



DOWNTOWN DEVELOPMENT AUTHORITY CALLED MEETING AGENDA

Wednesday, March 04, 2026 at 6:30 PM

Council Chambers

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADOPTION OF AGENDA**
4. **APPROVAL OF MINUTES**
5. **TREASURER'S REPORT**
6. **OLD BUSINESS**
 - Departing Members and New Members
7. **NEW BUSINESS**
 - [Discussion](#) of RFQ
 - Elect New Secretary
 - Future Land Transaction Ideas
 - Approve For Sale Sign placement on 254 Main
8. **ADJOURNMENT**
9. **PUBLIC COMMENT**

Unless otherwise announced and posted, the Loganville Downtown Development Authority meets regularly on the third Thursday of each month at 6:30 in City Council Chambers.

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

The DDA 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.

Request for Qualifications & Conceptual Development Proposals

254 Main Street & Optional Adjacent Parcel Redevelopment

Issued by: Loganville Downtown Development Authority

1. Downtown Vision

The DDA seeks to catalyze downtown revitalization through a high-quality, pedestrian-oriented mixed-use development. The project should enhance Main Street and extend commercial activation along Pecan Street while supporting long-term economic growth.

2. Development Intent

- Minimum two stories along Main and Pecan Streets (three permitted).
- Continuous ground-floor commercial frontage.
- Restaurant-ready corner space with integrated courtyard opportunity.
- Rooftop terrace opportunity above restaurant portion.
- Parking integrated mid-block and screened from primary streets.
- Secondary building opportunity at the far parcel corner.

3. Architectural Character

Architecture should reflect a timeless Main Street aesthetic, utilizing quality masonry materials, articulated storefront bays, vertically proportioned windows, and defined rooflines.

4. Illustrative Concepts

Renderings and diagrams included in this document are illustrative only and provided to convey general development intent. Final design shall be proposed by the selected developer and approved by the DDA.

5. Submission Requirements

- Statement of qualifications and experience.
- Evidence of financial capacity.
- Concept narrative and preliminary site/massing concepts.
- Proposed development schedule.
- Purchase proposal for parcel(s).

6. Evaluation Criteria

- Alignment with Vision and Urban Form Objectives (25%).
- Design Quality and Activation Strategy (20%).
- Developer Experience (15%).
- Financial Capacity (15%).
- Economic Impact to Downtown (15%).
- Purchase Offer (10%).

7. Terms and Conditions

The DDA reserves the right to reject any or all proposals, waive informalities, and negotiate terms in the best interest of the community. All submission costs are borne by the respondent.

Request for Qualifications

Redevelopment Opportunity – 254 Main Street & Adjacent Parcel (Optional)

Issued by: Loganville Downtown Development Authority

1. Introduction

The Loganville Downtown Development Authority (“DDA”) invites qualified developers to submit Statements of Qualifications (SOQs) for the purchase and redevelopment of 254 Main Street in downtown Loganville. An adjacent parcel may be included as part of a coordinated redevelopment but will not be sold independently.

2. Property Overview

The property consists of approximately 94 feet of frontage along Main Street with additional frontage along Pecan Street. The site is currently cleared and ready for redevelopment. Respondents are responsible for verifying all site conditions.

3. Project Goals

- Encourage mixed-use development with active ground-floor commercial space.
- Support walkability and downtown vibrancy.
- Promote thoughtful architectural character consistent with a timeless Main Street aesthetic.
- Integrate parking solutions that do not dominate street frontage.

4. Submission Requirements

- Developer qualifications and relevant experience.
- Evidence of financial capacity.
- Conceptual narrative describing redevelopment approach.
- Proposed development timeline.

5. Evaluation Criteria

- Experience with similar mixed-use projects.
- Financial capacity.
- Alignment with downtown objectives.
- Feasibility and project approach.

6. Reservation of Rights

The DDA reserves the right to accept or reject any submission, waive informalities, negotiate terms, and determine the best interest of the community. All costs associated with submission are the responsibility of the respondent.

First Floor Plan Concept



Illustrative example of potential Main Street massing and character. Final design subject to developer creativity and DDA review.

