



PLANNING COMMISSION PUBLIC HEARING AGENDA

Thursday, January 26, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES 10/27/2022

5. NEW BUSINESS

A. Case #R22-016 – Property Guys LLC, filed an application to rezone 0.38+/- acres located on 202 Fair Street Loganville, GA 30052, Map/Parcel # LG050082, Walton County, Georgia. The property owner is Property Guys LLC. The current zoning is R16. The requested zoning is O&I for the development of office space.

B. Case #R22-017 – Thomas E Todd, filed an application to rezone 0.68+/- acres located on 560 Conyers Road Loganville, GA 30052, Map/Parcel # LG060124A00, Walton County, Georgia. The property owner is T&T Ri Properties LLC. The current zoning is O&I. The requested zoning is CH for the development of none.

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, October 27, 2022 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

Meeting called to order at 6:30pm

PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner Alma Thomas

Commissioner William Williams II

Planning and Development Director Tim Prater; Administrative Assistant II Sarah Black

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. 7.28.2022 PLANNING COMMISSION MINUTES

Motion made by Commissioner Forrester to approve minutes, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

5. NEW BUSINESS

A. **Case #A22-008:** Split Silk Properties LLC, requests Annexation of property located at 4900 Atlanta Hwy Loganville, Ga. 30052 Walton County. Map/Parcel #C0210016. 5.84+/- acres.

Jeff Timler was the representative for the Needham Family. He addressed the Planning Commission with the annexation for the property at 4900 Atlanta Hwy.

Chairman Colquitt asked if the citizens had any comments on the annexation of this property. No comments were given by the public.

Motion to approve annexation made by Commissioner Luttrell, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

B. **Case #R22-009:** Split Silk Properties LLC - filed an application to rezone 5.84+/- acres located on 4900 Atlanta Hwy Loganville, GA 30052, Map/Parcel # C0210016, Walton County, Georgia. The property owner is Teresa Needham. The current zoning is B2 & A2. The requested zoning is CH for the development of Commercial Center.

Jeff Timler was the representative for the Needham Family. He suggested the Rezone of the property at 4900 Atlanta Hwy from B2 & A2 to CH for the purpose of a Commercial Center.

Chairman Colquitt asked if the citizens had any comments on the rezone of this property. No comments were given by the public.

Motion to approve the rezone of property to CH made by Commissioner Ellis, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- C. Case #A22-012:** Mark Myers, requests Annexation of property located at 4706 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006. 2.5+/- acres with a 50' strip along front of property to remain in the county.

Mark Myers was the representative for Peggy Byrd. He requested annexation of her property located at 4706 Hwy 81.

Chairman Colquitt asked if the citizens had any comments on the annexation of this property.

A citizen stated that she agrees that the intersection is dangerous and the road realignment would be a good thing. However, she stated that she would rather the road realignment/improvement be provided before a rezone case was made on the property. Another citizen stated the same thing that commercial development would create more traffic and a red light would be needed first. Cathy Swanson stated that the traffic around Lee Byrd Road is horrendous and that the intersection at HWY 81 is already dangerous enough without adding a commercial property. She stated that a timeline would be nice to know (how long would this road realignment and development effect the surrounding communities). She also wanted to know if it can be established whether a roundabout or a traffic light was going to be installed. Tim Prater with the Planning and Development department stated that the GA DOT would dictate the timeline of the road realignment as well as if to put in a red light or round about in the area due to the HWY being a state road. Mr. Prater did say that the City of Loganville has spoken with the GA DOT and would prefer a traffic light. Mrs. Swanson also wanted to know if SPLOST would be involved in the road realignment. Tim Prater stated that no, SPLOST is not going to be used on this road realignment. Citizen Richard spoke about how difficult it was to get out of his driveway due to the amount of traffic at the intersection. He stated that the road realignment he was in favor of "it looks great to me." Citizen Ted Johns stated that the traffic around the area is horrible. He was against a roundabout in the area, that it would make traffic worse. He does agree that there is a problem at the intersection of Rock Road and HWY 81. Citizen Joe wanted to know if a GA DOT study has been conducted on how to realign the road. Another citizen had a comment on how would a roundabout would help the flow of traffic. Another citizen wanted to know how this potential buyer would be able to expedite the process of realigning the road if the City of Loganville has been unable to do so. Tim Prater stated that it came down to cost. The cost to the city for this project is around \$1,000,000.

