herewith. The Applicant respectfully requests the city to rezone the Property to the CH (Commercial Highway District) classification in order to develop the Property for use as a Class A medical office building.

The proposed development will consist of a two-story medical office building totaling approximately 50,000 square feet. The Property has road frontage on Atlanta Highway and Covington Street. The Property will have two access driveways: a main entrance off of Atlanta Highway and a smaller back entrance off of Covington Street. The medical office building will be designed with attractive architectural elements that are in line with the surrounding aesthetic. Attractive landscaping will be provided including a ten-foot wide landscape strip along the frontage of Atlanta Highway as well as landscape islands in the parking lot. Additionally, the Applicant will provide screening and a five-foot wide landscape strip between the Property and adjacent residentially-zoned property.

Additionally, the proposed development is compatible with the existing land uses on nearby and adjacent properties. The Property is adjacent to land already zoned CH which has

frontage on Atlanta Highway. The Atlanta Highway corridor is one of Loganville’s most highly developed areas and the proposed development would complement the existing commercial uses as well as bring a much-needed service to Loganville residents. The Atlanta Highway corridor, especially in the area surrounding the Property, is dominated by a wide array of commercial and retail uses including three medical office buildings located to the West of the Property. The proposed medical office building would complement the existing commercial uses and expand Loganville residents’ access to healthcare. Further, the proposed development is compatible with the Loganville Future Land Use Map which designates the surrounding properties as “Commercial” future land use categories. The Applicant respectfully submits that the subject Property is a prime location for a medical office building due to a number of factors including its frontage on a major transportation corridor.

In order to develop the Property as depicted on the site plan submitted with the Applications, the Applicant also requests relief from the ZO buffer and parking requirements. Specifically, the Applicant requests the following variances:

1. ZO § 119-380: a variance to decrease the minimum number of parking spaces allowed for a professional office from 1 space per 200 square feet of building area plus 3 spaces for each operator to 4.5 spaces per 1,000 square feet of building area. Based on the proposed building area of 50,000 square feet, the ZO would currently require a minimum of approximately 400 parking spaces.
2. ZO § 119-432: a variance to decrease the minimum required buffer width for the CH zoning district from 30 feet to 0 feet. In lieu of the required buffer, the Applicant will provide a five-foot landscape strip and adequate screening between the Property and the adjacent residential parcel.

The Applicant submits that the requested variance from the minimum number of parking spaces required for a professional office is justified a strict application of the ZO creates an extreme result that does not serve the purpose and intent of the ordinance itself. The purpose and intent of the minimum parking ordinance is to ensure that businesses in Loganville provide adequate parking for their patrons. However, requiring 1 space per 200 square feet of building area plus 3 spaces per operator will result in an excessive amount of parking that will detract from the overall aesthetic of the development and surrounding area. The Applicant is proposing to build a medical office building and has a vested interest in providing an adequate number of parking spaces for

their patrons. If strictly interpreted, the ZO requires 5 parking spaces per 1,000 square feet plus an additional 3 spaces per “operator”. The ZO is currently being interpreted so that “operator” means “employee,” but the ZO specifically uses the word “employee” in other sections of the parking ordinance. Medical office buildings employ a large number of people and it is an unreasonable result to allow for 3 parking spaces per employee when there can be upwards of 40-50 employees. Additionally, parking spaces increase the amount of impervious surface on a parcel which can in turn increase the amount of storm water runoff and negatively affect surrounding property owners.

The Applicant submits that the requested buffer variance from the required 30 feet to 0 feet is justified because of the size and shape of the Property. Also, the home situated on the adjacent residential property is situated sufficiently far away from the Property so that the approval of the requested variance would not create a detriment to the adjacent property owner’s use and enjoyment of their home. The Applicant will provide adequate screening and landscaping to mitigate any light and/or noise pollution that would affect the adjacent property owner. Additionally, the adjacent residential property is located in a heavily commercial area and will most likely be converted into a commercial use in the future. Accordingly, it would not make sense to require a buffer for a property that will likely become commercial when the ZO encourages and requires inter-parcel access between two commercially zoned properties.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide Loganville residents with access to healthcare facilities. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this \_\_\_ day of September, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

Ann R. Jones  
P.O. Box 408 Loganville, GA 30052

JBL Enterprises, LLC  
4460 Atlanta Highway Loganville, GA 30052

Loganville Property c/o Flanagan Bilton, LLC  
1 N. Lasalle Street Suite 2100 Chicago, IL 60602

Ingles Markets, Inc.  
P.O. Box 6676 Asheville, NC 28816

Myers Pascal  
249 Covington Street Loganville, GA 30052

Kampsen Mandie  
274 Covington Street Loganville, GA 30052

GEORGIA CUMBERLAND ASSOCIATION OF  
SEVENTH DAY ADVENTISTS INC  
P O BOX 12000  
CALHOUN, GA 30703

BUTLER MARGARET HODGES &  
HODGES STEVEN LEE &  
HODGES MARK T  
10143 DUN BARTON DR  
HUNTSVILLE, AL 358031268





## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-033

**LANDOWNERS:** Ann R. Jones

**APPLICANT:** BAMB Real Estate LLC c/o Mahaffey Pickens Tucker LLP

**PROPERTY ADDRESS:** Atlanta Highway

**MAP/PARCEL #:** LG060129, LG110009, portion of LG110007

**PARCEL DESCRIPTION:** Vacant

**AREA:** 6.25

**EXISTING ZONING:** R-44, CH

**PROPOSED ZONING:** CH

**FUTURE LAND USE MAP:** Agriculture / Forestry, R-44, CH

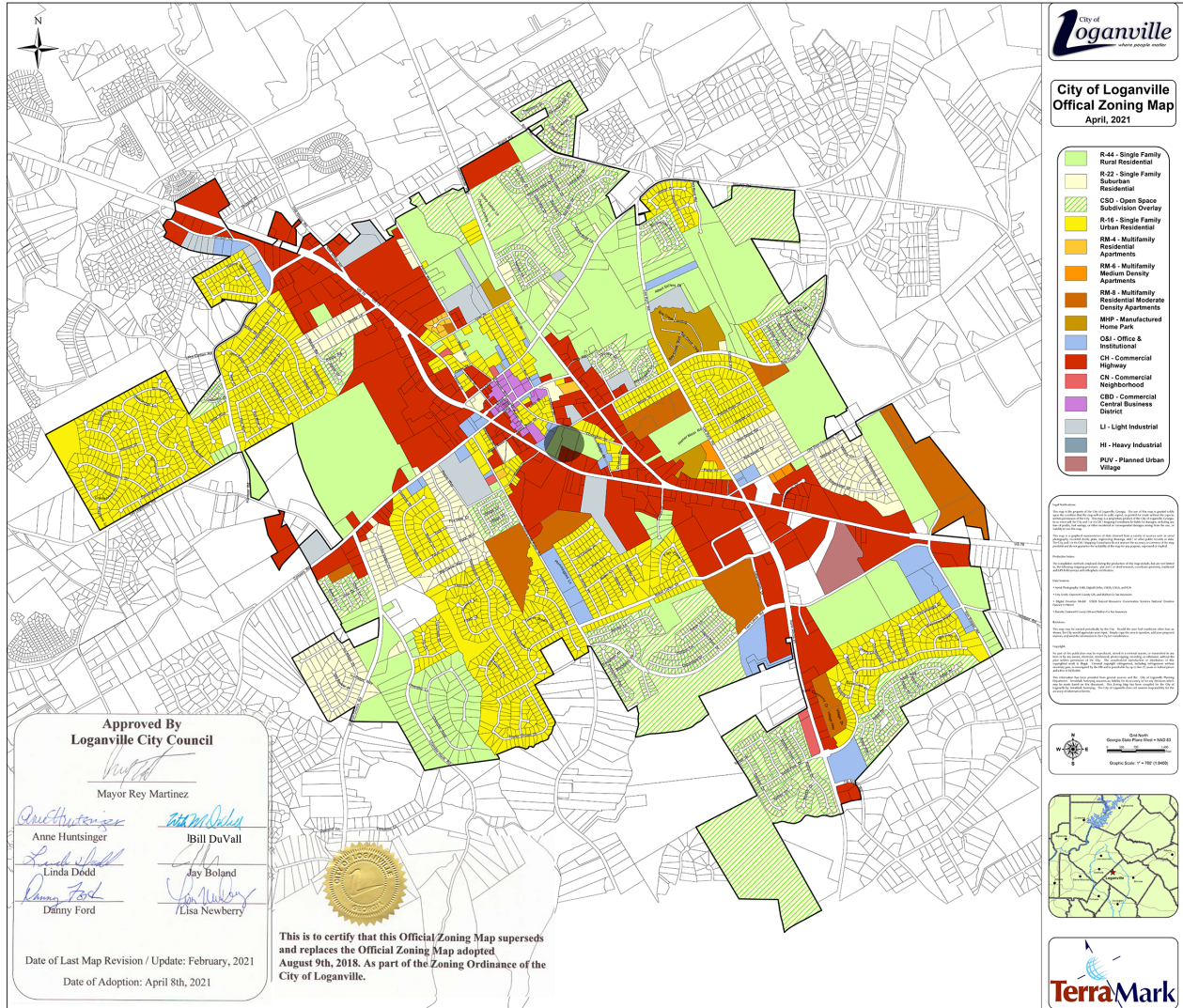
**REASON FOR REQUEST:** Relief from City of Loganville Code of Ordinances 119-380 Minimum Off-Street Parking and Loading Requirements. Specifically, the applicant wants to reduce the total number of parking spaces required for their project.

**PLANNING COMMISSION HEARING:** Oct. 24, 2024

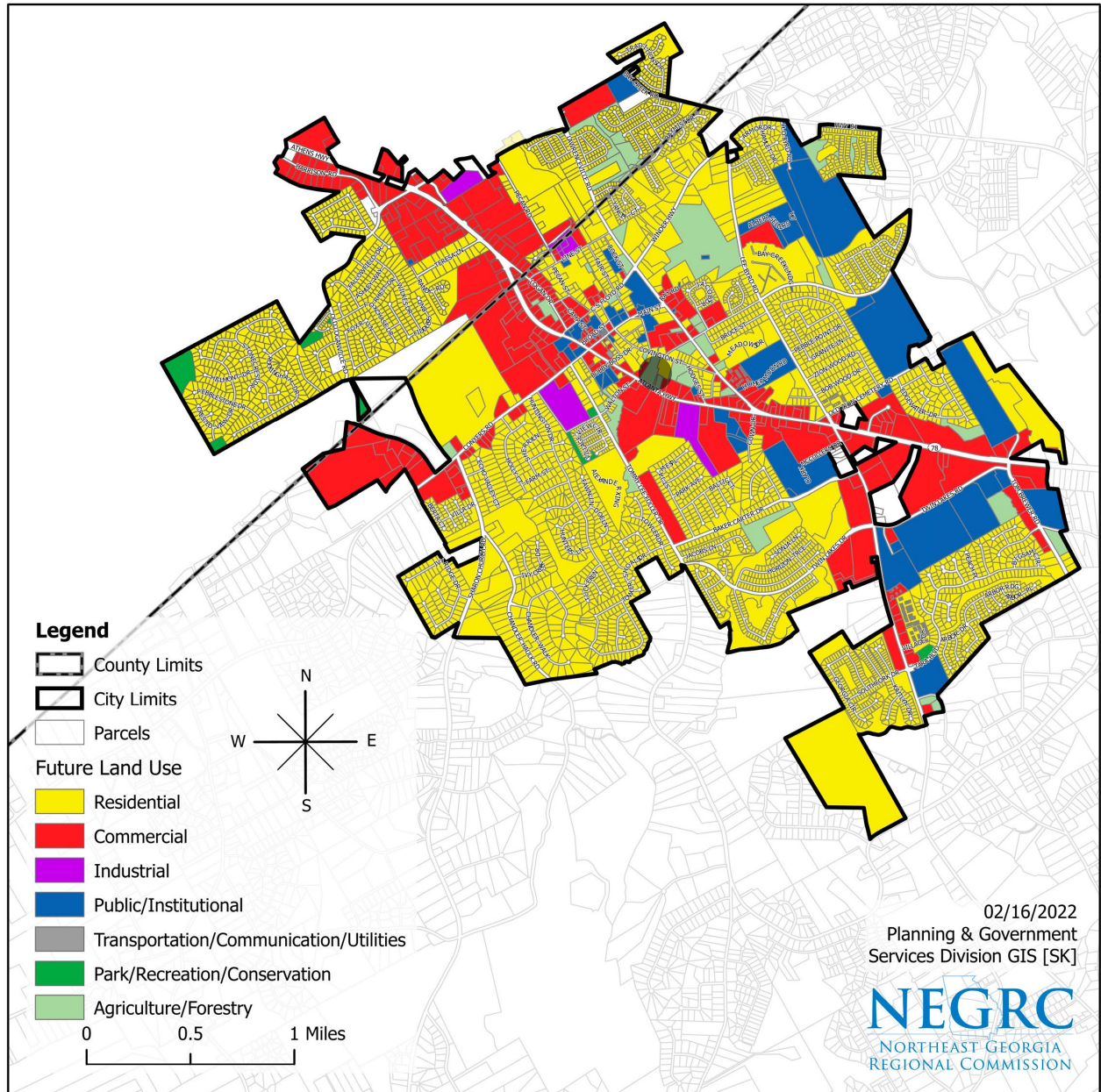
**CITY COUNCIL HEARING:** Nov. 14, 2024



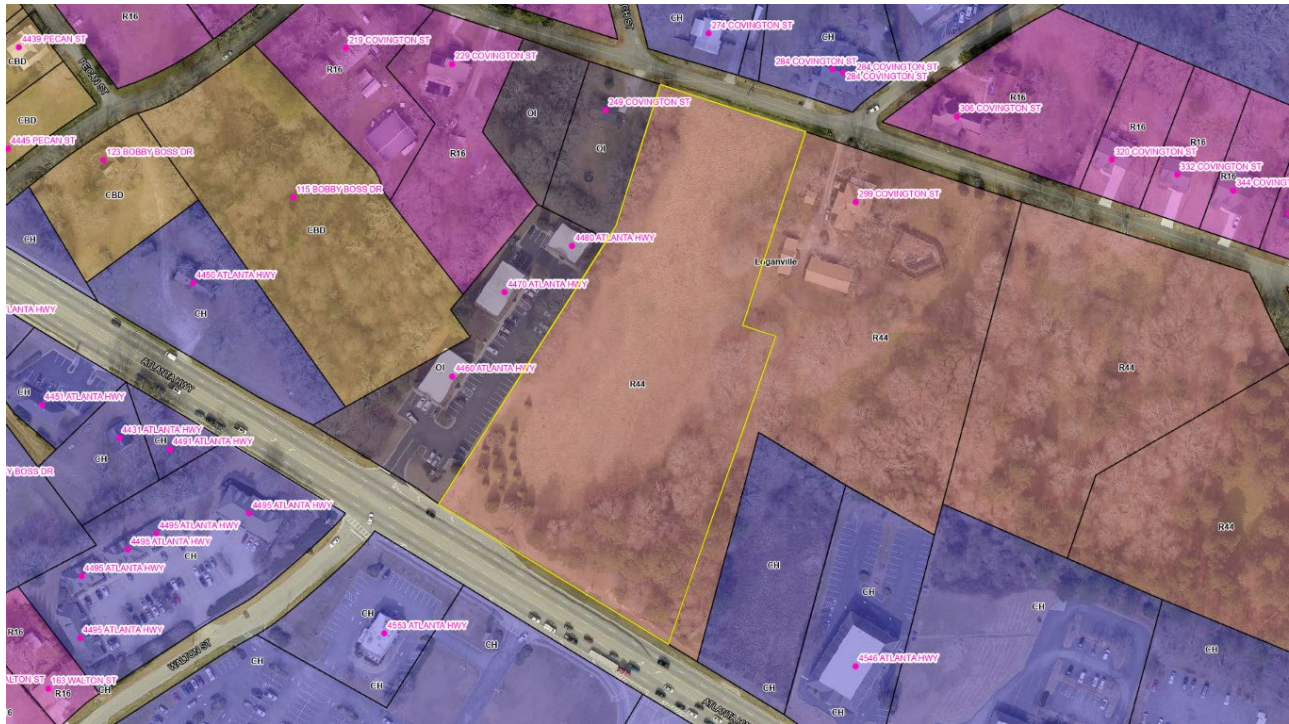
## ZONING MAP



## FUTURE LAND USE MAP



## AREA ZONING



**Applicant's Request**

The applicant is seeking a variance from City of Loganville Code of Ordinances 119-380 Minimum Off-Street Parking and Loading Requirements. The ordinance states that the parking requirements for banks, professional and general offices, beauty shops and barbershops is one for each 200 square feet of gross floor space plus three for each operator. Initial conversations with the applicant resulted in the project requiring more than 400 parking spaces. The applicant wants to replace the way parking is calculated to be 4.5 per 1,000 square feet gross floor space, which would result in about 250 parking spaces for the same project.