Pecan Street

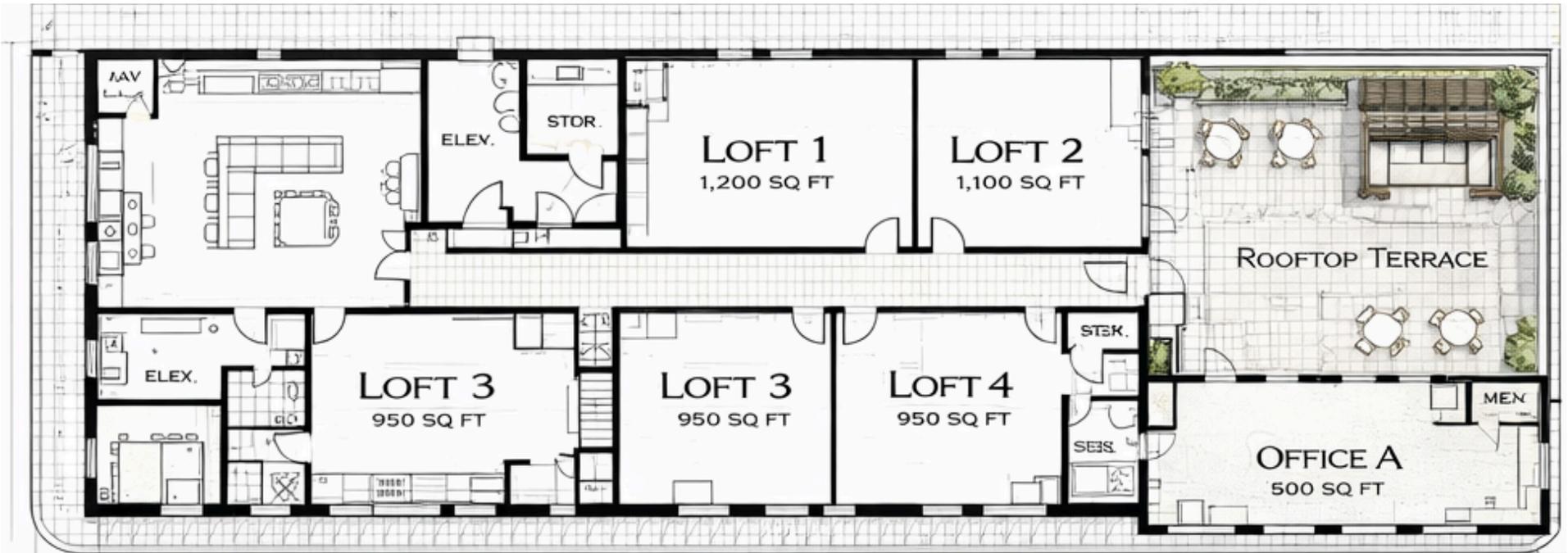


Illustrative example of potential Main Street massing and character. Final design subject to developer creativity and DDA review.

Pecan Street

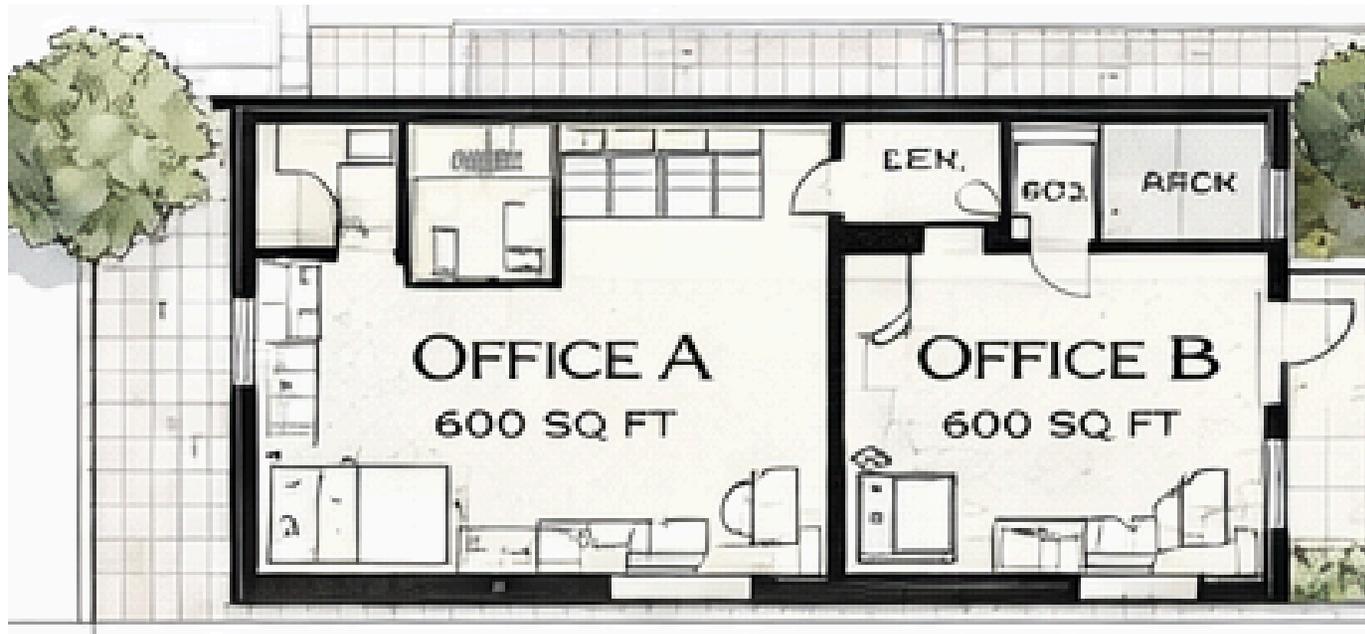
Second Floor Plan Concept

Main Street



Illustrative example of potential Main Street massing and character. Final design subject to developer creativity and DDA review.