Motion to approve annexation made by Commissioner Williams II, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- D. Case #R22-013:** Mark Myers - filed an application to rezone 2.5+/- acres located on 4706 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006, Walton County, Georgia. The property owner is Smith, Richard Byrd & Rodney Don. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.

Mark Myers was the representative for Peggy Byrd. He stated that the potential buyers of this property at 4706 HWY 81 would dedicate the road realignment and road improvement to the City of Loganville if it was approved to be rezoned for CH. Many citizens in the audience had attended the meeting to speak on this rezone. The main consensus was the issue of traffic increase on Lee Byrd Road and Rock Road that would be created by the rezoning of this property to CH. Timelines of how long the road realignment would take along with what would be put in place to help traffic

flow (red light) was asked by many citizens. Tim Prater also let the Planning Commission know that the realignment of this road has been on the city's agenda for quite sometime but has been delayed due to the cost of this project. To have the potential buyers of this property dedicate this road realignment to the City of Loganville would expedite the opportunity to help with traffic flow in the area.

Chairman Colquitt asked if the citizens had any comments on the rezone of the property. One citizen was questioning why the zoning could not just stay as it was. Commissioner Luttrell let the public know that they could not because its current zoning was under the county and the city does not have that zoning assignment available. They would have to rezone it based on zoning within the city limits.

The Planning Commission was hesitant on making a vote for the rezone due to the public concern and comments. However, since the Annexation of the property was voted in favor, a rezone of the property had to be assigned.

Motion to approve rezone to CH made by Commissioner Williams II, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Luttrell, Commissioner Williams II

Voting Nay: Commissioner Ellis, Commissioner Forrester, Commissioner Soesbe, Commissioner Thomas. Motion carried -2-4. Motion Denied.

The Planning Commission voted against the rezone of this property to CH. Commissioner Ellis made a motion to instead rezone the property to R44 single family rural residential.

Commissioner Forrester seconded the motion.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II.

Motion carried 6-0.

- E. Case #A22-014:** Mark Myers, requests Annexation of property located at 4746 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006A00. 10.0+/- acres with a 50' strip along front of property to remain in the county.

Mark Myers was the representative for Peggy Byrd. He requested annexation of her property located at 4746 Hwy 81.

Chairman Colquitt asked if the citizens had any comments. One citizen stated that this seems like the same property that was just discussed. The Planning Commission explained that yes, it is the same area, the property just has two road frontages so it has two address that have to be voted on. Two different address two different cases. Another citizen asked if the annexation did not pass if the county could do what they wanted with the property. Chairman Colquitt stated that yes, the county could do what they wanted with the property if the city did not annex it in. One citizen stated that yes that is a possibility with the county and she would rather stay with that "what if" She also questioned why the property was up for annexation. Chairman Colquitt stated that was what the property owner was requesting. Mark Myers stated that the reason the property owner was requesting annexation was because they wanted to rezone and sell to their potential buyers.

Motion to approve annexation made by Commissioner Luttrell, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- F. Case #R22-015:** Mark Myers - filed an application to rezone 10.0+/- acres located on 4746 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006A00, Walton County, Georgia. The property owner is Peggy Byrd and Donald Minsk. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.

As with case R22-013, Mark Myers was the representative for Peggy Byrd. He stated that the potential buyers of this property at 4746 HWY 81 would dedicate the road realignment and road

improvement to the City of Loganville if it was approved to be rezoned for CH. Commissioner Ellis suggested that this property be rezoned to R44 single family rural residential instead of CH.

Chairman Colquitt asked if the citizens had any comments. No comments were made at this time.

Motion to approve rezone of R44 made by Commissioner Ellis, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

Commissioner Luttrell thank the citizens for showing up and speaking on the concerns and what they believed is best for the city.