**Existing Conditions**

The property is currently vacant.



**Impact Analysis/Recommendation**

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

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** The parking criteria for 119-380 does not include medical offices specifically among its use classifications, so the medical offices would be considered professional and general offices. The applicant attempts to make a claim against the use of operator instead of employee, as is the case in other parts of the section, but this was done to accommodate beauty shops, who may not have typical employees but rather stylists who rent a space. There is a category for hospitals and rest homes, but this project has not been interpreted to be in the same category as a hospital and the manner in which parking is calculated does not directly correlate.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** There are not many buildings that would be comparable in size to this project currently inside Loganville city limits, and none of them are medical facilities (Athens Orthopedics would be the closest in size but is only 28,284 square feet situated on 6.45 acres with 140+ parking spaces). Under current interpretations of the ordinances, the required parking would consumer almost 2 acres of space. Their proposal of 4.5 spaces per 1,000 square feet of space would be in comparison to the parking at Walmart, which had 5.02 parking spaces per 1,000 square feet of space when it opened.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** The intent of the ordinance is to provide enough parking “sufficient to meet the needs caused by the building ... and that such parking and loading spaces be so that they are in fact readily usable for such purposes.” Big parking lots do not help with the aesthetics of the City, but the perceived demand must be taken into account to ensure that there is no overflow parking spilling onto neighboring properties or adjacent streets.

**Recommended action:** This is a case where the intent of the ordinance can be seen just as easily as a shortcoming. This request falls into a middle area of not meeting the requirements but still being able to meet the intent of the applicable ordinance without being detrimental to the public good. The staff recommendation is for approval of the variance to allow for 4.5 parking spaces per 1,000 square feet of space of the building.



Planning & Dev Section 3, Item E.

4303 Lawrenceville Rd.  
Loganville, GA 30052

770.466.2633 • [planning@loganville-ga.gov](mailto:planning@loganville-ga.gov)

**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?** 12 inch on Atlanta Highway

**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

**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?** Big Flat Creek

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

**Do stream bank buffers exist on the parcel?** Unknown

**Are there other topographical concerns on the parcel?** Unknown

**Are the storm water issues related to the application?** Unknown

### TRANSPORTATION

**What is the road affected by the proposed change? What is the classification of the road?**  
Highway 78 (major collector), Covington Street (minor collector)

**What is the traffic count for the road?** 37,500 for Highway 78, unknown for Covington Street



**Estimated number of cars generated by the proposed development?** Unknown

**Estimated number of trips generated by the proposed development?** Unknown

**Do sidewalks exist in the area?** Yes

**Transportation improvements in the area? If yes, what are they?** No, but a decel lane will likely be required for the entrance on Covington Street.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 1 mile

**Most likely station for 1st response?** Station 15

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



Date: 9-5-24

Application # V 24-033

**APPLICATION FOR MAJOR VARIANCE**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<b>NAME:</b> <u>BAMM Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP</u> <b>ADDRESS:</b> <u>1550 North Brown Road, STE 125</u> <b>CITY:</b> <u>Lawrenceville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30043</u> <b>PHONE:</b> <u>(770) 232-0000</u>	<b>NAME:</b> <u>Ann R. Jones</u> <b>ADDRESS:</b> <u>P.O. Box 408</u> <b>CITY:</b> <u>Loganville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30052</u> <b>PHONE:</b> _____ (*attach additional pages if necessary to list all owners)
<b>Applicant is:</b> <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
<b>CONTACT PERSON:</b> <u>Shane M. Lanham, Attorney for Applicant</u> <b>PHONE:</b> <u>(770) 232-0000</u> <b>EMAIL:</b> <u>sianham@mptlawfirm.com</u> <b>FAX:</b> <u>(678) 518-6880</u>	
PROPERTY INFORMATION	
<b>MAP &amp; PARCEL #</b> <u>LG060129, LG110009, &amp; a portion of LG110007</u> <b>PRESENT ZONING:</b> <u>R-44</u> <b>ACREAGE:</b> <u>CH</u> <b>ADDRESS:</b> <u>Atlanta Highway</u> <b>COUNTY:</b> <u>Walton</u>	
<b>Ordinance and Section from Which Relief is Sought:</b> <u>Sec. 119-432</u>	
<b>Description of Request:</b> <u>Relief from the buffer requirements</u>	

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

Pre-Application Conference Date: 9-3-24

Accepted by Planning & Development: [Signature] DATE: 9-5-24 FEE PAID: \$500.00

CHECK # 1722 RECEIPT # 10097125 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 10-4-24 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 10/24/24

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

\_\_\_\_\_  
 Mayor City Clerk Date



Application # **R** \_\_\_\_\_

**Applicant's Certification**

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

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

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

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

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

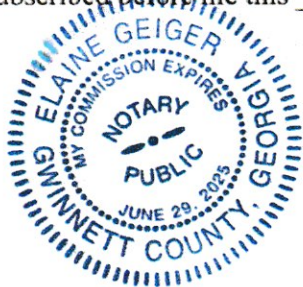
that all information contained in this application is complete and accurate to the best of their knowledge.

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

Donald R. Camp  
Print Name and Title

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

(Seal) \_\_\_\_\_  
Signature of Notary Public



Application # R \_\_\_\_\_

**Applicant's Certification**

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

*[Handwritten Signature]*

*8/21/24*

Applicant's Signature

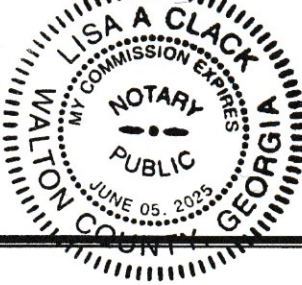
Date

*Zac Kistle owner Kistle Homes*

Print Name and Title

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

(Seal)



*[Handwritten Signature]*  
Signature of Notary Public

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

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

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

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

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

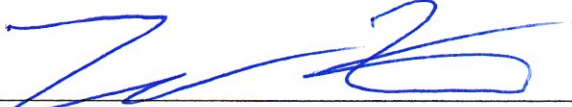
(Seal)

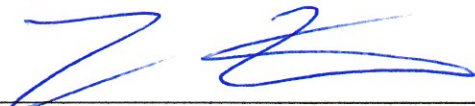
\_\_\_\_\_  
Signature of Notary Public

Application # R \_\_\_\_\_

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

\_\_\_\_\_ YES        X   NO

**If YES, complete the following:**

NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

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

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

Names and Adress of Adjoining property members Loganville

Otto Tract NO 2 LLC

4601 Atlanta HWY

Laurie A Barezykowski

111 Baltic CT

Loganville GA

Westervelt Tara Christine & Ledesma Chamir

1109 Baltic CT

Loganville GA

Vernon and Veronica Merrick

1107 Baltic CT

Loganville GA

Trinda L Moore

243 Cown Dr

Loganville GA

Juan A Choy

241 Cown Dr

Loganville Ga

American Legion Post #233

4635 Atlanta HWY

Dick and Maryke Tromp

0 Cown Dr

"Growers Outlet"

### SITE INFORMATION

PROPERTY ADDRESS:  
4615 ATLANTA HIGHWAY  
LOGANVILLE, GEORGIA 30052

TOTAL SITE AREA:  
TRACT 1 24.14 ACRES  
TRACT 2 0.86 ACRES  
TRACT 3 1.07 ACRES  
TOTAL 26.07 ACRES

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

LAND USE:  
CH (RETAIL TO REMAIN) 2.08 AC  
RESIDENTIAL TOWNHOMES 23.99 AC  
OPEN SPACE 7.72 AC (32.1%)

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

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

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

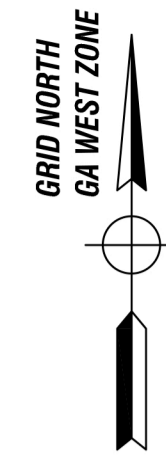
### GENERAL NOTES

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

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



LOCATION MAP



Section 3, Item F.

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

LEVEL II CERTIFIED DESIGN  
PROFESSIONAL NO. 000026918

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

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

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

TASK:

## COLOR RENDERING PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	1 of 1
CAN CHECKED	SHEET
7/7/24 DATE	23-137 PROJECT No.

### GRAVITY SEWER FLOW CALCULATIONS

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

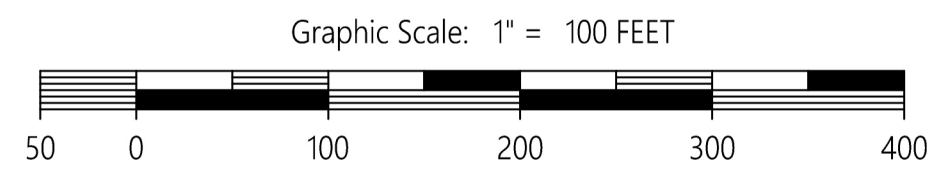
SEWAGE FLOW CALCULATIONS

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

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

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

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



Application # R \_\_\_\_\_

Page 4 of 4

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

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

Letter of intent for 4615 Atlanta HWY

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



GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: CAMP FAMILY PARTNERSHIP, LLLP
P.O. BOX 550
SNELLVILLE, GA 30078
2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AGENCY.
5) ALL INTERIOR IMPROVEMENTS NOT SHOWN.

CH (COMMERCIAL HIGHWAY)

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

LAND DESCRIPTION OVERALL

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

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE COMMON LAND LOT LINES OF LAND LOTS 155, 156, 184, & 185; THENCE FROM SAID POINT, NORTH 61 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 186.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.
THENCE FROM SAID POINT AS THUS ESTABLISHED NORTH 32 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 1057.36 FEET TO A 1/2" OPEN TOP PIPE, THENCE NORTH 04 DEGREES 23 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 1057.3688734 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78 (APPARENT RIGHT-OF-WAY). THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 80 DEGREES 39 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 378.87 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 28 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 252.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 639.57 FEET AND AN ARC LENGTH 237.01, BEING SUBTENDED BY A CHORD SOUTH 78 DEGREES 34 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 235.66 FEET TO A POINT; THENCE NORTH 22 DEGREES 05 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 264.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 32 DEGREES 00 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 37.63 FEET TO A 3/4" REBAR FOUND; THENCE SOUTH 14 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 85.35 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 37 DEGREES 31 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 288.05 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 28.05 FEET TO A POINT; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 18.50 FEET TO A 1/2" REBAR FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF COWN DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO(2) CALLS AND DISTANCES, SOUTH 21 DEGREES 30 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 51.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET AND AN ARC LENGTH 66.71, BEING SUBTENDED BY A CHORD SOUTH 15 DEGREES 54 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 66.57 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 81 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 15.01 FEET TO A 1/2" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET AND AN ARC LENGTH 61.55, BEING SUBTENDED BY A CHORD NORTH 14 DEGREES 41 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 61.44 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 67 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 352.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 579.57 FEET AND AN ARC LENGTH 214.78, BEING SUBTENDED BY A CHORD NORTH 78 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 213.55 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 20.94 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 17.92 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 31 DEGREES 58 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 489.45 FEET TO A ROCK; THENCE SOUTH 29 DEGREES 47 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 278.73 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 61 DEGREES 31 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 650.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 26.110 ACRES, INCLUDING EASEMENTS WITHIN

LEGEND

- ON LINE
NAL FOUND
IRON PIN SET (1/2" REBAR)
CONCRETE MONUMENT FOUND
TEMPORARY BENCHMARK
BENCHMARK
CRIMP TOP PIPE
DRILL HOLE
LAND LOT LINE
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
EASEMENT
DRAINAGE EASEMENT
CURB & GUTTER
BACK OF CURB
100' OF CURB
DISTRICT
PLAT BOOK / PAGE
POINT OF BEGINNING
POINT OF COMMENCEMENT
ELEVATION
INVERT ELEVATION
FINISHED FLOOR ELEVATION
ELEV. AT PAVEMENT
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
POLYETHYLENE GLASS FIBER REINFORCED CLAY PIPE
LIGHT POLE
POWER POLE OR UTILITY POLE
MANHOLE
JUNCTION BOX
CATCH BASIN
DRAINAGE DITCH
DRAINAGE DITCH
FIRE HYDRANT
WATER METER
WATER METER
GAS VALVE
EXISTING GROUND ELEVATION
PROPOSED GROUND ELEVATION
EXISTING CONTOUR ELEVATION
PROPOSED CONTOUR ELEVATION
POWERLINE
UNDERGROUND POWER
TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
CABLE TV LINE
SMARTWAY SIGNAL LINE
UNDERGROUND CABLE TV LINE
BRANCH / CREEK / STREAM CENTERLINE
DITCH / DRAIN CENTERLINE
FLOOD HAZARD ZONE LIMITS
RECORD DISTANCE
STATION
OR FORMERLY
BENCH MARK
CONTROL POINT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

REFERENCES

- 1) DEED BOOK 3473, PAGE 234.
2) PLAT BOOK 21, PAGE 120.
3) PLAT BOOK 25, PAGE 20.
4) PLAT BOOK 33, PAGE 69.
5) PLAT BOOK 108, PAGE 157.
6) UNRECORDED BOUNDARY SURVEY FOR DONALD CAMP, PREPARED BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 2/22/2005.
7) UNRECORDED ALTA/ACSM BOUNDARY SURVEY FOR CAR ATLANTA USA, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 11/8/01, LAST REVISED 12/12/01.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13297C0085E DATED DECEMBER 8, 2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

OTHER'S AS DENOTED ON PLAT.