Pecan Street



Bobby Boss Rd

Illustrative example of potential Main Street massing and character. Final design subject to developer creativity and DDA review.

Pecan Street

Main Street View



Illustrative example of potential Main Street massing and character.
Final design subject to developer creativity and DDA review.

Pecan Street View (without selling both parcels)



Illustrative example of potential Main Street massing and character.
Final design subject to developer creativity and DDA review.

Pecan Street View (both parcels both parcels)

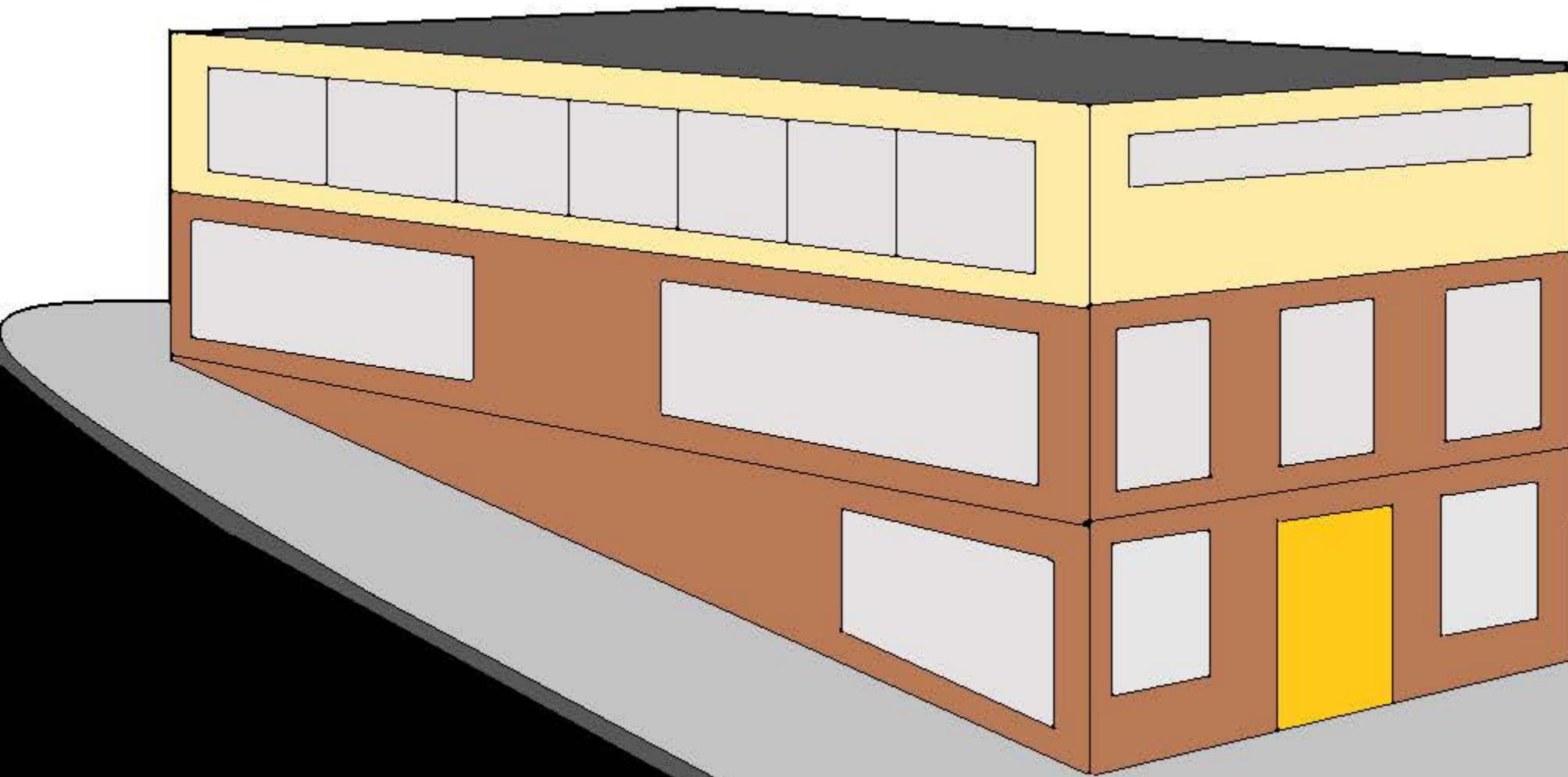


Illustrative example of potential Main Street massing and character.
Final design subject to developer creativity and DDA review.