6. ADJOURN

Motion made by Commissioner Forrester, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II.

Motion carried 6-0.

Meeting adjourned at 7:37pm.



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: 8/31/22

Application # R 22-016

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

APPLICANT INFORMATION and PROPERTY OWNER INFORMATION*
NAME: PROPERTY GUYS LLC
ADDRESS: 1910 DOUBLE SPRINGS CHURCH
CITY: MONROE (RD)
STATE: GA Zip: 30656
PHONE: 770-500-6066

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Andrew Cucuzza PHONE: 770-500-6066
EMAIL: ucucuzza@gmail.com FAX:

PROPERTY INFORMATION

MAP & PARCEL # LG050082 LG050088 PRESENT ZONING: R16 REQUESTED ZONING: O&I
ADDRESS: 202 Fair St. COUNTY: Walton ACREAGE: 0.38
PROPOSED DEVELOPMENT: remodel space and revise floor plan to permit use as 2 separate offices, and divide existing 4-stall garage into 2 separate 2-stall garages.

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

Pre-Application Conference Date:

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

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

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

Commission Chairman: DATE:

CITY COUNCIL ACTION: Approved Referred Back to Planning Commission Denied Withdrawn Tabled to

Mayor City Clerk Date

Application # R

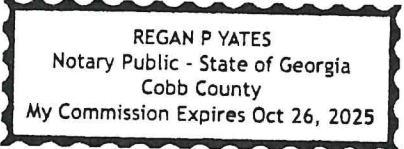
Applicant's Certification

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

[Signature]
Applicant's Signature 9/7/2022
Date

Andrew Cuzzo, Member
Print Name and Title

Sworn to and subscribed before me this 3 day of October, 2022

(Seal) 

[Signature]
Signature of Notary Public

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

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

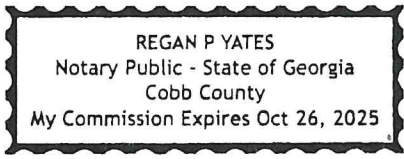
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature]
Owner's Signature 9/7/2022
Date

Andrew Cuzzo, Member
Print Name and Title

Sworn to and subscribed before me this 3 day of October, 2022.

(Seal) 

[Signature]
Signature of Notary Public

Letter of Intent

Application #R_____

To: City of Loganville, Department of Planning and Development

From: Property Guys, LLC

Please accept the attached Request for Zoning Map Amendment. We are the owners of the property at 202 Fair Street in Loganville. From the attached information, it appears that this was once a single-family home that, at some point, has been converted into two apartments:

Unit 1: One bedroom and two baths, living room, and kitchen.

Unit 2: Two bedrooms and one bath, living room, and an open porch that was enclosed and used as a kitchen.

Also, we have found no evidence of the bonus room upstairs that is indicated on the plat.

We have purchased this property with the hope of converting it into two office spaces. This conversion would involve total rewiring of the house, major plumbing work, and minor adjustments to the existing floor plan. There would be no additions or major changes to the outside of the building; although we may decide to replace an existing exit door (which is in a closet) with a window.

We also plan to convert the existing four-stall garage (two on each side of the building) to two two-stall garages. These garages would be available to each of the office tenants, with one garage access from Fair Street and one from C.S. Floyd Road (both driveways currently exist).

Please contact us if you have any questions or require further details.

Property Guys, LLC

Application # **R** _____

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

See Attached.

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?
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.

Application #R _____

1. The proposed design will have no negative impact on the outside appearance of the home. One of the doors on the front porch may be converted into a window and the landscaping will be improved. Overall, the aesthetic conditions of adjacent parcels will be improved.
2. As this home will be converted into two offices, each with its own off-street parking, there should be no negative impact on thoroughfare congestion and traffic safety.
3. There is no expected impact on population density, as no one will be living at the property (which is now vacant) once it is converted to offices.
4. The property already has three full bathrooms, so use of water, sewer, and other infrastructure will decrease with the conversion to offices.
5. As an investment property, the owners will be highly incentivized to maintain the appearance and function of the property in order to keep it rented.
6. Although the immediately adjacent properties are zoned residential, there are several properties in the immediate vicinity already zoned O&I.
7. There would be signage for the businesses renting the offices and, depending on those businesses, there may be some number of vehicles coming and going during the day.
8. All would stay as it is today, with a vacant building on the corner of their street.
9. This property location provides an excellent means of drawing small business/service providers/professionals into the city center area.