TRACT 1: 2.381 ACRES

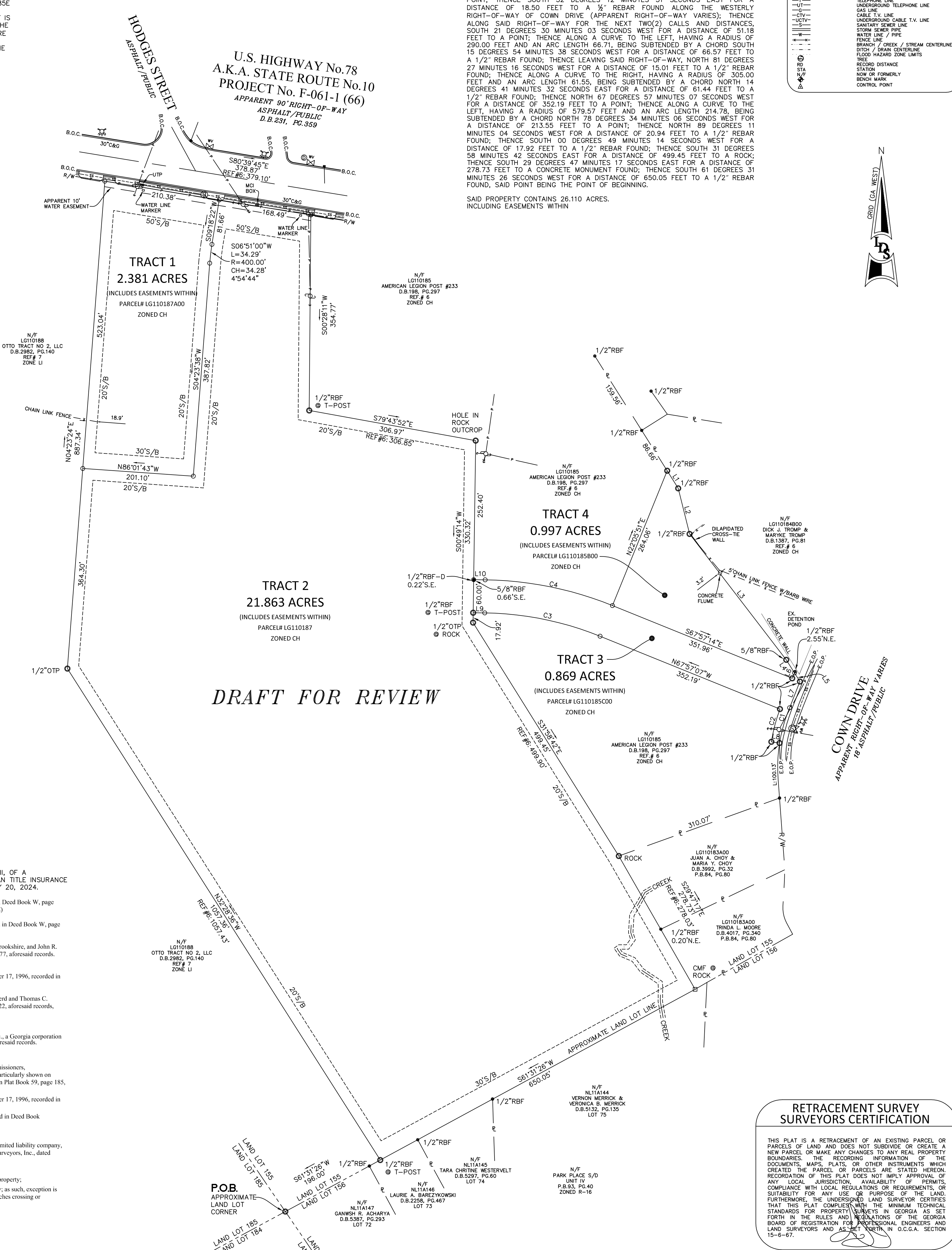
TRACT 2: 21.863 ACRES

TRACT 3: 0.869 ACRES

TRACT 4: 0.997 ACRES

TOTAL: 26.110 ACRES

(INCLUDES EASEMENTS WITHIN)



TITLE EXCEPTION

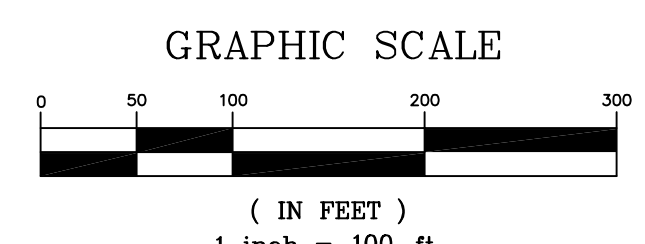
THE FOLLOWING EXCEPTIONS ARE LISTED UNDER SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 33504.11, EFFECTIVE DATE JANUARY 20, 2024.

- 11. Easement from N.H. Autry to Georgia Power Company, dated July 9, 1948, recorded in Deed Book W, page 263(b), Barrow County, Georgia Records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
12. Easement from N.H. Autry to Georgia Power Company, dated March 24, 1949, recorded in Deed Book W, page 509(b), aforesaid records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
13. Easement for Right of Way from Mrs. Orene C. Autry, Mildred A. Cooper, Shirley A. Brookshire, and John R. Autry to Georgia Power Company, dated May 27, 1966, recorded in Deed Book QQ, page 577, aforesaid records. (NOT AFFECTING)
14. Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
15. Rights and easements conveyed in that certain Right of Way Deed from J. Harold Shepherd and Thomas C. Shepherd to City of Auburn, dated September 20, 1997, recorded in Deed Book 401, page 122, aforesaid records, said right-of-way as more particularly shown on Plat Book 49, page 212, aforesaid records. (AFFECTS-AS PLOTTED)
16. Easement from Sweet Apple Development, LLC to BellSouth Telecommunications, Inc., a Georgia corporation d/b/a AT&T Georgia, dated February 23, 2009, recorded in Deed Book 1450, page 132, aforesaid records. (NOT AFFECTING)
17. Easement between Sweet Apple Development, LLC and Barrow County Board of Commissioners, dated March 12, 2009, recorded in Deed Book 1452, page 414, aforesaid records, as more particularly shown on Access Easement, Acquisition Plan for Barrow County Board of Commissioners, recorded in Plat Book 59, page 185, aforesaid records. (AFFECTS-AS PLOTTED)
18. Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
19. Utility Easement from ECP, Autry, LLC to Barrow County, dated April 18, 2023, recorded in Deed Book 2747, page 92, aforesaid records. (AFFECTS-AS PLOTTED)
20. ALTA/NSPS Retracement Survey for Starlight Homes Georgia L.L.C., a Delaware limited liability company, and First American Title Insurance Company, prepared by LDS Land Development Surveyors, Inc., dated March 11, 2022, last revised March 29, 2023 (the Survey), reveals the following:
a. Overhead power line traversing the eastern boundary of subject property;
b. Fence of unknown origin/ownership traversing the southeastern boundary of subject property;
c. Apalachicola River Tributary and related creeks entering and traversing subject property; as such, exception is taken as to rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL VERIFY THE PRESENCE AND SUFFICIENCY OF THIS INFORMATION.

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

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



SURVEYORS CERTIFICATION

TO: STARLIGHT HOMES GEORGIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD REGULATORY REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS: 1,3,4,8,11(b),13,14.
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/20/24.
DATE: MARCH 23, 2022.

RETRACEMENT SURVEY SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. 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 SET FORTH IN O.C.G.A. SECTION 16-6-67.

NOTE:

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

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY TRIMBLE, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/20/24.

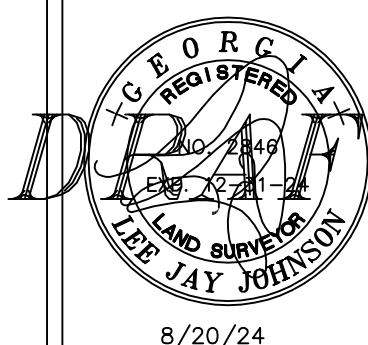
PLAT CLOSURE STATEMENT: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 672,833 FEET, AND CONTAINS A TOTAL OF 26.110 ACRES.

Table with columns: DATE, NO, DESCRIPTION. Row 1: 8/20/24, 24184, JOB NUMBER.

ALTA/NSPS RETRACEMENT SURVEY FOR: SHEET TITLE

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

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



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

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

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

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

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

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

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

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

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

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

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



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** R24-034

**LANDOWNERS:** Camp Family Partnership LLC

**APPLICANT:** Kittle Homes

**PROPERTY ADDRESS:** 4615 Atlanta Highway

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

**PARCEL DESCRIPTION:** Vacant / Parking Lot

**AREA:** 26.07 acres

**EXISTING ZONING:** Commercial Highway

**PROPOSED ZONING:** RM-6

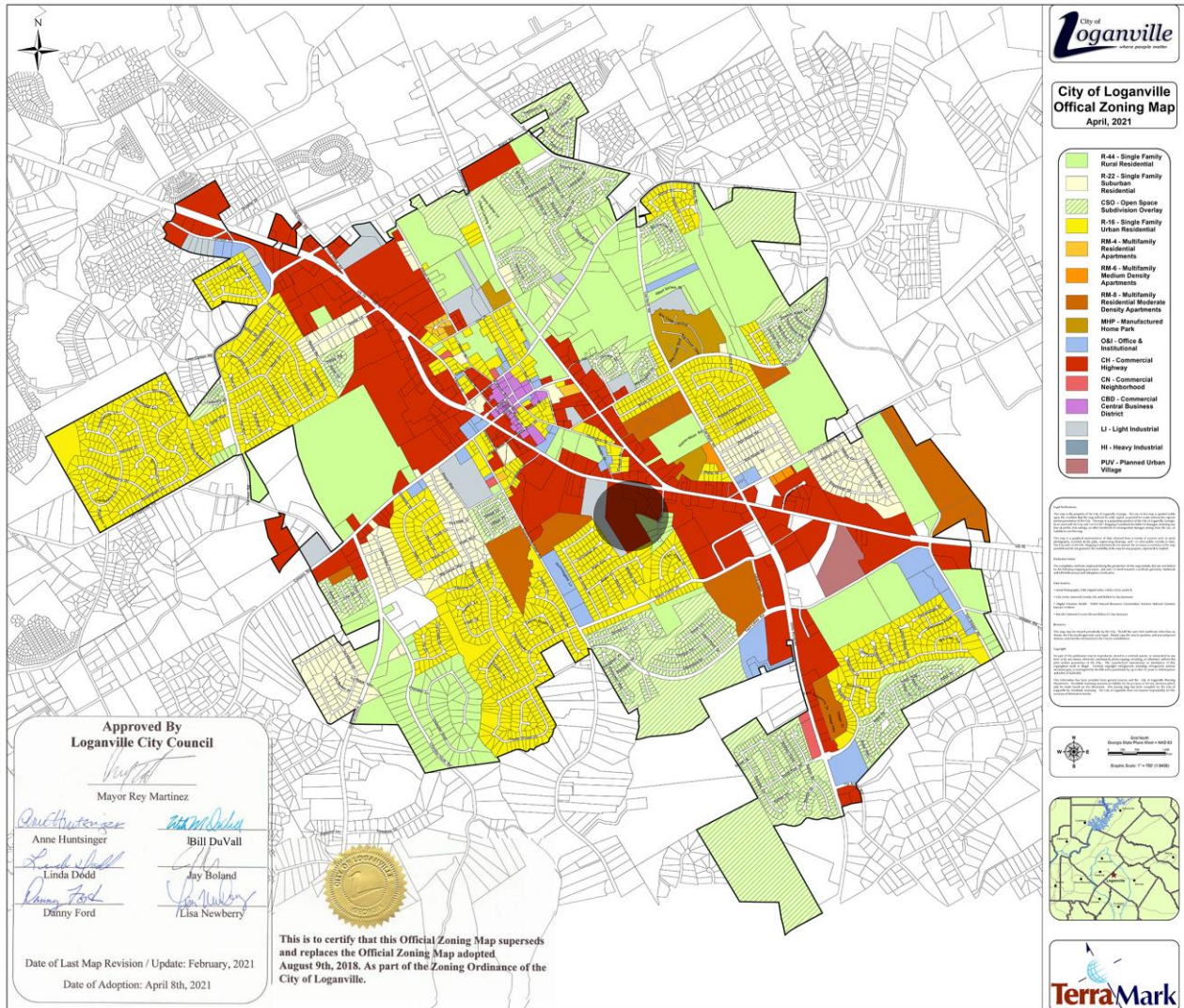
**FUTURE LAND USE MAP:** Commercial Highway, Public / Institutional