Pecan Street View corner of Bobby Boss (both parcels both parcels)



Illustrative example of potential Main Street massing and character.
Final design subject to developer creativity and DDA review.



254 MAIN ST.

4-6 UNIT WORK /LIVE /OFFICES

2-3 STORIES

LOT 186

**EXPANDED PRIVATE/PUBLIC PARKING
W/ POCKET PARK AT CORNER**

GRID NORTH GA. WEST ZONE



FILED AND RECORDED - 11-14-2016
 AT 10:09 AM
 PLAT BOOK 111 PAGE 21
 KATHY K THOST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

THIS PLAT REPRESENTS A SURVEY OF EXISTING WALTON COUNTY TAX PARCEL L0050047 AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-87(D).

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE PLAT ACT O.C.G.A. 15-6-87. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-5, 43-15-6, 43-15-19, 43-15-22.



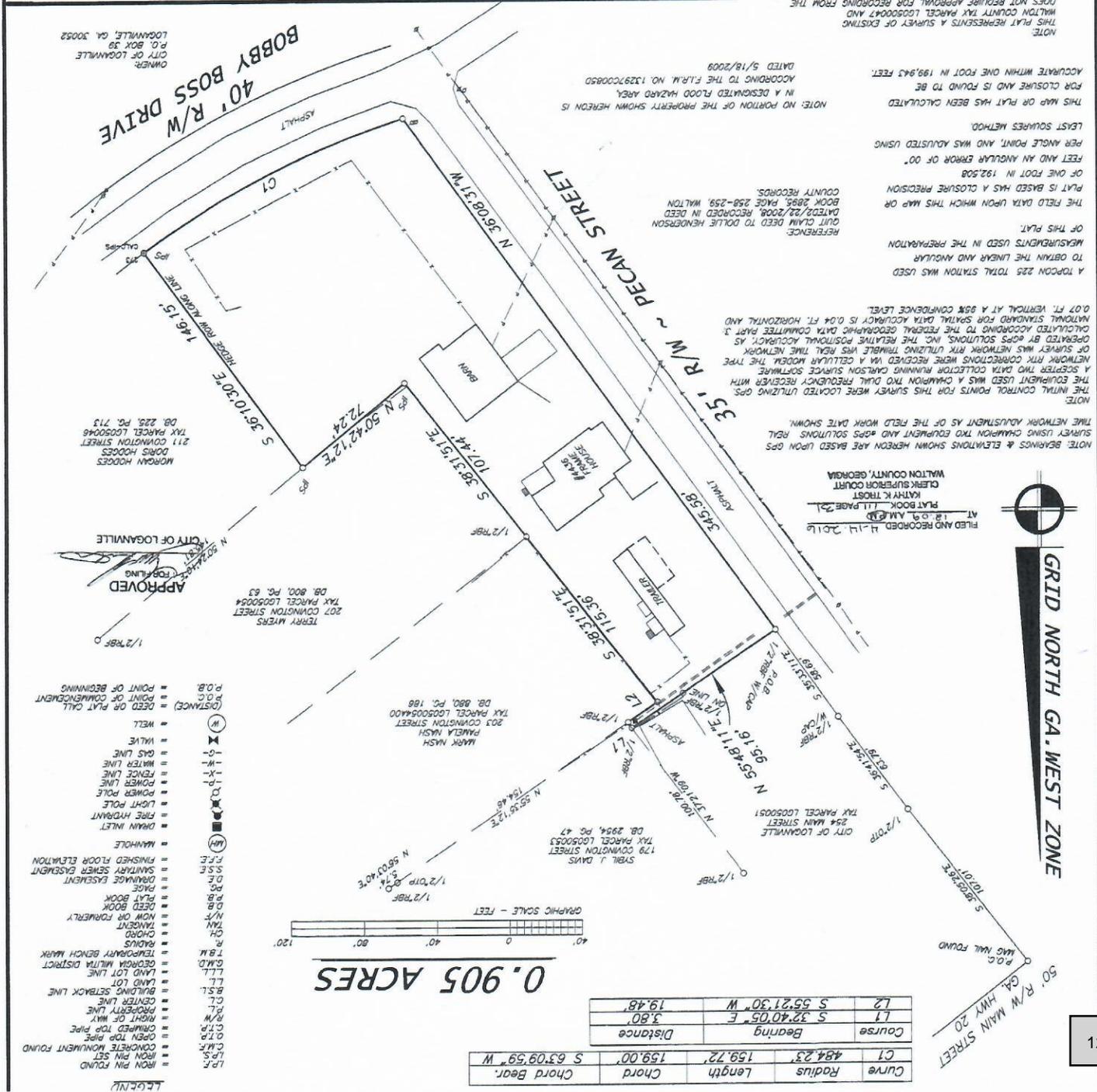
CITY OF LOGANVILLE
 BOUNDARY SURVEY FOR:

FIELD WORK DATE: 4/11/16
 DATE OF PLAT PREPARATION: 4/14/16
 IN THE CITY OF LOGANVILLE

WALTON COUNTY, GEORGIA
 4th DISTRICT
 LAND LOT(S) 186

ALCOY SURVEYING AND ENGINEERING, INC.
 2205 HWY. 81 S., LOGANVILLE, GA. 30052
 Phone: 770-466-4002 - LSF #000759

SCALE: 1" = 40'
 JOB NO. 16-052



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA
 ACCORDING TO THE F.L.R.M. NO. 1329700850
 DATED 5/18/2009

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMBERLAIN TWO EQUIPMENT AND GPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS THE EQUIPMENT USED WAS A CHAMBERLAIN TWO DUAL FREQUENCY RECEIVER WITH A SCANNER TWO DATA COLLECTOR RUNNING CARLSON SURFACE SOFTWARE NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, 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.

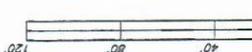
A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 192,508 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

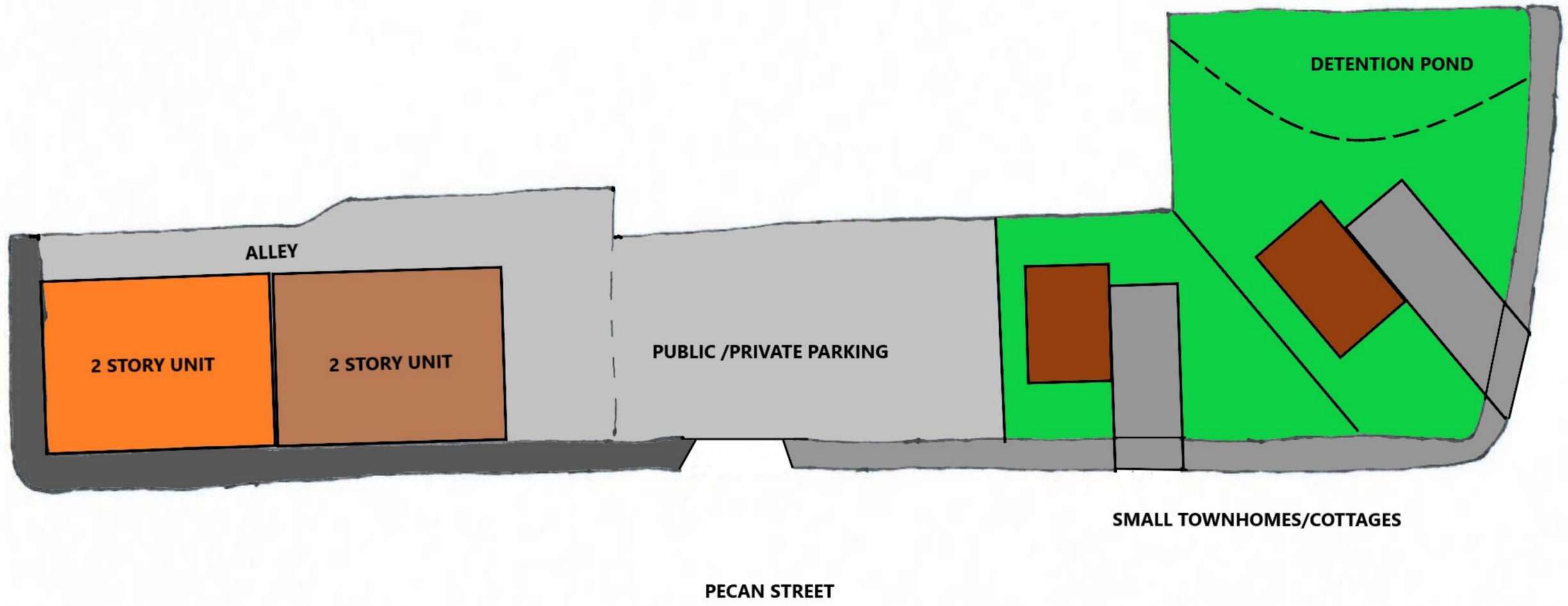
THIS MAP OR PLAT HAS BEEN CALCULATED ACCORDING TO THE F.L.R.M. NO. 1329700850 DATED 5/18/2009