Here are the adjacent property owners:

204 Fair Street is owned by Mike Pape.

226 C.S. Floyd Road is owned by Michael P and Michelle L Lynch

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 417th G. M. District of Walton County, Georgia, being Lot 2 of Survey for V. E. Bentley, Jr., recorded in Plat Book 14, Page 205, Walton County Records, and being more particularly described as follows: Beginning at the corner formed by the intersection of the Northwestern side of C. S. Floyd Road formerly Winder Street with the Southwestern side of Fair Street and running thence Southwesterly along the Northwestern side of C. S. Floyd Road 116 feet to the Northeastly line of Lot 1 of said property; running thence North 32 degrees 22 minutes West, along the Northeastly line of said Lot 1, 144.88 feet to a point on the Southeastly line of Lot 3, said property; running thence North 49 degrees 20 minutes East, along the Southeastly line of said Lot 3, 114.94 feet to a point on the Southwestern side of Fair Street and running thence Southeastly along the Southwestern side of Fair Street, 144.5 feet to the Northwestern side of C. S. Floyd Road and point of beginning; being improved property, having a house thereon known as number 236, C. S. Floyd Road according to the present numbering of houses in the City of Loganville, Georgia.

Being the same property conveyed from Frank Henson and Beatrice Henson to Sammy C. Henson and Linda Henson by deed recorded December 12, 1979 in Book 158, page 173 in the registrar's office of Walton County.



Approved By
Loganville City Council

Mayor: **Bill Davis**
City Manager: **David...**
City Clerk: **...**

Adopted by the Loganville City Council on April 20, 2021

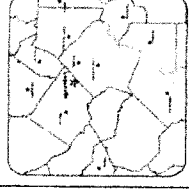
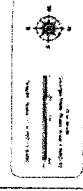


This is to certify that this Official Zoning Map represents and reflects the Official Zoning Map adopted August 9th, 2018. As part of the Zoning Ordinance of the City of Loganville.