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

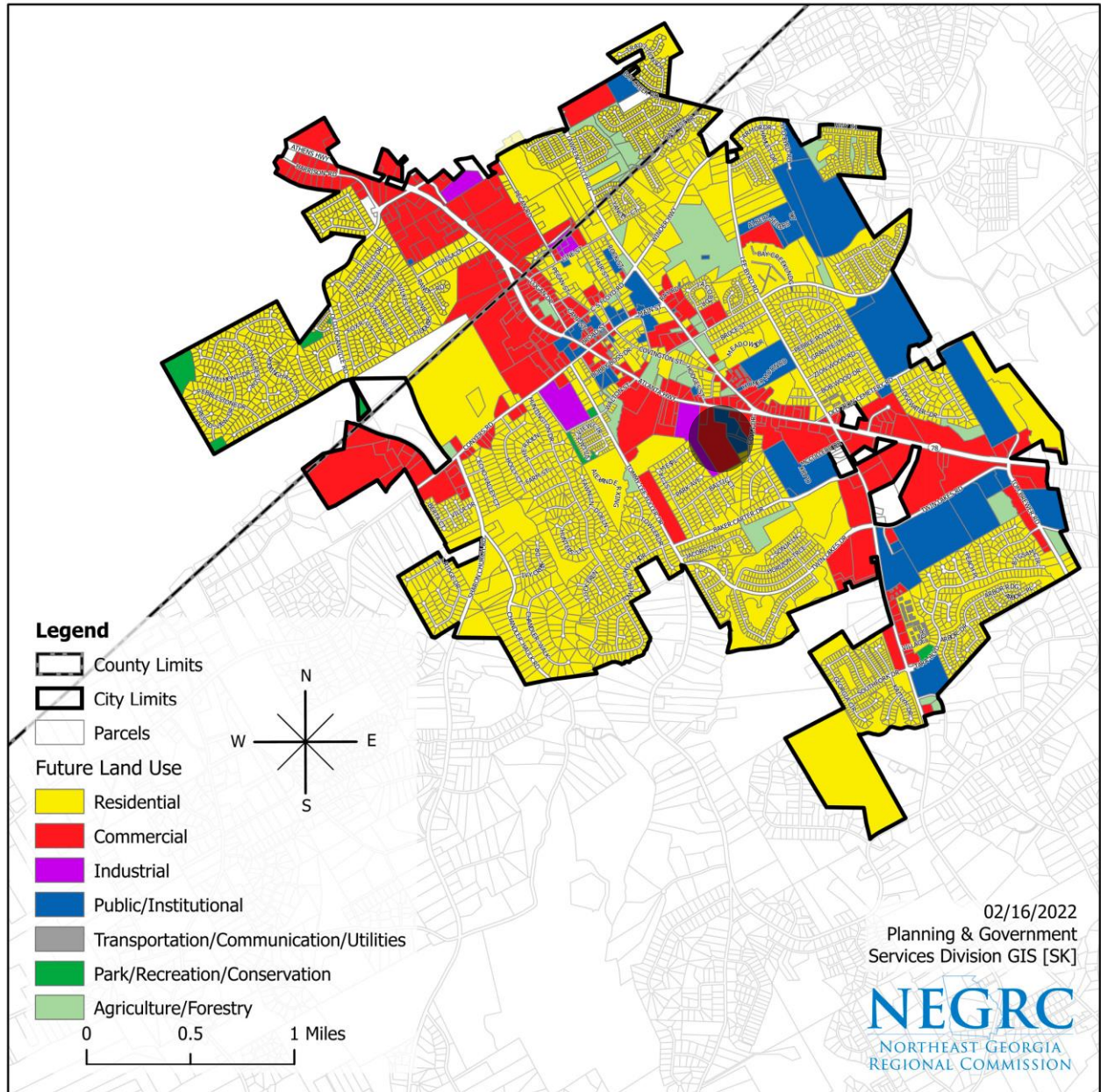
**PLANNING COMMISSION HEARING:** Oct. 24, 2024

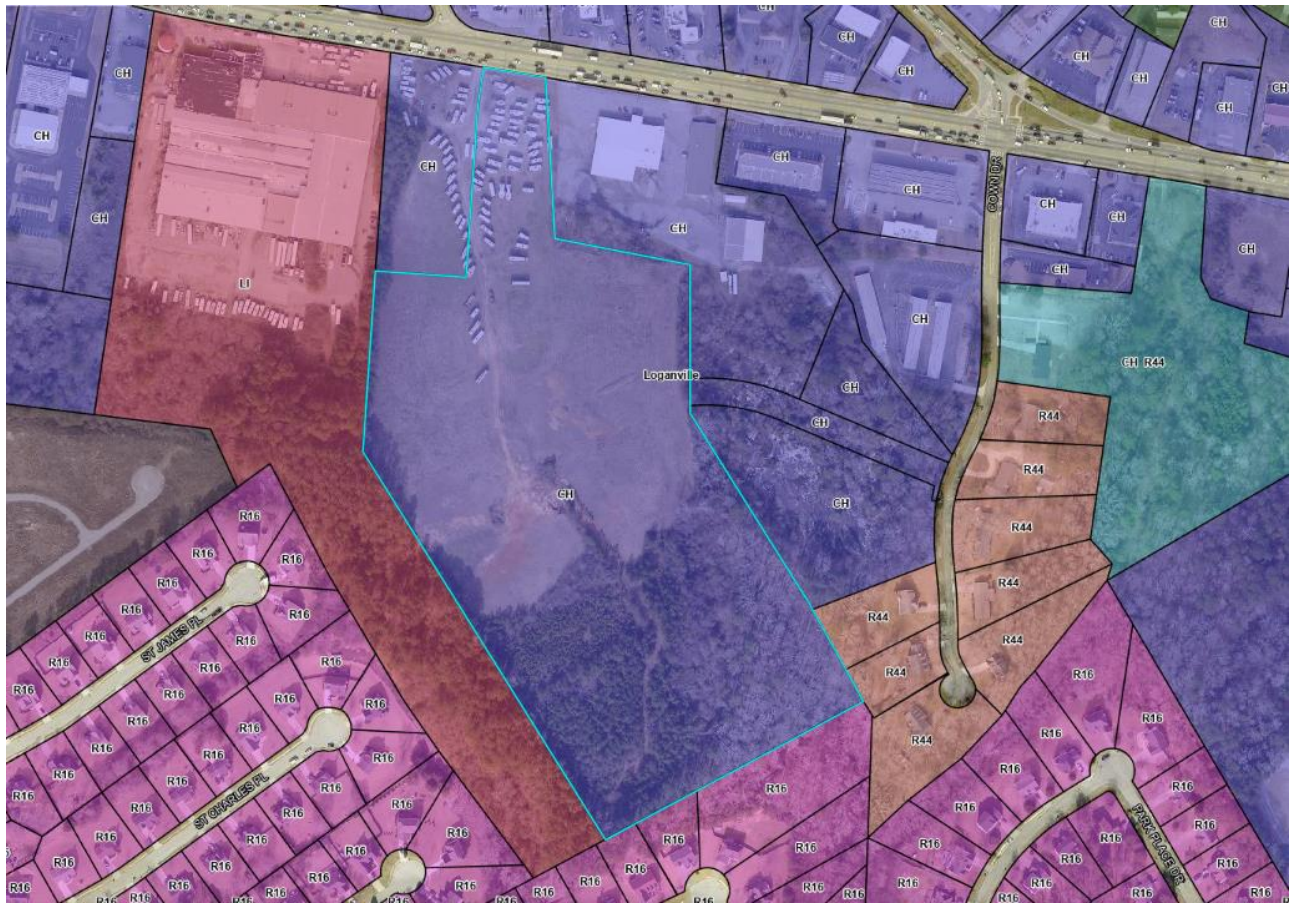
**CITY COUNCIL HEARING:** Nov. 14, 2024

## ZONING MAP



## FUTURE LAND USE MAP





**Applicant's Request**

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

**Existing Conditions**

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

**Impact Analysis/Recommendation**

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

**Planning Commission Recommended Conditions**

**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

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** Unknown

**SEWER**

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

**Size of the sewer line?** 8 inches

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

**Estimated waste generated by proposed development?** Unknown

**DRAINAGE AND ENVIRONMENTAL CONCERNS**

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

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

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

**Do stream bank buffers exist on the parcel?** No

**Are there other topographical concerns on the parcel?** Unknown

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

**TRANSPORTATION**

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

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

**Estimated number of cars generated by the proposed development?** Unknown



**Estimated number of trips generated by the proposed development?** Unknown

**Do sidewalks exist in the area?** Yes

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

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 1.5 miles

**Most likely station for 1st response?** Station 16

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

## LAND DESCRIPTION

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

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

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

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

Said property contains 23.652 acres.  
Including easements within

**GMEBS LIFE & HEALTH PROGRAM  
EMPLOYER DECLARATION & APPLICATION  
EMPLOYEE HEALTH, DENTAL & VISION BENEFITS  
LOGANVILLE**

**NOTE TO EMPLOYER:** THIS FORM DESIGNATES GMEBS HEALTH AND DENTAL BENEFITS THAT YOU REQUEST BE MADE AVAILABLE, THE POSITIONS THAT ARE ELIGIBLE FOR SUCH BENEFITS, AND THE EXTENT THE BENEFITS ARE AVAILABLE TO DEPENDENTS. TO BECOME EFFECTIVE, THIS DECLARATION MUST BE APPROVED BY YOUR GOVERNING AUTHORITY, AND BY THE GMEBS LIFE & HEALTH PROGRAM ADMINISTRATOR. UPON SUCH APPROVAL, THIS DECLARATION WILL REPLACE AND SUPERSEDE ANY PRIOR EMPLOYER DECLARATION ON FILE WITH THE GMEBS LIFE & HEALTH PROGRAM ADMINISTRATOR. IF YOU WISH TO OFFER HEALTH / DENTAL COVERAGE FOR RETIREES, YOU MUST APPROVE A SEPARATE RETIREE DECLARATION.

ELECTIONS MADE IN THIS DOCUMENT MAY OR MAY NOT RESULT IN PENALTIES IF YOU ARE AN APPLICABLE LARGE EMPLOYER (“ALE”) UNDER THE AFFORDABLE CARE ACT (“ACA”). IT IS YOUR RESPONSIBILITY TO CONSULT WITH YOUR ATTORNEY ABOUT WHETHER YOU ARE AN APPLICABLE LARGE EMPLOYER AND THE CONSEQUENCES OF YOUR ELECTIONS. REGARDLESS OF YOUR SIZE, BY EXECUTING THIS DECLARATION, YOU CERTIFY THAT YOU WILL NOT IMPOSE ELIGIBILITY CONDITIONS THAT ARE NOT SET FORTH IN THIS DOCUMENT, OR IMPOSE A LONGER WAITING PERIOD THAN IS SET FORTH IN THIS DOCUMENT. EFFECTIVE JANUARY 1, 2015, IF YOU ARE AN APPLICABLE LARGE EMPLOYER, YOU MAY INCUR ACA PENALTIES IF: 1) YOU DO NOT IDENTIFY ALL “FULL TIME EMPLOYEES” AS DEFINED BY THE ACA AND OFFER THEM HEALTH COVERAGE; 2) YOU DO NOT OFFER HEALTH COVERAGE TO DEPENDENT CHILDREN; OR 3) YOU DO NOT SUBSIDIZE HEALTH COVERAGE ENOUGH TO MAKE THE COST OF EMPLOYEE-ONLY HEALTH COVERAGE AFFORDABLE (AS DEFINED BY THE ACA).

**SECTION 1. ELIGIBLE POSITIONS; TYPE OF BENEFITS REQUESTED**

**1A. Regular Employees**– The Employer requests the following benefits for all Regular Employees (as defined below).

**Regular Employees:** A Regular Employee who resides in the United States, and is employed in a salaried or hourly rated position that requires 30 Hours of Service per week or more and is expected to last at least 48 weeks. An Hour of Service is an hour for which an employee is paid, or is entitled to payment, for the performance of duties for the employer, and each hour for which an employee is paid, or entitled to payment, due to vacation, holiday, illness, incapacity (including disability), layoff, jury duty, military duty or leave of absence.

Health       Dental       Vision

**1B. Elected or Appointed Members of the Governing Authority** – The Employer requests the following benefits for all active elected or appointed members of the Employer’s Governing Authority. This would include the Chief Legal Officer, Associate Legal Officer and Municipal Judges unless identified as being excluded by Employer below.

Health       Dental       Vision

**Exclude from Benefits: (EMPLOYER FILL IN BOX WITH "X")**

Chief Legal Officer       Associate Legal Officer       Municipal Judges

**1C. [For ALE’s only** - Participating Employers that are ALE’s may determine that certain workers who do not meet the definition of a Regular Employee above are “ACA Full-Time Employees.” For example, an Employer might determine that a newly hired employee in a nine-month position that requires 30 Hours of Service per week is an ACA Full-Time Employee. For coverage in calendar years 2015 and later, Participating Employers that are ALE’s may offer the coverage elected in 1A to anyone it determines to be an ACA Full-Time Employee.]

**SECTION 2. EMPLOYEE ELIGIBILITY WAITING PERIOD**

Section 4, Item A.

Individuals who are hired or take office into an Eligible position after the Employer’s effective date of health/dental coverage are eligible to enroll for such coverage on the first day of the calendar month following or coinciding with the date that they complete the following number of days of continuous, active service in an Eligible position.

0                       30                       45                       60

Those rehired into an Eligible position are not subject to a waiting period unless rehired after 13 consecutive weeks without an Hour of Service.

**[For ALE’s only** - The waiting period elected above applies for any newly hired workers the Employer identifies as being “ACA Full-Time Employees” pursuant to Section 1.C. If the Employer determines a worker to be an ACA Full-Time Employee based on Hours of Service during an initial measurement period, the waiting period: 1) starts at the end of the initial measurement period, and 2) must be shortened as needed for coverage to be effective no later than 13 months from the date of hire (or the first day of the following month if the worker did not start on the first day of the month.)]

Note: The Employer’s waiting period must be the same for all GMEBS Life & Health Program coverages offered by the Employer (i.e., health, dental, life, short term disability, etc.) There will be no exceptions to waiting period unless Employer submits documentation waiving the stated waiting period.

**SECTION 3. EMPLOYER HEALTH PLAN ELECTION**

If the “Health” box for any Employee position in Section 1A or 1B above is checked, the boxes checked below indicate the Health Plan option(s) and deductibles requested and coverage for dependents:

	Plan Name/Deductible	Employee	Employee + Spouse	Employee + Child	Family
<input checked="" type="checkbox"/>	HMO 90%	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	PPO 90/70 500	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	POS 90/70 1000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**SECTION 4. EMPLOYER DENTAL PLAN ELECTION** If the “Dental” box for any Employee position in Section 1A or 1B above is checked, the box checked below indicates whether coverage is requested for eligible dependents.

Employee Only                       Employee + Dependents (spouse and children)

**SECTION 5. EMPLOYER VISION PLAN ELECTION**

If the “Vision” box for any Employee position in Section 1A or 1B above is checked, the boxes checked below indicates whether coverage is requested for eligible dependents:

	Employee	Employee + Spouse	Employee + Child	Family

**SECTION 6. EMPLOYER REPRESENTATIVE** – Please list by title or position the person designated by the Employer to represent the Employer in all communications with GMEBS and the Program Administrator concerning the GMEBS Life & Health Program: Human Resources Director

The Employer may identify in writing to the Program Administrator an additional agent or authorized representative (such as an insurance broker) as being authorized to receive communications, including enrollment information for billing purposes.

**SECTION 7. EMPLOYER ADOPTION** - The Employer acknowledges that this Employer Declaration and Application will not become effective unless and until it is approved by the GMEBS Life & Health Program Administrator, and that upon such approval this Employer Declaration and Application will replace and supersede any prior Employer Declaration and Application concerning health and dental coverage for employees that is on file with the GMEBS Life & Health Program Administrator. The Employer further acknowledges that GMEBS’ approval of this Employer Declaration and Application is contingent upon the Employer having adopted the GMEBS Life and Health Program Participation Agreement, as amended. If the Employer has elected Vision Coverage, the Employer also agrees to the following Vision Participation Agreement required by Anthem, the insurer of the Vision Coverage:

VISION PARTICIPATION AGREEMENT

Section 4, Item A.