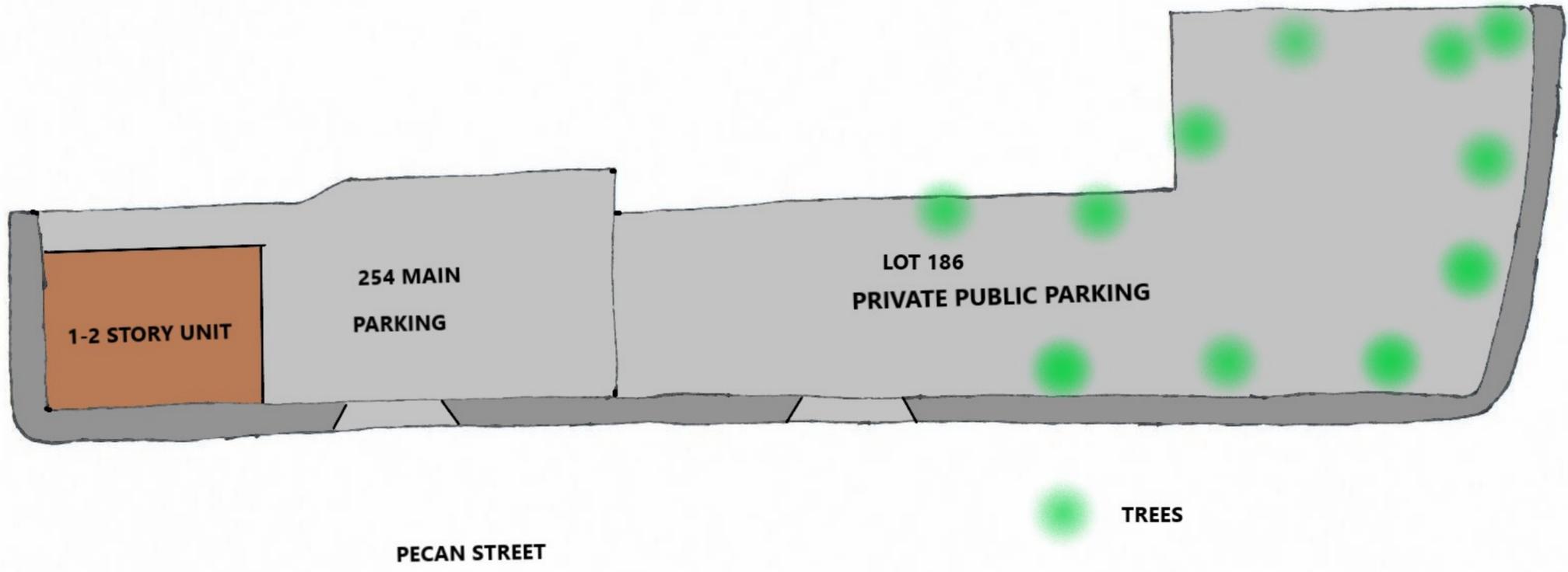
Curve	Radius	Length	Chord	Chord Bear.
C1	484.23'	159.72'	159.00'	S 63°09'59" W
Course	Bearing	Distance		
L1	S 55°21'30" W	19.48'		
L2	S 32°40'05" E	3.80'		

0.905 ACRES



- LP.F. IRON PIN FOUND
- LP.S. IRON PIN SET
- CM.F. CONCRETE MONUMENT FOUND
- OT.P. OPEN TOP PIPE
- CH.P. CHIMNEY TOP PIPE
- RI.M. RIGHT OF WAY
- PL.M. PROPERTY LINE
- CL. CENTER LINE
- B.S.L. BUILDING SETBACK LINE
- LL. LAND LOT LINE
- G.M.D. GEORGIA MILITIA DISTRICT
- T.B.M. TEMPORARY BENCH MARK
- R.A.S. RADIUS
- CH.O. CHORD
- TAN. TANGENT
- N.O.M. OR FORMERLY
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.O. PAGE
- D.E. DRAINAGE EASEMENT
- S.S.E. FINISHED FLOOR ELEVATION
- M.H. MANHOLE
- D.M. DRAIN MILET
- F.H. FIRE HYDRANT
- L.P. LIGHT POLE
- P.P. POWER POLE
- F.L. FENCE LINE
- W.L. WATER LINE
- G.L. GAS LINE
- W.L. WELVE
- (DISTANCE) P.O.B. POINT OF BEGINNING
- D.O.P. DEED OR PLAT CALL
- P.O.C. POINT OF COMMENCEMENT