City of Loganville
Official Zoning Map
April, 2021

- R-1 - Single Family Residential
- R-2 - Single Family Residential
- C-1 - Open Space Subdivision Overlay
- R-18 - Single Family Urban Residential
- R-24 - Medium Density Residential
- R-32 - Medium Density Residential
- R-40 - Medium Density Residential
- R-48 - Medium Density Residential
- R-56 - Medium Density Residential
- R-64 - Medium Density Residential
- R-72 - Medium Density Residential
- R-80 - Medium Density Residential
- R-88 - Medium Density Residential
- R-96 - Medium Density Residential
- R-104 - Medium Density Residential
- R-112 - Medium Density Residential
- R-120 - Medium Density Residential
- R-128 - Medium Density Residential
- R-136 - Medium Density Residential
- R-144 - Medium Density Residential
- R-152 - Medium Density Residential
- R-160 - Medium Density Residential
- R-168 - Medium Density Residential
- R-176 - Medium Density Residential
- R-184 - Medium Density Residential
- R-192 - Medium Density Residential
- R-200 - Medium Density Residential
- R-208 - Medium Density Residential
- R-216 - Medium Density Residential
- R-224 - Medium Density Residential
- R-232 - Medium Density Residential
- R-240 - Medium Density Residential
- R-248 - Medium Density Residential
- R-256 - Medium Density Residential
- R-264 - Medium Density Residential
- R-272 - Medium Density Residential
- R-280 - Medium Density Residential
- R-288 - Medium Density Residential
- R-296 - Medium Density Residential
- R-304 - Medium Density Residential
- R-312 - Medium Density Residential
- R-320 - Medium Density Residential
- R-328 - Medium Density Residential
- R-336 - Medium Density Residential
- R-344 - Medium Density Residential
- R-352 - Medium Density Residential
- R-360 - Medium Density Residential
- R-368 - Medium Density Residential
- R-376 - Medium Density Residential
- R-384 - Medium Density Residential
- R-392 - Medium Density Residential
- R-400 - Medium Density Residential
- R-408 - Medium Density Residential
- R-416 - Medium Density Residential
- R-424 - Medium Density Residential
- R-432 - Medium Density Residential
- R-440 - Medium Density Residential
- R-448 - Medium Density Residential
- R-456 - Medium Density Residential
- R-464 - Medium Density Residential
- R-472 - Medium Density Residential
- R-480 - Medium Density Residential
- R-488 - Medium Density Residential
- R-496 - Medium Density Residential
- R-504 - Medium Density Residential
- R-512 - Medium Density Residential
- R-520 - Medium Density Residential
- R-528 - Medium Density Residential
- R-536 - Medium Density Residential
- R-544 - Medium Density Residential
- R-552 - Medium Density Residential
- R-560 - Medium Density Residential
- R-568 - Medium Density Residential
- R-576 - Medium Density Residential
- R-584 - Medium Density Residential
- R-592 - Medium Density Residential
- R-600 - Medium Density Residential
- R-608 - Medium Density Residential
- R-616 - Medium Density Residential
- R-624 - Medium Density Residential
- R-632 - Medium Density Residential
- R-640 - Medium Density Residential
- R-648 - Medium Density Residential
- R-656 - Medium Density Residential
- R-664 - Medium Density Residential
- R-672 - Medium Density Residential
- R-680 - Medium Density Residential
- R-688 - Medium Density Residential
- R-696 - Medium Density Residential
- R-704 - Medium Density Residential
- R-712 - Medium Density Residential
- R-720 - Medium Density Residential
- R-728 - Medium Density Residential
- R-736 - Medium Density Residential
- R-744 - Medium Density Residential
- R-752 - Medium Density Residential
- R-760 - Medium Density Residential
- R-768 - Medium Density Residential
- R-776 - Medium Density Residential
- R-784 - Medium Density Residential
- R-792 - Medium Density Residential
- R-800 - Medium Density Residential
- R-808 - Medium Density Residential
- R-816 - Medium Density Residential
- R-824 - Medium Density Residential
- R-832 - Medium Density Residential
- R-840 - Medium Density Residential
- R-848 - Medium Density Residential
- R-856 - Medium Density Residential
- R-864 - Medium Density Residential
- R-872 - Medium Density Residential
- R-880 - Medium Density Residential
- R-888 - Medium Density Residential
- R-896 - Medium Density Residential
- R-904 - Medium Density Residential
- R-912 - Medium Density Residential
- R-920 - Medium Density Residential
- R-928 - Medium Density Residential
- R-936 - Medium Density Residential
- R-944 - Medium Density Residential
- R-952 - Medium Density Residential
- R-960 - Medium Density Residential
- R-968 - Medium Density Residential
- R-976 - Medium Density Residential
- R-984 - Medium Density Residential
- R-992 - Medium Density Residential
- R-1000 - Medium Density Residential





Overview



Legend

- Parcels
- Roads

Parcel ID	LG050082	Owner	HENSON SAMUEL MARK TRUSTEE &	Last 2 Sales			
Class Code	Residential		HENSON JEFF CHARLES & CHEEK ANGELA	Date	Price	Reason	Qual
Taxing District	Loganville		PAIGE	7/26/2020	0	DG	U
Acres	0.38		AS TRUSTEES 57 BEL AIR TRUST	8/1/2019	0	UI	U
			P O BOX 72				
			GOOD HOPE, GA 30641				
		Physical Address	202 FAIR ST				
		Appraised Value	Value \$255500				