- By electing Vision Coverage, Employer is electing to participate in the Master Policy for Anthem Coverage held by GMEBS (the Policyholder.)
- The eligibility and waiting period provisions elected above are incorporated by reference in this Vision Participation Agreement.
- Employer shall fulfill the obligations of the "group" or the "employer" set forth in the Vision Coverage Certificate.
- The Employer affirms that it will not offer any other vision coverage while offering Vision Coverage through GMEBS.
- If the Employer engages in fraudulent conduct or misrepresentations when requesting or offering Vision Coverage, Anthem has the right to rescind, cancel or terminate the Employer's participation in the Anthem Vision Coverage effective on the date of the fraudulent conduct or misrepresentation, regardless of the date of Anthem's discovery of such conduct. The Employer shall be liable to Anthem for any and all payments made or losses or damages sustained by Anthem arising as a result of such conduct.
- In the event the Employer has failed to provide to Anthem's satisfaction, any information requested by Anthem, Anthem may terminate the Employer's participation in Vision Coverage upon thirty (30) days written notice.
- If the Employer fails to timely notify the Life & Health Program Administrator of an employee or dependent's loss of eligibility, and Anthem is unable to recover claim amounts paid to an ineligible individual, the Employer shall be liable to reimburse Anthem for all unrecovered claim amounts paid.
- Employer agrees not to impede any individual enrolled in Employer's Vision Coverage from performing his or her obligations under the Certificate of Coverage, and agrees to assist such individuals in performing their obligations.

Approved by the Mayor and Council/Commission of the City of Loganville, Georgia this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Attest: CITY OF \_\_\_\_\_, GEORGIA

\_\_\_\_\_  
Signature of City Clerk

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Print Name of City Clerk  
(SEAL)

\_\_\_\_\_  
Print Name of Mayor

**Please do not write below this line (for GMEBS USE ONLY)**

-----  
The terms of the foregoing Employer Declaration and Application are approved by the GMEBS Life  
Program Administrator this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

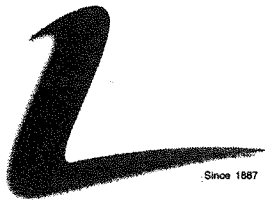
Section 4, Item A.

Subject to the applicable terms of the GMEBS Life and Health Program Participation Agreement and the  
Plan(s), the effective date of the coverages (or any change in coverage) as reflected in this Employer  
Declaration and Application will be the date shown under "Declaration Effective Date" on the first page of this  
form.

GMEBS LIFE & HEALTH PROGRAM ADMINISTRATOR

By: \_\_\_\_\_





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:** November 14, 2024

**Subject:** Generator Recipient/Subrecipient Agreement

### **RECOMMENDATION:**

Staff recommends that City Council approve this agreement to receive the awarded amount from the Federal Emergency Management Agency to purchase a generator for the Wastewater Treatment Plant. We are also seeking approval for Precision Planning to provide engineering, bid phase administration, and construction management for the project. The awarded amount and engineering fees are as follows:

- FEMA Share - \$128,932.00
- City Share - \$42,977.00
- Total Project Costs - \$171,909.00
  
- Precision Planning Services - \$18,000.00

### **BACKGROUND:**

The Utilities Department applied for two generators through the Hazard Mitigation Grant Program in 2019 for the Wastewater Treatment Plant. When we upgraded our wastewater treatment plant in 2020, we purchased a 1000 KW generator with budgeted funds. We are requesting to purchase a 450KW for the influent pump station through this grant, due to being awarded the funding in 2024. This will allow back-up power in the event of a storm or power outage to avoid disruption of sewer flows entering the treatment facility.

**GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY**

Section 6, Item A.

**BRIAN P. KEMP**  
GOVERNOR



**JAMES C. STALLINGS**  
DIRECTOR

October 7, 2024

Honorable Skip Baliles  
Mayor  
City of Loganville  
4303 Lawrenceville Road  
Loganville, Georgia 30052

Dear Mayor Baliles:

On behalf of Governor Brian P. Kemp, it is my pleasure to inform you that a Hazard Mitigation Grant Program (HMGP) award has been approved by the Federal Emergency Management Agency. This grant, which has been designated HMGP 4400-0025, will be used to purchase and install two (2) fixed generator to ensure continuity of critical services to the community. The total approved cost is \$589,000.00 with a federal share of \$441,750.00, and a local share of \$147,250.00.

Subrecipient Management Costs were not awarded in this funding source because the City of Loganville was grouped in a State Generator Application, with the State acting as the recipient and subrecipient, with other projects to make the application cost beneficial. Per the Hazard Mitigation Assistance Program and Policy Guidance, "Recipients cannot receive an additional 5% for management costs if also acting as a subrecipient. Management costs cannot be duplicated."

Please note the current period of performance for this grant is October 11, 2026.

These funds are subject to the execution of the enclosed Recipient-Subrecipient Agreement. Please sign and return agreement and a fully executed copy will be returned to you later for your files.

Thank you for your commitment to protect Georgia citizens. I appreciate your efforts to ensure that Georgia continues to be a safer place for us to live and raise our families. By working together, we are continuing to reduce the impacts caused by natural hazards. Should you have any questions regarding this grant, please contact Stephen Clark, Hazard Mitigation Manager, at (404) 635-4573.

Sincerely,

*Valarie Grooms* for,  
James C. Stallings

v/r/rl

Enclosures

cc: Danny Roberts, City Manager  
City of Loganville  
Brandon Phillips, Public Utilities  
City of Loganville  
Jonathon Jones, GA-CEM, Area Coordinator  
Georgia Emergency Management and Homeland Security Agency



October 31, 2024

City of Loganville  
Mr. Brandon Phillips, Public Utilities Director  
P.O. Box 39  
Loganville, GA 30052

**RE: Proposal for Engineering Services for the City of Loganville Influent Pump Station Generator Installation (FEMA Grant Award)**

Brandon:

Precision Planning, Inc. (PPI) is pleased to submit this proposal for engineering services to the City of Loganville Public Utilities Department for consulting in reference to design of a new 450 KW generator installation at the City's influent pump station. PPI will utilize sub-consultant EDEC for electrical design services on the project.

**The total project design fee is hourly not to exceed \$18,000 for design, bid phase, and construction support services.** PPI will design services in accordance with the attached Hourly Rate Schedule. Services provided will be invoiced on a monthly basis.

Our Standard General Conditions and Hourly Rates are attached and made part of this proposal. All reimbursable expenses shall be billed separately in accordance with Item H. Should you require any additional services, they would be negotiated in advance or computed for a fee based on the attached schedule of hourly rates.

We look forward to your acceptance of this proposal and to a successful working relationship with you. Should you find this proposal satisfactory, **please sign below, initial each page where indicated, and return a completed copy to our office.** If we may be of further service, or if there are any questions, please do not hesitate to contact us.

Thanks for the opportunity to serve the City of Loganville!

Sincerely,

Jimmy Parker, PE  
Executive Vice President

Attachment: Hourly Rates  
Standard General Conditions

Authorization given this \_\_\_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF LOGANVILLE HOURLY RATE SCHEDULE**

Senior Principal Engineer .....	\$210.00/Hour
Principal Engineer .....	\$190.00/Hour
Senior Project Manager .....	\$170.00/Hour
Project Manager.....	\$150.00/Hour
Project Engineer III .....	\$140.00/Hour
Project Engineer II .....	\$125.00/Hour
Project Engineer I .....	\$110.00/Hour
Senior Landscape Architect.....	\$150.00/Hour
Landscape Architect.....	\$90.00/Hour
Senior Project Architect .....	\$160.00/Hour
Project Architect .....	\$140.00/Hour
Principal Planner .....	\$130.00/Hour
Senior Engineering Technician .....	\$100.00/Hour
Engineering Technician .....	\$85.00/Hour
CADD Designer.....	\$65.00/Hour
Project Administrator.....	\$95.00/Hour
Senior Project Assistant .....	\$85.00/Hour
Project Assistant.....	\$65.00/Hour
Construction Observer .....	\$125.00/Hour
Registered Land Surveyor (RLS) .....	\$165.00/Hour
Survey Manager .....	\$135.00/Hour
Survey Coordinator .....	\$120.00/Hour
Survey Technician .....	\$95.00/Hour
Surveying Crew.....	\$205.00/Hour
Senior Electrical Engineer .....	\$160.00/Hour

Initials: \_\_\_\_\_

**STANDARD GENERAL CONDITIONS**

- A. In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Precision Planning, Inc., the Owner/Client agrees that all such electronic files are instruments of service of Precision Planning, Inc., who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.

Intelligent data, including but not limited to Building Information Modeling (BIM) and 3D Grading/Surface Modeling, are instruments of service. When transmitted, this data shall be for the sole purpose of visualization of design ideas by the Owner/Client and shall not constitute or supplement the contract documents. Differences may exist between these models and the corresponding hard copy contract documents, and Precision Planning, Inc. makes no representation about their accuracy or completeness.

The Owner/Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Owner/Client agrees not to transfer these electronic files to others without the prior written consent of Precision Planning, Inc. The Owner/Client further agrees that Precision Planning, Inc. shall have no responsibility or liability to Owner/Client or others for any changes made by anyone other than Precision Planning, Inc. or for any reuse of the electronic files without the prior written consent of Precision Planning, Inc.

In addition, the Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Precision Planning, Inc. or from any use or reuse of the electronic files without the prior written consent of Precision Planning, Inc..

Under no circumstances shall delivery of electronic files for use by the Owner/Client be deemed a sale by Precision Planning, Inc., and Precision Planning, Inc. makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Precision Planning, Inc. be liable for indirect or consequential damages as a result of the Owner/Client's unauthorized use or reuse of the electronic files.

- B. There shall be no assignments of any portion of the work as described within the above proposal or during any phase of the work without the written consent by Precision Planning, Inc. There shall be no disclosures of the scope of services and/or fees, as outlined within this proposal, to any third parties without the written consent of Precision Planning, Inc. There shall not be any re-use or reproduction of this proposal or design documents without the written consent of Precision Planning, Inc.
- C. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, land surveying, architectural and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. Precision Planning, Inc. assumes no responsibility for interpretation made by others based upon the work or recommendations made by Precision Planning, Inc.



Initials: \_\_\_\_\_

January 27, 2021

D. In recognition of the relative risks and benefits of the Project to both the Owner/Client and Precision Planning, Inc., the risks have been allocated such that the Owner/Client agrees, to the fullest extent permitted by law, to limit the liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants shall not exceed \$50,000 or the amount of Precision Planning, Inc.'s total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.

If Owner/Client prefers to have higher limits of professional liability, the limits can be increased to a maximum of one million (\$1,000,000.00) dollars upon Owner/Client's written request at the time of acceptance of this proposal provided that the Owner/Client agrees to pay an additional consideration of ten percent (10%) of the total fee or \$1,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not a charge for additional professional liability insurance.

E. Precision Planning, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Owner/Client, its officers, directors and employees (collectively, Owner/Client) against all damages and liabilities, to the extent caused by Precision Planning, Inc.'s negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Precision Planning, Inc. is legally liable.

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Neither the Owner/Client nor Precision Planning, Inc. shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

F. In the event the Owner/Client makes a claim against Precision Planning, Inc. at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and the Owner/Client fails to prove such claim, then the Owner/Client shall bear all cost incurred by Precision Planning, Inc. in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by Precision Planning, Inc. against the Owner/Client where failure of proof of claim is established, financial responsibility for Owner/Client's defense shall rest upon Precision Planning, Inc.) is hereby made a part of this agreement.

G. It is understood and agreed that Precision Planning, Inc. shall not be held responsible for any inaccuracies in any materials, data or records of any other person, firm or agency which are provided to it and/or may be utilized by it in the performance of specific services.



Initials: \_\_\_\_\_

January 27, 2021

H. Reimbursable expenses including mileage, photographic enlargements, reductions and reproduction, blueprinting, and courier services shall be billed at a rate of actual cost times 1.1. When overnight stay is required, it shall be billed as actual subsistence cost times 1.1.

NOTE: No back-up data or copies of bills will be provided for reimbursable expenses invoiced under this agreement. Should back-up data be requested, it will be provided for an administrative fee of \$100.00 per monthly invoice requiring verification, plus \$1.00 per copy of back-up data provided.

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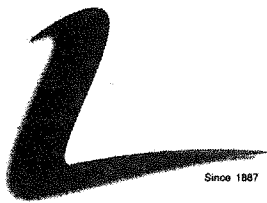
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Initials: \_\_\_\_\_

January 27, 2021



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:** November 14, 2024

**Subject:** Emergency Park Place Detention Pond Repair

**RECOMMENDATION:**

Staff recommends that the City Council approve emergency repair on Park Place detention pond.

**FISCAL IMPLICATION:**

Staff is requesting emergency repairs to the detention pond due to erosion and faulty outlet structure. We received four estimates for this project and are recommending North Creek perform the maintenance required to get the pond in compliance. The total costs for the project and engineering are \$171,475.00. Line item 505-4320-52205.