LEGEND

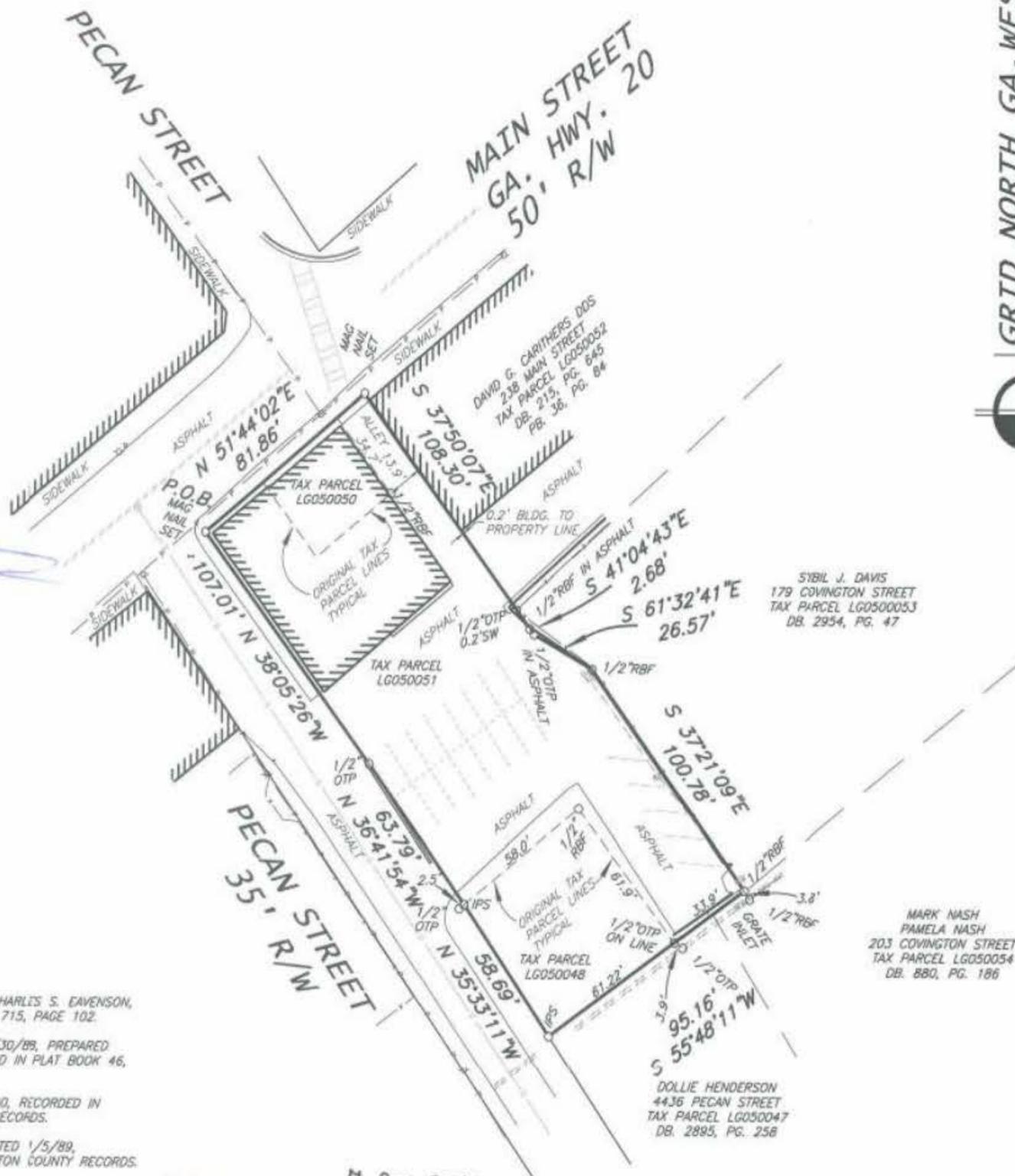
- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (MH) = MANHOLE
- (DRAIN INLET) = DRAIN INLET
- (FIRE HYDRANT) = FIRE HYDRANT
- (LIGHT POLE) = LIGHT POLE
- (POWER POLE) = POWER POLE
- (P-) = POWER LINE
- (-X-) = FENCE LINE
- (-W-) = WATER LINE
- (-G-) = GAS LINE
- (V) = VALVE
- (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

GRID NORTH GA. WEST ZONE

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TAD EQUIPMENT AND GPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.



APPROVED FOR FILING
[Signature]
CITY OF LOGANVILLE



- REFERENCE:**
- 1) WARRANTY DEED TO J. GARNER BUTLER & CHARLES S. EAVENSON, DATED 12/19/1996, RECORDED IN DEED BOOK 715, PAGE 102.
 - 2) SURVEY FOR CITY OF LOGANVILLE, DATED 6/30/89, PREPARED BY SOLAR LAND SURVEYING COMPANY, RECORDED IN PLAT BOOK 46, PAGE 116, WALTON COUNTY RECORDS.
 - 3) DEED TO WILLIAM H. CLACK, DATED 1/6/2000, RECORDED IN DEED BOOK 1048, PAGE 41, WALTON COUNTY RECORDS.
 - 4) WARRANTY DEED TO CITY OF LOGANVILLE, DATED 1/5/89, RECORDED IN DEED BOOK 285, PAGE 192, WALTON COUNTY RECORDS.