{Note: Not to be used on legal documents}

Date created: 7/26/2022
Last Data Uploaded: 7/26/2022 6:22:09 AM

Developed by Schneider GEOSPATIAL

Summary

Parcel Number LG050082
 Location Address 202 FAIR ST
 Legal Description LOT#2
(Note: Not to be used for legal description.)
 Class R3-Residential
(Note: This is for tax purposes only. It is not to be used for zoning.)
 Zoning R16
 Tax District Loganville (District 03)
 Millage Rate 44.425
 Acres 0.38
 Neighborhood LOGANVILLE LOTS 34000 BASE-00010 (00010)
 Homestead Exemption No (S0)
 Landlot/District 154 / 4



As of 11/16

Owner

HENSON SAMUEL MARK TRUSTEE &
 HENSON JEFF CHARLES & CHEEK ANGELA
 PAIGE
 AS TRUSTEES 57 BEL AIR TRUST
 P O BOX 72
 GOOD HOPE, GA 30641

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00010-LT-\$34,000 BASE LOGANV	Lot	0	0	0	0.38	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 2448
 Interior Walls Sheetrock
 Exterior Walls Vinyl
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1920
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat/ AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Value \$221,500
 Condition Average
 House Address 202 FAIR

Permits

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/26/2020	4668 454	014 206	\$0	Deed of Gift	HENSON SAMMY C	HENSON SAMUEL MARK TRUSTEE &
8/1/2019	4463 446	014 206	\$0	Unqualified - Improved	HENSON LINDA &	HENSON SAMMY C
2/6/2009	3001 425	014 206	\$0	Unqualified - Improved	HENSON SAMMY C	HENSON LINDA &
3/19/2001	2985 209	014 206	\$0	Unqualified - Improved	HENSON SAMUEL C AKA	HENSON SAMMY C
3/19/2001	1202 255	014 206	\$0	Unqualified - Improved	HENSON SAMUEL C	HENSON SAMUEL C AKA
	158 173	NPR	\$0	Unqualified Sale		HENSON SAMMY C
	1037 208	NPR	\$0	Unqualified Sale	HENSON SAMMY C	HENSON SAMMY C