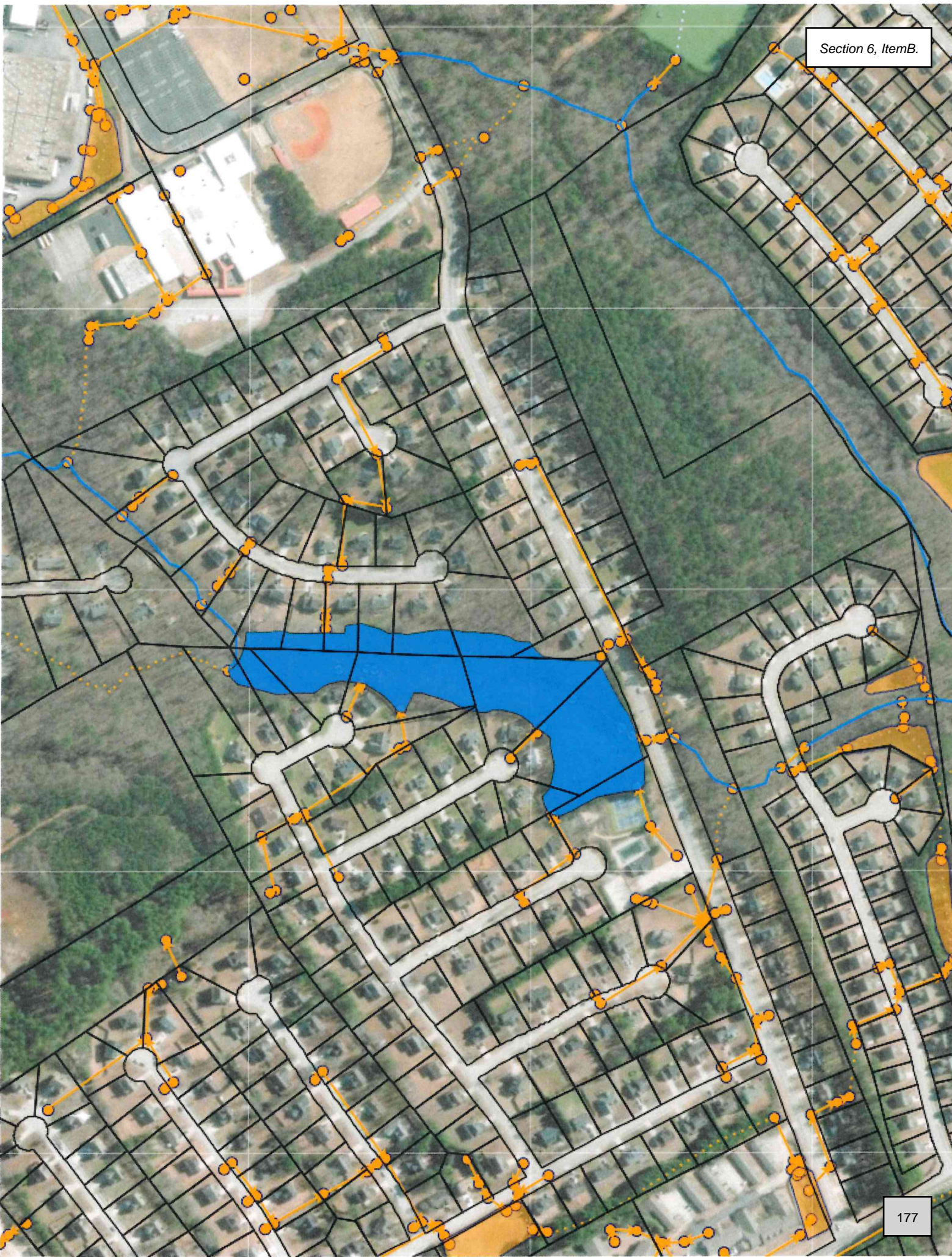
North Creek - \$163,975.00.  
Precision Planning - \$7500.00


**BACKGROUND:**

The detention pond we are requesting repair for is on private properties, and the homeowners are unable to fund these repairs due to the amount of maintenance required. We worked closely with the City Attorney and Engineers to determine responsibility, and the best course of action is performing the initial repair in order to get them in compliance with the city regulations. Precision Planning stated this needed to be an emergency repair due to the amount of problems with the pond. This will be a one-time repair, and will be the responsibility of the homeowner moving forward to maintain. An agreement will also be signed by the homeowner informing them that the city will take no responsibility or ownership for the detention pond after this initial courtesy repair. Work will not be performed unless all parties agree to the terms on the agreement.

We performed similar work on other privately owned detention ponds approved by City Council in November of 2023. North Creek performed some of these repairs, and worked well with the city during that process.





		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">9/4/2024</div>
<p>3357 Lenora Church Rd                  Snellville, Ga 30039                  JK@northcreekponds.com                  678-618-6080</p>		<p><b>PROPOSAL</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">                     City of Loganville                      Storm water department                      Bill Braswell                 </div>
<b>Description Of Work</b>	Job Location: Park Place	
Baker carter road		
<p>Removal of fallen and standing trees in pond                  Rework inlet to pond to fix erion washhouts                  Cut and grind trees on top side of embankments to create access                  Clean headwalls and install riprap filter rings                  Cut/ remove woody vegetation overgrowth throughout area of pond per drawing provided, embankments, and face of dam                  Re grout pipes in headwalls, OCS, Outfall outlet                  Turn filter stone as needed                  Re work OCS to fix erosion                  Clean trash and debris from pond</p> <p>Goal of this pond is to achieve positive water flow and repair erosion</p> <p>Remove a section of fence and replace when finished</p>		
<b>Total Amount</b>		<b>\$163,975.00</b>
Sign to accept and email back    X		
<p>North creek construction understands that working with us equipment has a high danger of flying debris and extremely heavy footprint, We further understand these machines have the potential to cause damage to property therefore I am requesting, North Creek construction group to access my property to complete the work I hired them to do I will not hold Northcreek instruction responsible for any damage at maker why accessing or working on my property. Damage such as broken concrete driveways, sidewalks or curbs, broken irrigation lines / sprinkler heads cut or smashed drain lines, Underground cables of any such power cable TV etc. overhead power lines, septic systems, fences, shrubbery trees, house, garage, windows and other structures or personal vehicles</p>		

# JJA ENTERPRISES, LLC

## QUOTE

404-368-8441  
jjaentllc@gmail.com

P.O. Box 1374  
Madison, GA 30650

**City of Loganville**  
4303 Lawrenceville Rd.  
Loganville, GA 30052

Date: 9/5/2024

Project Description: Baker Carter Retention Pond Repair

Description	Quantity	Total Price
Clearing of All Trees on Dam		
Repair Washout Around OCS		
Add Any Rip Rap Needed Around OCS & Headwall Locations		
Replace Fence at Top of Dam, if needed		
<b>Total Quote</b>		<b>\$ 167,500.00</b>

EXCLUSIONS:  
Replacing or repairing pipe  
Modification of existing structures

**\*Payment will be for actual quantities installed.**

Contact: Matt Arp  
Phone: 770-825-2501

Name/ Info:  
Bill Braswell  
City Of Loganville  
Phone: 770-466-0911  
Email: bbraswell@loganville-ga.gov



# Estimate

Project:  
Baker Carter Pond Repair

DATE September 6, 2024  
Estimate # 240093

Quotation valid until: October 6, 2024

Description	Quantity	Unit	Price	AMOUNT
<b>Mobilization</b>				
Heavy Equipment Mobilization	1	ls	\$ 12,000.00	\$ 12,000.00
				\$ -
<b>EROSION CONTROL</b>				\$ -
Grassing/Slope Mat ( Excluding Sod)	1	ls	\$ 6,000.00	\$ 6,000.00
				\$ -
<b>CLEARING AND GRUBBING (Inside 100yr Flood Plain Shown)</b>	1	ls	\$ 80,000.00	\$ 80,000.00
<b>MUCKING (Inside 100yr Flood Plain Shown)</b>	1	ls	\$ 30,000.00	\$ 30,000.00
<b>Storm Drain</b>				\$ -
Install New 48" Half Round & Trash Rack On Existing OCS	1	ls	\$ 11,000.00	\$ 11,000.00
Type III Rip Rap (Includes "ST" For The Three HW Inside the 100yr Flood Plain Shown)	1	ls	\$ 5,500.00	\$ 5,500.00
<b>INCIDENTALS</b>				\$ -
Sitework Repairs and Rebuild	1	LS	\$ 12,750.00	\$ 12,750.00
<b>Estimate:</b>				
<b>Does Not Include Pricing for Issues That May Arise Outside Of Contractors Control</b>				
			<b>TOTAL</b>	<b>\$ 157,250.00</b>

- Excludes Permits, Construction Staking, Clearing, Compaction Monitoring & Erosion Control Monitoring.
- One Mobilization, Any additional mob will be charged accordingly.
- Matthews Development reserves the right to renegotiate the price if plan grade is not obtainable and there is a vertical depth discession
- **Rock**-The prices provided in this quote are for DIRT ONLY. If any rock is inquired while performing site work it will be the responsibility of General Contract
- Rock Hammer will be \$6,500 per day 2 day minimum
- General Contractor is responsible for any/all erosion control measures.
- **Matthews Development is not responsible for any unmarked underground utilities. This is the responsibility of the general contractor.**
- On-Site Material is intended for trench backfill. No import or export is included.
- Due to market volatility Matthews Development is not bound to any completion deadline due to material shortages. Price escalation may be negotiated if needed. Cost only.
- No Bid Bond, Payment or Performance Bond Included

Customer Signature: \_\_\_\_\_

09 / 23 / 2024



# GEORGIA STORMWATER SERVICES

**Prepared for:**

City of Loganville  
Baker-Carter Drive Pond  
800 Bradley Cir  
Loganville, GA 30052  
Bill Braswell  
bbraswell@loganville-ga.gov  
678-539-7917

**Created by:**

**Craig Belsole**  
**State Inspector #88587**  
**(770) 710-4379**  
[www.georgiastormwaterservices.com](http://www.georgiastormwaterservices.com)

**EXPIRATION DATE: 30 Days upon receipt**

# Proposal details & pricing

SCOPE OF WORK TOTAL:	Price	Subtotal
Total Labor, Equipment, & Materials	\$168,200	\$168,200
	<b>Total</b>	<b>\$168,200</b>

Georgia Stormwater Services, LLC shall not be charged with liquidated damages or any excess cost when the delay in completion of the work is due to:

Unforeseeable causes beyond their control and without fault or negligence, including but not restricted to acts of God, or of public enemy, acts of the Owner, fires, floods, epidemics, strikes, freight embargoes, acts of domestic terrorism, and severe weather, acts of another contractor/company/person in performance of an agreement with the Property Owner. Customer shall provide adequate access to the project to perform its duties though proper steps will be taken, damage to lawn may occur.

Georgia Stormwater Services, LLC agrees to maintain liability insurance in commercially reasonable amounts.

This Agreement will be governed by and construed in accordance with the internal laws of the State of Georgia without giving effect to any choice or conflict of law provision or rule (whether of the State of Georgia or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Georgia.

Georgia Stormwater Services will charge the customer a flat fee outlined in the proposal. Fifty percent (50%) of the Proposal price upon contract acceptance. If the Customer cancels the job after Contract Acceptance, they forfeit the right to have their deposit returned. Remaining fifty percent (50%) is payable within seven (7) days of project completion. Final payment is not subject nor tied to County inspection.

### Agreed and accepted by:

Georgia Stormwater Services, LLC

City of Loganville

*Craig Belsole*

09 / 23 / 2024

Craig Belsole

Bill Braswell

GSWCC Georgia Soil and Water Conservation Commission

Craig L. Belsole  
Level 1B Certified Inspector  
Certification Number #88587

MS4 Compliance & Enforcement Inspector  
#CECI-00001-20-00015



Link to photos and videos: <https://photos.app.goo.gl/zHHCQiVAK6jBnuyr6>





November 4, 2024

City of Loganville  
Mr. Brandon Phillips, Public Utilities Director  
P.O. Box 39  
Loganville, GA 30052

**RE: Proposal for Construction Administration Services - Park Place Detention Pond Remediation**

Brandon:

Precision Planning, Inc. (PPI) is pleased to submit this proposal for construction administration services to the City of Loganville Public Utilities Department for construction phase support during the Park Place Detention Pond Remediation Project.

**Construction Phase Support Services**

Work under this subtask will be provided on an hourly basis as requested by the City. PPI may provide periodic site visits, review and respond to contractor request for information, assist in the review of monthly pay requests/change order requests, conduct field observation of construction in progress, and other support services as requested.

**ASSUMPTIONS AND EXCLUSIONS**

- The City of Loganville will provide day to day construction inspection and administration services, with hourly supplemental assistance from PPI.
- The City shall be responsible for all coordination with existing residents regarding construction schedule and other project related issues.

**COMPENSATION**

The total project fee is hourly not to exceed \$7,500.00 for construction support services. Services provided will be invoiced on a monthly basis.

Our Standard General Conditions and Schedule of Hourly Rates are attached and made part of this proposal. All reimbursable expenses shall be billed separately in accordance with Item H. Should you find this proposal satisfactory, **please sign below, initial each page where indicated, and return a completed copy to our office.** If we may be of further service, or if there are any questions, please do not hesitate to contact us.

Thanks for the opportunity to serve the City of Loganville!

Sincerely,

Jimmy Parker, P.E.  
Executive Vice President

Authorization given this \_\_\_\_\_ day of \_\_\_\_\_, 2024

F:\MARKETING\Loganville\Park Place Detention Pond\Loganville Park Place Detention Pond.doc

Attachment: Standard General Conditions  
Hourly Rates Schedule

By: \_\_\_\_\_

Title: \_\_\_\_\_



**CITY OF LOGANVILLE HOURLY RATE SCHEDULE**

Senior Principal Engineer .....	\$210.00/Hour
Principal Engineer .....	\$190.00/Hour
Senior Project Manager .....	\$170.00/Hour
Project Manager.....	\$150.00/Hour
Project Engineer III .....	\$140.00/Hour
Project Engineer II .....	\$125.00/Hour
Project Engineer I .....	\$110.00/Hour
Senior Landscape Architect.....	\$150.00/Hour
Landscape Architect .....	\$90.00/Hour
Senior Project Architect .....	\$160.00/Hour
Project Architect .....	\$140.00/Hour
Principal Planner .....	\$130.00/Hour
Senior Engineering Technician .....	\$100.00/Hour
Engineering Technician .....	\$85.00/Hour
CADD Designer .....	\$65.00/Hour
Project Administrator.....	\$95.00/Hour
Senior Project Assistant .....	\$85.00/Hour
Project Assistant.....	\$65.00/Hour
Construction Observer .....	\$125.00/Hour
Registered Land Surveyor (RLS) .....	\$165.00/Hour
Survey Manager .....	\$135.00/Hour
Survey Coordinator .....	\$120.00/Hour
Survey Technician .....	\$95.00/Hour
Surveying Crew.....	\$205.00/Hour
Senior Electrical Engineer .....	\$160.00/Hour

Initials: \_\_\_\_\_

**STANDARD GENERAL CONDITIONS**

- A. In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Precision Planning, Inc., the Owner/Client agrees that all such electronic files are instruments of service of Precision Planning, Inc., who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.

Intelligent data, including but not limited to Building Information Modeling (BIM) and 3D Grading/Surface Modeling, are instruments of service. When transmitted, this data shall be for the sole purpose of visualization of design ideas by the Owner/Client and shall not constitute or supplement the contract documents. Differences may exist between these models and the corresponding hard copy contract documents, and Precision Planning, Inc. makes no representation about their accuracy or completeness.

The Owner/Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Owner/Client agrees not to transfer these electronic files to others without the prior written consent of Precision Planning, Inc. The Owner/Client further agrees that Precision Planning, Inc. shall have no responsibility or liability to Owner/Client or others for any changes made by anyone other than Precision Planning, Inc. or for any reuse of the electronic files without the prior written consent of Precision Planning, Inc.

In addition, the Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Precision Planning, Inc. or from any use or reuse of the electronic files without the prior written consent of Precision Planning, Inc..

Under no circumstances shall delivery of electronic files for use by the Owner/Client be deemed a sale by Precision Planning, Inc., and Precision Planning, Inc. makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Precision Planning, Inc. be liable for indirect or consequential damages as a result of the Owner/Client's unauthorized use or reuse of the electronic files.

- B. There shall be no assignments of any portion of the work as described within the above proposal or during any phase of the work without the written consent by Precision Planning, Inc. There shall be no disclosures of the scope of services and/or fees, as outlined within this proposal, to any third parties without the written consent of Precision Planning, Inc. There shall not be any re-use or reproduction of this proposal or design documents without the written consent of Precision Planning, Inc.
- C. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, land surveying, architectural and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. Precision Planning, Inc. assumes no responsibility for interpretation made by others based upon the work or recommendations made by Precision Planning, Inc.