FILED AND RECORDED 7-28-2014
 AT 2:54 A.M. IN
 PLAT BOOK 111 PAGE 192
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

0.466 ACRES

A TRIMBLE 5603 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,847 FEET AND AN ANGULAR ERROR OF 0.06" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 132,491 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0085D DATED 5/18/2009

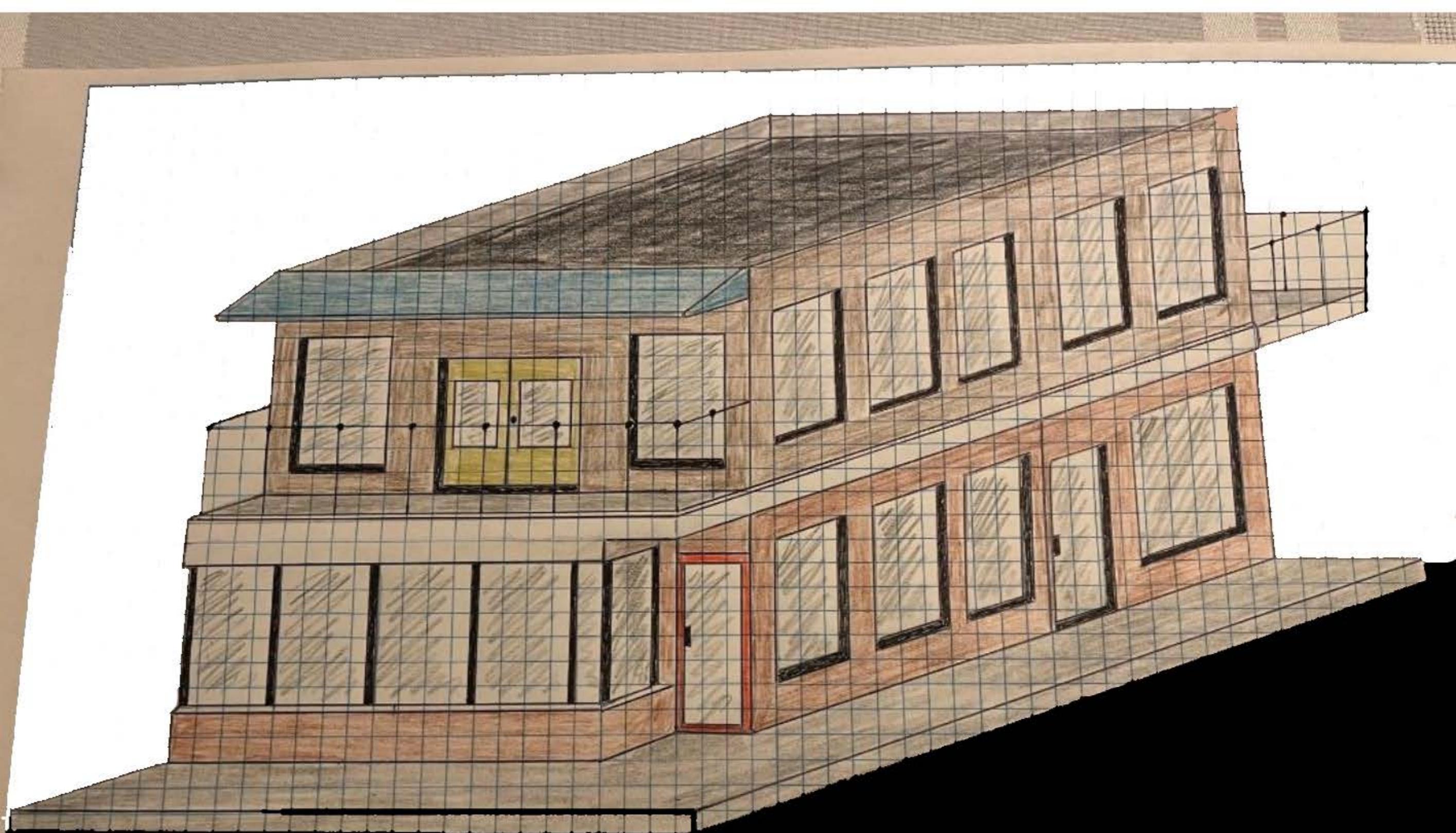


OWNER:
 CITY OF LOGANVILLE
 P.O. BOX 39
 LOGANVILLE, GA. 30052



RECOMBINATION SURVEY FOR:	
CITY OF LOGANVILLE	
IN THE CITY OF LOGANVILLE	
FIELD WORK DATE: 10/6/15	DATE OF PLAT PREPARATION: 10/9/15
LAND LOT(S) 186	4th DISTRICT WALTON COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC.	
2205 HWY. 81 S., LOGANVILLE, GA. 30052	
Phone 770-466-4002 - LSF #000759	
SCALE: 1" = 40'	
JOB NO. 15-075	

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254 MAIN STREET