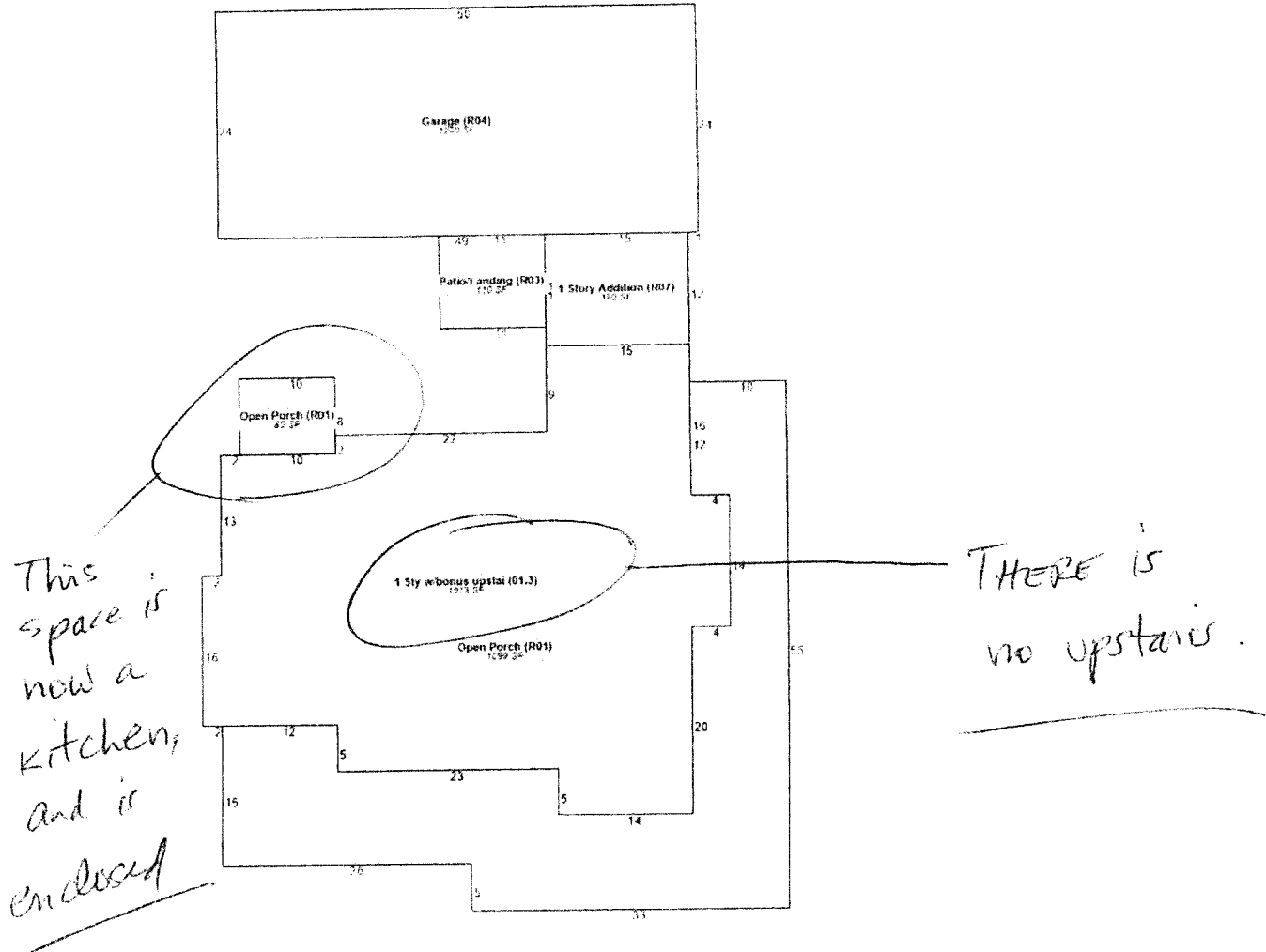
Valuation

	2022	2021	2020	2019
Previous Value	\$237,900	\$239,700	\$227,500	\$186,400
Land Value	\$34,000	\$34,000	\$30,000	\$25,000
+ Improvement Value	\$221,500	\$203,900	\$209,700	\$202,500
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$255,500	\$237,900	\$239,700	\$227,500

Photos



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.



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10000 Woodloch Forest
Charlotte, NC 28211



Planning & Development
4385 Pecan Street
Loganville, GA 30052
Phone 770.466.2633
Fax: 770.554.5556

Case #: R22-016

Applicant: Property Guys LLC

Property Owner: Property Guys LLC

Property Location: 202 Fair St.

Tax Map/Parcel: LG050082

Property Size: .38 acre

Current Zoning: R16

Proposed Zoning: O&I

Proposed Use: Office space

Applicant's Request

The applicant is seeking to remodel and revise the floor plan to allow for two separate offices. In addition, the applicant seeks to divide the existing 4-car garage into two separate garages for the offices.

Existing Conditions

The house was built in 1920 and is currently zoned R16, a zoning classification that has since been inactivated by the City. Recent work has included installation of A/C unit in 2022 and a new roof in 2021.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? There would be no aesthetic impact.

What is the impact upon thoroughfare congestion and traffic safety? This would potentially result in additional traffic as a result of rezoning the property from residential to office and institutional.

What is the impact upon population density and the potential for overcrowding and urban sprawl? There would be no impact.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There would be no impact on water and sewerage usage though traffic could potentially increase due to change in use from residential to office and institutional.

How does the proposed use provide protection of property against blight and depreciation? There would be no protection.

Is the proposed use consistent with the adopted Comprehensive Plan? The City's future land use map shows this property as maintaining its residential zoning.

What is the impact upon adjacent property owners if the request is approved? Being on the corner of Fair Street and CS Floyd Road, this project is surrounded immediately by other parcels with the inactivated R16 residential zoning which could potentially be negatively impacted by the increased traffic of an office and institutional zoning.

What is the impact upon adjacent property owners if the request is not approved? There would be no impact on adjacent property owners if this request is not approved.