Initials: \_\_\_\_\_

January 27, 2021

- D. In recognition of the relative risks and benefits of the Project to both the Owner/Client and Precision Planning, Inc., the risks have been allocated such that the Owner/Client agrees, to the fullest extent permitted by law, to limit the liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants shall not exceed \$50,000 or the amount of Precision Planning, Inc.'s total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.

If Owner/Client prefers to have higher limits of professional liability, the limits can be increased to a maximum of one million (\$1,000,000.00) dollars upon Owner/Client's written request at the time of acceptance of this proposal provided that the Owner/Client agrees to pay an additional consideration of ten percent (10%) of the total fee or \$1,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not a charge for additional professional liability insurance.

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- F. In the event the Owner/Client makes a claim against Precision Planning, Inc. at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and the Owner/Client fails to prove such claim, then the Owner/Client shall bear all cost incurred by Precision Planning, Inc. in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by Precision Planning, Inc. against the Owner/Client where failure of proof of claim is established, financial responsibility for Owner/Client's defense shall rest upon Precision Planning, Inc.) is hereby made a part of this agreement.

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January 27, 2021

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Initials: \_\_\_\_\_

January 27, 2021



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:** November 14, 2024

**Subject:** Adoption of Flow Rate Restrictions on Plumbing Fixtures.

**RECOMMENDATION:**

Staff recommends that the City Council adopt the Flow Rate Restrictions on Plumbing Fixtures into our ordinance to allow funding through GEFA.

**BACKGROUND:**

This adopted ordinance will allow the Utilities Department to apply for funding to possibly be reimbursed for services pertaining to the Lead and Copper program. The costs associated with the lead and copper inventory totaled \$20,000.00. The city already addresses water conservation in our ordinance, but this is additional language to promote the State code 8-2-3.

Ordinance No.: 12.12.24.0\_\_\_\_

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LOGANVILLE, GEORGIA, FOR THE PURPOSE OF AMENDING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS OF THE CITY’S CODE OF ORDINANCES TO ADD ARTICLE III – HIGH-EFFICIENCY PLUMBING FIXTURES**

**THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:**

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

WHEREAS, on April 9, 2009, the City adopted its Code of Ordinances of the City of Loganville, Georgia, as amended (the “Code”); and,

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

WHEREAS, the City desires to add Article III – High-Efficiency Plumbing Fixtures to the Code to comply with O.C.G.A. § 8-2-1 et seq.; and,

WHEREAS, pursuant to O.C.G.A. § 8-2-1, the Georgia General Assembly finds that an adequate supply of clean drinking water is a precious and essential resource upon which life depends; and,

WHEREAS, pursuant to O.C.G.A. § 8-2-1, the Georgia General Assembly further finds that technology is available to improve the efficiency of plumbing products.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of Loganville do hereby declare and adopt this Ordinance 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) The Code of Ordinances of the City of Loganville officially adopted on April 9, 2009, is hereby amended by adding the text amendments shown on Exhibit “A” attached hereto; and,
- (3) All resolutions, ordinances, or parts of ordinances in conflict herewith are hereby repealed; and,
- (4) This action shall be effective immediately upon the date so ordained.

SO ORDAINED this \_\_\_\_ day of December, 2024.

**CITY OF LOGANVILLE, GEORGIA**

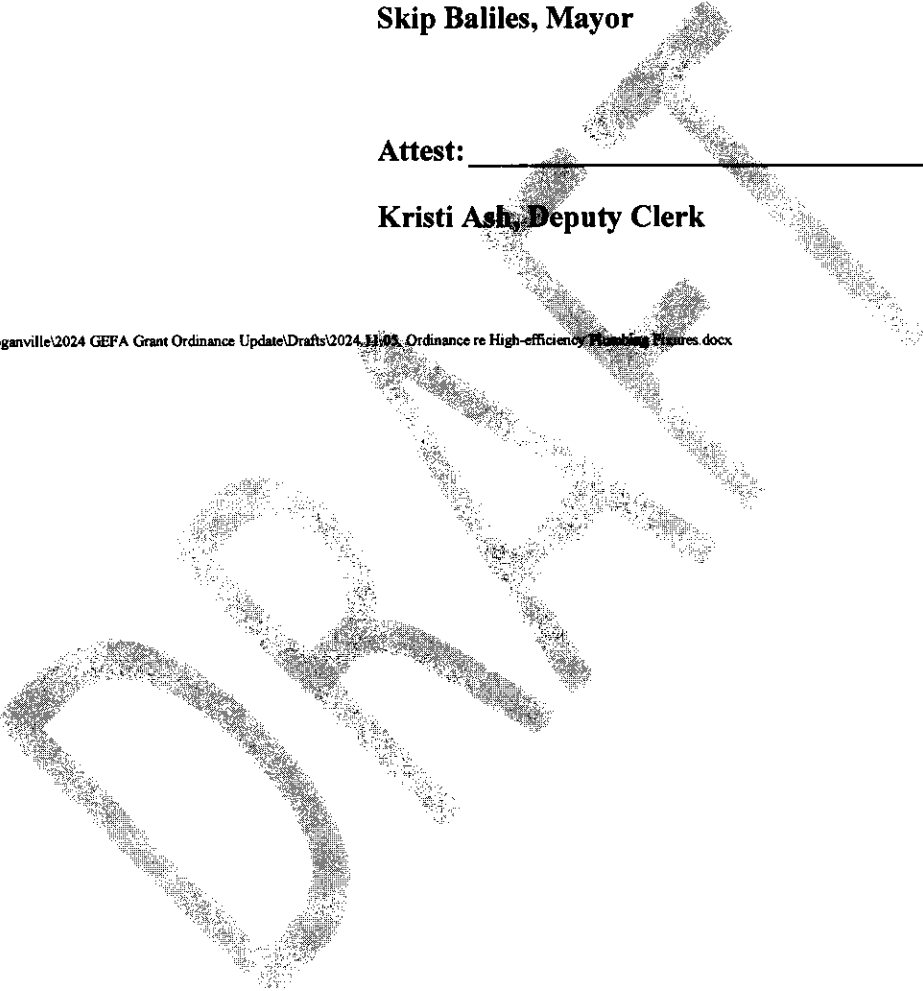
By: \_\_\_\_\_ (SEAL)

**Skip Baliles, Mayor**

Attest: \_\_\_\_\_ (SEAL)

**Kristi Ash, Deputy Clerk**

R:\City of Loganville\2024 GEFA Grant Ordinance Update\Drafts\2024.11.03\_Ordinance re High-efficiency Plumbing Figures.docx



## EXHIBIT "A"

## CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS

## ARTICLE III. – HIGH-EFFICIENCY PLUMBING FIXTURES

State Law reference— Flow-rate restrictions on plumbing fixtures, O.C.G.A. § 8-2-3.

**Sec. 103-186. - Purpose of article.**

It is the purpose of this article to:

- (1) Promote greater efficiency in residential and commercial water use and preserve the natural resources of this state.
- (2) Reduce consumer water and energy costs by reducing indoor water use, reducing the need for new water supplies and treatment facilities, lowering operation and maintenance costs for water and sewer utilities, and reducing the amount of energy used to heat, treat and transport water.
- (3) Generate consumer awareness of the need to save water and of the savings that can result from the use of efficient plumbing products.

**Sec. 103-187. – Definitions.**

- (1) "Commercial" means any type of building other than residential.
- (2) "Construction" means the erection of a new building or the alteration of an existing building in connection with its repair or renovation or in connection with making an addition to an existing building and shall include the replacement of a malfunctioning, unserviceable, or obsolete faucet, showerhead, toilet, or urinal in an existing building.
- (3) "Lavatory faucet" means a faucet that discharges into a lavatory basin in a domestic or commercial installation.
- (4) "Plumbing fixture" means a device that receives water, waste, or both and discharges the water, waste, or both into a drainage system. The term includes a kitchen sink, utility sink, lavatory, bidet, bathtub, shower, urinal, toilet, water closet, or drinking water fountain.
- (5) "Plumbing fixture fitting" means a device that controls and directs the flow of water. The term includes a sink faucet, lavatory faucet, showerhead, or bath filler.
- (6) "Pressurized flushing device" means a device that contains a valve that:



(A) Is attached to a pressurized water supply pipe that is of sufficient size to deliver water at the necessary rate of flow to ensure flushing when the valve is open; and

(B) Opens on actuation to allow water to flow into the fixture at a rate and in a quantity necessary for the operation of the fixture and gradually closes to avoid water hammer.

(7) "Toilet" means a water closet.

(8) "Water closet" means a fixture with a water-containing receptor that receives liquid and solid body waste and on actuation conveys the waste through an exposed integral trap into a drainage system and which is also referred to as a toilet.

(9) "WaterSense™" means a voluntary program of the United States Environmental Protection Agency designed to identify and promote water efficient products and practices.

#### **Sec. 103-188. Standards for Plumbing Fixtures.**

(a) No plumbing fixture shall be installed that does not meet the standards listed in this section or the state minimum plumbing code, whichever is stricter. This includes all plumbing fixtures installed in newly constructed buildings or when replacing plumbing fixtures during remodeling or renovation of existing buildings, except as noted in section 103-189.

(b) The standards are as follows:

(1) A water closet or toilet that:

A. Is a dual flush water closet that meets the following standards:

i. The average flush volume of two reduced flushes and one full flush may not exceed 1.28 gallons;

ii. The toilet meets the performance, testing, and labeling requirements prescribed by the following standards, as applicable:

(I) American Society of Mechanical Engineers Standard A112.19.2-2008;

(II) American Society of Mechanical Engineers Standard A112.19.14-2006 six-liter water closets equipped with a dual flushing device; and

iii. Is listed to the WaterSense™ Tank-Type High Efficiency Toilet Specification; or

B. Is a single flush water closet, including gravity, pressure assisted, and electro-hydraulic tank types, that meets the following standards:

i. The average flush volume may not exceed 1.28 gallons;

ii. The toilet must meet the performance, testing, and labeling requirements prescribed by the American Society of Mechanical Engineers Standard A112.192/CSA B45.1 or A112.19.14; and

iii. The toilet must be listed to the WaterSense™ Tank-Type High Efficiency Toilet Specification;

(2) A shower head that allows a flow of no more than an average of 2.5 gallons of water per minute at 60 pounds per square inch of pressure;

(3) A urinal and associated flush valve that:

A. Uses no more than 0.5 gallons of water per flush;

B. Meets the performance, testing, and labeling requirements prescribed by the American Society of Mechanical Engineers Standard A112.19.2/CSA B45.1;

C. For flushing urinals, meets all WaterSense™ specifications for flushing urinals; and

D. Where non-water urinals are employed, complies with American Society of Mechanical Engineers Standard A112.19.3/CSA B45.4 or American Society of Mechanical Engineers Standard A112.19.19/CSA B45.4. Non-water urinals shall be cleaned and maintained in accordance with the manufacturer's instructions after installation. Where non-water urinals are installed they shall have a water distribution line roughed-in to the urinal location at a minimum height of 56 inches (1,422 millimeters) to allow for the installation of an approved backflow prevention device in the event of a retrofit. Such water distribution lines shall be installed with shut-off valves located as close as possible to the distributing main to prevent the creation of dead ends. Where non-water urinals are installed, a minimum of one water supplied fixture rated at a minimum of one water supply fixture unit shall be installed upstream on the same drain line to facilitate drain line flow and rinsing;

(4) A lavatory faucet or lavatory replacement aerator that allows a flow of no more than 1.5 gallons of water per minute at a pressure of 60 pounds per square inch in accordance with American Society of Mechanical Engineers Standard A112.18.1/CSA B.125.1 and listed to the WaterSense™ High-Efficiency Lavatory Faucet Specification; and

(5) A kitchen faucet or kitchen replacement aerator that allows a flow of no more than 2.0 gallons of water per minute.

**Sec. 103-189. Commercial building construction.**

There shall be no construction of any commercial building initiated within the city for any commercial building of any type which does not meet the requirements of Section 103-188.

**Sec. 103-189. – Exemptions-Grounds.**

An exception to the requirements of this article relative to new construction and to repair or renovation of an existing building may be granted by code enforcement officer when:

- (1) The repair or renovation of the existing building does not include the replacement of the plumbing or sewage system servicing toilets, faucets or showerheads within such existing building;
- (2) Such plumbing or sewage system within such existing building, because of its capacity, design or installation would not function properly if the toilets, faucets or showerheads required by this article were installed;
- (3) Such system is a well or gravity flow from a spring and is owned privately by an individual for use in such individual's personal residence;
- (4) Units to be installed are:
  - A. Specifically designed for use by the handicapped;
  - B. Specifically designed to withstand unusual abuse or installation in a penal institution; or
  - C. Toilets for juveniles.

**Sec. 103-190. - Same—Application.**

An application for exception to the provisions of this article may be submitted to the code enforcement officer by applying for a plumbing permit specifying the exact conditions under which the exception is requested. The code enforcement officer shall deny any such application when in his opinion the request does not comply with this article.

**Sec. 103-191. - Enforcement; penalty for violation of article.**

This article shall be enforced by the code enforcement office. Citations for violations may be issued by the code enforcement officer or his authorized representative. Any person, corporation, partnership or other entity violating this article shall be tried before the municipal court of the city. Upon conviction, such person, corporation, partnership or other entity found guilty of a violation of this article shall be punished as provided in Section 1-8.

**Secs. 103-192—103-230. - Reserved.**



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**Staff Report**

**To:** Mayor and City Council

**Through:** Danny Roberts, City Manager

**From:** Jeremy Armistead, Public Works Department Director

**Date:** November 14, 2024

**Subject:** Toddler Park Design Renovations Proposal

**RECOMMENDATION:**

The staff recommends City Council approve Goodwyn Mills Cawood (GMC) proposal date November 5, 2024 for Toddler Park. The scope of design will include hardscape, lighting, playground equipment, and other ADA items.

**FISCAL IMPLICATION:**

Projected budget cost is for \$300,000.00 +. Requested funding source would be 2019 Walton County SPLOST. Line item #321-6200-542100. Other funding grants are also being looked at currently by staff.

**BACKGROUND:**

Toddler Park was purchased in 2001 and in 2005 the playground equipment bid was \$40,000 with Loganville Woman’s Club donating \$10,000 to be used in the park. Toddler park has been discussed in the past for upgrades at the time grant funding was not available.



November 5, 2024

Danny Roberts  
City of Loganville

**Goodwyn Mills Cawood**

6120 Powers Ferry Road NW  
Suite 200  
Atlanta, GA 30339

T (770) 952-2481  
F (770) 955-1064

www.gmcnetwork.com

REFERENCE: PROPOSAL FOR CONCEPTUAL DESIGN SERVICES

PROJECT: LOGANVILLE TODDLER PARK PLAYGROUND

Danny,

Goodwyn Mills Cawood, LLC (GMC) sincerely appreciates the opportunity to present this proposal to provide Professional Architectural Services for the City of Loganville.

This proposal is a result of our discussions based on our 10/29 meeting. Owner provided digital information related to boundary, topography, or environmental constraints will be utilized in developing the base file, otherwise we will use aerial images and property information available online to construct. Subsequent plans may need modification to better account for these features unless accurate information is provided by the owner. The following is an understanding of the scope of services, related fees, and schedule for this project.

**Project Description**

Redesign of existing .3-acre toddler park to include enhanced amenities and inclusive playground elements. Budget for this project is \$300,000 but concepts that exceed that number may be explored if deemed necessary to provide the desired look and feel. Design to utilize existing shade structures if feasible.

**SCOPE OF DESIGN SERVICES**

Project Elements:

- Hardscape
- Inclusive Play Surfacing
- Landscape
- Site furnishings
- Site lighting
- Coordination of Proposed Playground Equipment
- Coordination of Inclusive Play Elements and/or Structures
- Fencing
- Proposed Monument Locations

We will produce an overall hand sketched masterplan incorporating proposed improvements with one or more options for your review. Pictures and imagery will be provided to help you better understand the proposed conditions as needed. We will meet with you and others and obtain input for the proposed concepts.

Based on your comments and input we can finalize the master plan. All recommendations will be presented on a masterplan illustrating what the proposed conditions will look like. Deliverable will include the following:

- Hand drawn initial master plan sketches
- Illustrative Hardline Master Plan

We will provide you with a pdf/electronic version suitable for reproduction.



**SCHEDULE**

Anticipated schedule from Notice to Proceed:

- Schematic Design 3-6 weeks

**COMPENSATION**

<i>PHASE</i>		<i>FEE</i>
Schematic Design	\$	14,925

**Reimbursable Expenses**

Expenses directly related to the Project will be reimbursed by the Owner, in addition to the compensation outlined above, and will be invoiced to the Owner with a 1.2 markup. Normal reimbursable expenses include costs associated with travel, as well as costs of reproduction (for progress prints and final documents for Owner and), and communication (postage, delivery, and handling of documents). GMC recommends an allowance of 6% of the professional fee be budgeted.

**Payment Terms**

Professional services will be invoiced monthly in accordance with the status of the work. Payment is due 30 days from the invoice date, and is consider past-due thereafter. Past-due invoices will accrue interest at a rate of one percent (1%) per month.

**FAIR ALLOCATION OF RISK**

In recognition of the relative risks, rewards and benefits of the project to both the Owner and the Architect, the risks have been allocated such that the Owner agrees that, to the fullest extent permitted by applicable law, GMC and its consultants' total liability to the Client for any and all claims, injuries, losses, expenses, damages or claim expenses arising out of this agreement and/or the subsequent AIA Contract shall not exceed *ONE-HUNDRED THOUSAND DOLLARS [\$100,000.00]*.

**LIABILITY INSURANCE**

GMC maintains Workman's Compensation, comprehensive commercial general liability, and professional liability (E&O) insurance coverage. A copy of our insurance certificate is available upon request.

If this proposal meets your approval, please signify by adding your signature below and sending back to me. We look forward to working with you on this project.

Sincerely,

**GOODWYN MILLS CAWOOD, LLC**

Sam Serio, PE  
VP, Engineering

AGREED:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
By

\_\_\_\_\_  
Date



Percussion Play Sunflower Petal Drum



\$2,829.00

Choose Options



Percussion Play Poppy Petal Drum



\$2,829.00

Choose Options

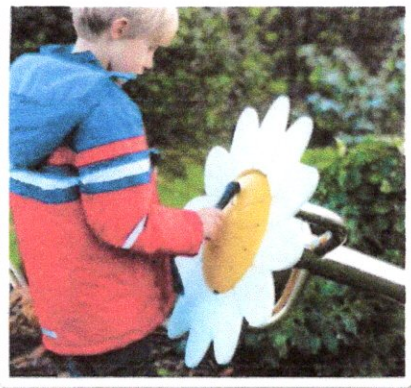


Percussion Play Forget-Me-Not Petal Drum



\$2,829.00

Choose Options



Percussion Play Daisy Petal Drum



\$2,829.00

Choose Options



Percussion Play Congas Trio Ensemble Outdoor Instruments



\$4,419.00

Choose Options



Freenotes Harmony Park Red Mushroom Instrument



\$2,563.00

Choose Options

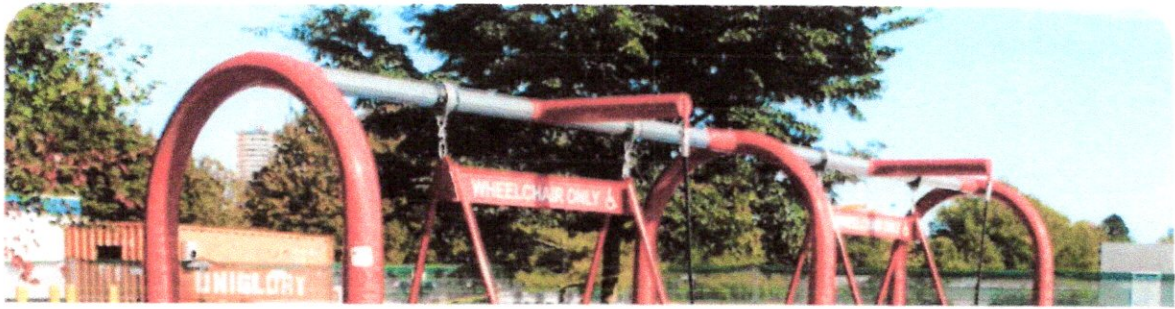
Sun shades  
Rubber mat  
Swings for wheel chairs  
Many go forward

Home > Freedom Glider ADA Accessible Swing S...

WillyGoat™ Search...

fun@willygoat.com  
888.920.4628

Cart Quote



Click on image to zoom



\$ 33,000

## Freedom Glider ADA Accessible Swing Set Platform

WillyGoat.com

NETPLAY USA

SKU: Double-Freedom-Glider

LEAD TIME: 8 TO 10 WEEKS



The Freedom Glider is a breakthrough for parks, schools, and places welcoming inclusivity. Designed to welcome everyone, this glider ensures complete wheelchair access and even features a self-propel option, granting unparalleled independence. Available in various colors. This all-welded, ASTM F1487-compliant innovation breaks barriers, offering unmatched durability and accessibility.

Bay: **Double Bay**

Double Bay

Freedom Glider Color  
Yellow



Section 7, Item B.

X



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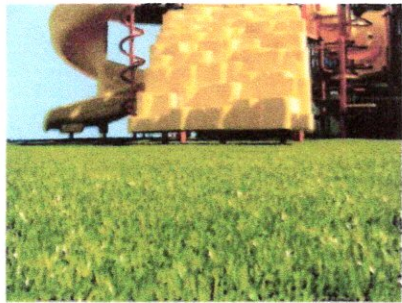
Engineered Wood Fiber Mulch  
Playground Safety Surfacing

View Product



DuraPlay  
Pour-In-Place Playground  
Safety Surfacing

View Product



AmeriTurf  
Artificial Turf Playground  
Safety Surfacing

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Sportsplay  
ADA Swing Seat Harness

\$42.00

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Sportsplay  
Wheelchair Platform Swing  
and Frame

View Product

(800) 605-0038

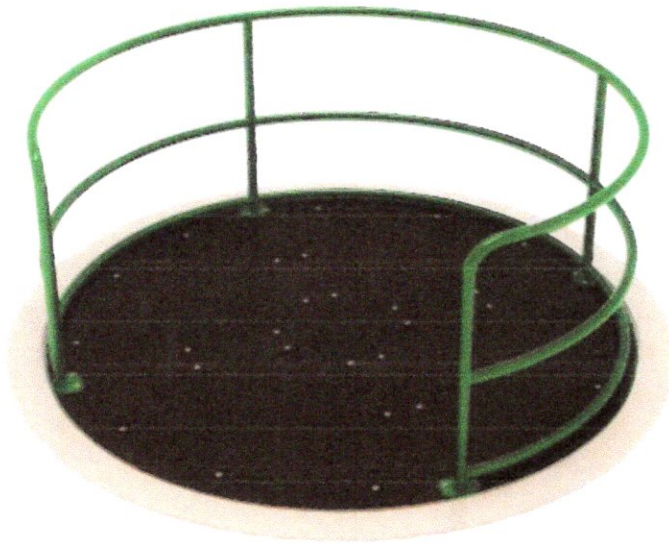
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[Home](#) / [Free Standing Play](#) / One Capacity Wheelchair Accessible Merry Go Round



### One Capacity Wheelchair Accessible Merry Go Round

\$14,810.00







Inclusion Matters® by Shane's Inspiration is an international nonprofit dedicated to creating social inclusion for children with disabilities through the creation of inclusive play environments and educational programming. Landscape Structures is proud to partner in this vision, which fosters a bias-free world among children of all abilities.





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## Staff Report

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

**Through:** Danny Roberts, City Manager

**From:** Ross Burrell, Fleet Maintenance Director

**Date:** November 14, 2024

**Subject:** Auction City of Loganville surplus inventory/equipment through Muncibid Auction.

**RECOMMENDATION:**

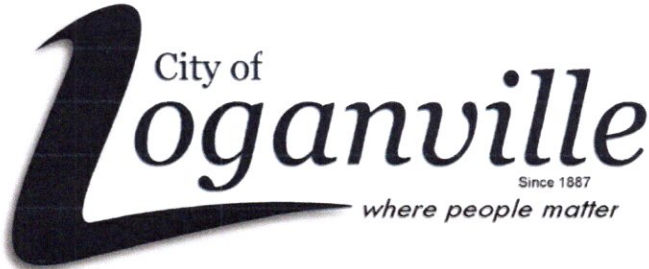
Staff requests the City Council approves the auction of city surplus inventory/equipment.

**FISCAL IMPLICATION:**

Surplus funds will be placed back into the appropriate accounts based on the original funding source, i.e. general/enterprise funds.

**BACKGROUND:**

The Fleet Maintenance Department has placed this equipment out of service. This equipment is too costly to maintain and has several mechanical issues. Most equipment is 10+ years old and beyond its service life. List attached.



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1	Year	Model	Vin#	Department
2	2011	Charger	2B3CL1CT7BH599978	PD53
3	2012	Charger	2C3CDXAT5CH282711	PD54
4	2012	Charger	2C3CDXAT9CH282713	PD55
5	2012	Charger	2C3CDXAT7CH282709	PD56
6	2013	Charger	2C3CDXAT3DH679836	PD57
7	2014	Charger	2C3CDXAT8EH172156	PD62
8	1998	IHC 4900	1HTGCADT4WH529139	Crt Award
9	2011	Charger	2B3CL1CT8BH540275	PD52
10	2015	N LEAF	1N4AZ0CP3FC324138	Water EV6
11	2015	N LEAF	1N4AZ0CP3FC325550	Fleet EV2
12	2015	N LEAF	1N4AZ0CPXFC321964	Fleet EV5
13	1998	IHC 4900	1HTSHAAR8WH561449	WQC
14	2008	Charger	2B3KA33G08H242506	FD 5
15	2005	Trail Blazer	1GNDS13S952271883	C Hall
16	2005	F150	1FTPX12595FA33267	B & G
17	2005	F650	3FRWF65V45V103925	WQC
18	1999	J Deer Gator	W006X4X039505	Water 6x2
19	1999	Cornell	4045D/6NHTA	By-PassPump
20	2005	F350	1FDWF36P45EB03216	Water/Sewer
21		Power Tiller	T05815080040727	Tiller
22		1000 gal Tank	Aluminum	Water Dept
23	1994	90XPChopper	Serial #2272	Public Works
24	L783	Skid Loader	New Holland 828260	WQC
25		3 LamsonBlowers P002103		WQC
26		Camper Bed Cover 5 1/2 footpick-up truck bed		
27		ClubCar golf cart 48volt electric	cart A0030-911482	C Hall/Events
28	2Pumps	Mayno Sludge Pump R70LP213		WQC
29		John Deere	BA 72 Broom	WaterDept
30		Harley Power Box Rake M-6		Water Dept
31		Bradco ATP 84 Skid Steer Dozer Blade		Water Dept
32		Toro Zero Turn Mowers , need 2 repair		Public Works
33		J Deere	2653 triplex Reel Mower	P Works Works
34		30ft Christmas Tree , consist of the frame, the pre lit panels and the wiring		



## INVITATION TO BID

Bid proposals will be received by the City of Loganville for the sale of the following:

Year	Model	Vin#
2011	Charger	2B3CL1CT7BH599978
2012	Charger	2C3CDXAT5CH282711
2012	Charger	2C3CDXAT9CH282713
2012	Charger	2C3CDXAT7CH282709
2013	Charger	2C3CDXAT3DH679836
2014	Charger	2C3CDXAT8EH172156
1998	IHC 4900	1HTGCADT4WH529139
2011	Charger	2B3CL1CT8BH540275
2015	N LEAF	1N4AZ0CP3FC324138
2015	N LEAF	1N4AZ0CP3FC325550
2015	N LEAF	1N4AZ0CPXFC321964
1998	IHC 4900	1HTSHAAR8WH561449
2008	Charger	2B3KA33G08H242506
2005	Trail Blazer	1GNDS13S952271883
2005	F150	1FTPX12595FA33267
2005	F650	3FRWF65V45V103925
1999	J Deer Gator	W006X4X039505
1999	Cornell	4045D/6NHTA
2005	F350	1FDWF36P45EB03216
	Power Tiller	T05815080040727
	1000 gl Tank	Aluminum
1994	90XPChipper	Serial #2272
L783	Skid Loader	New Holland 828260
3	LamsonBlowers P002103	
2005	Camper Bed Cover 5 1/2 footpick-up truck bed	
	ClubCar golf cart 48volt electric	cart A0030-911482
2Pumps	Mayno Sludge Pump R70LP213	
	John Deere	BA 72 Broom
	Harley Power Box Rake M-6	
	Bradco ATP 84 Skid Steer Dozer Blade	
2	Toro Zero Turn Mowers , need repair	
	J Deere	2653 triplex Reel Mower P Works
	30ft Christmas Tree , consist of the frame, the pre lit panels and the wiring	

Anyone wishing to inspect the used item(s) should contact Ross Burrell @ (770) 466-7870

The City of Loganville does not provide any guarantee and/or warranties relative to the item(s) being sold. Thus, the item(s) is/are offered on an "AS IS – WHERE IS" basis.

Bids are only accepted through Municibid.com website starting January 6, 2024. City of Loganville reserves the right to accept or reject any or all proposals. Cash, Money Orders, or Certified Checks will only be accepted as Payment Method. Pick up location and time will be posted on the auction site.