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 Fair Street remains residential, there is a growing trend of parcels along CS Floyd Road of transforming to commercial zoning, with 8 of the 15 parcels on the same side of CS Floyd Road as this project already zoned for commercial use. This property is also across the street from the Main Street Overlay District.

Staff recommends approval of the rezone.

Planning Commission Recommended Conditions

Planning Commission placed no conditions on the application.

City Council Conditions Conditions



Date: 10/12/22

Application # R 22-017

REQUEST FOR ZONING MAP AMENDMENT

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

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION*, CONTACT PERSON, and PROPERTY INFORMATION. Includes handwritten details for Thomas E. Todd and TETRI Properties LLC.

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

Pre-Application Conference Date:

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

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

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

Commission Chairman: DATE:

CITY COUNCIL ACTION: Approved, Approved w/conditions, Referred Back to Planning Commission, Denied, Tabled to, 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.

Thomas E. Todd

Applicant's Signature

10/12/22
Date

THOMAS E. TODD

Print Name and Title

Sworn to and subscribed before me this 12 day of October, 2022.

(Seal)



Ashley Lively
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.

Thomas E. Todd

Owner's Signature

10/12/22
Date

THOMAS E. TODD

Print Name and Title

Sworn to and subscribed before me this 12 day of October, 2022.

(Seal)



Ashley Lively
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.

Thomas E. Todd
Applicant's Signature _____ Date _____

THOMAS E. TODD
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** 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.

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

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

THE BUILDINGS WILL REMAIN THE SAME. NO CHANGES TO THE INSIDE OR THE OUTSIDE

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

NO AT ALL

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

NO AT ALL

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

NO AT ALL

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

THERE WILL BE NO CHANGES TO THE PROPERTY

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

MOST OF THE PROPERTIES IN THE AREA ARE ZONED CH

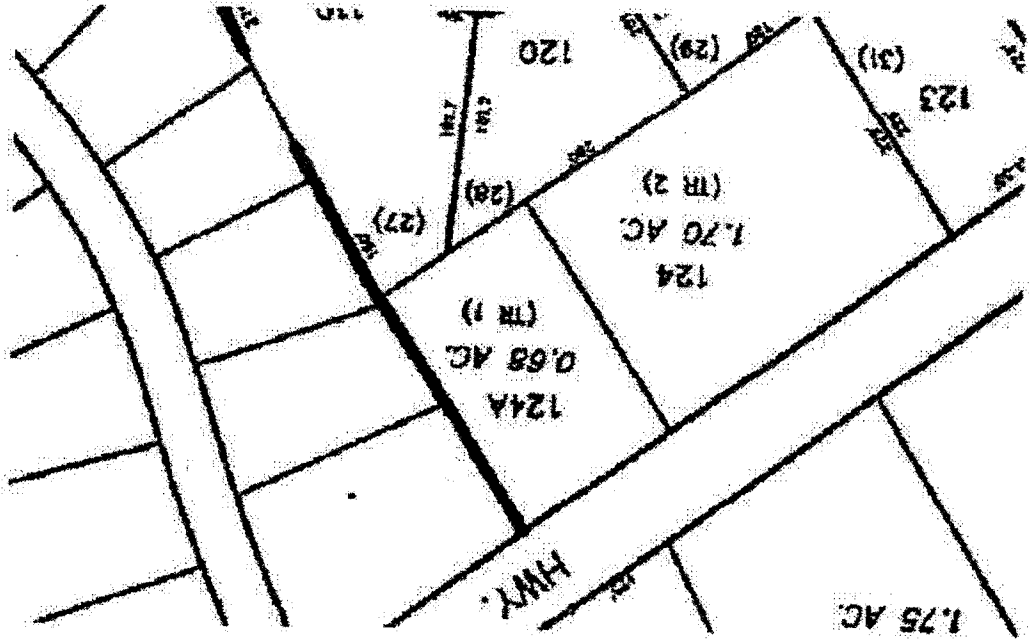
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

MOST OF THE PROPERTIES IN THE AREA ARE ZONED CH, AND THERE WILL BE CHANGES TO THE PROPERTY

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

NONE

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.



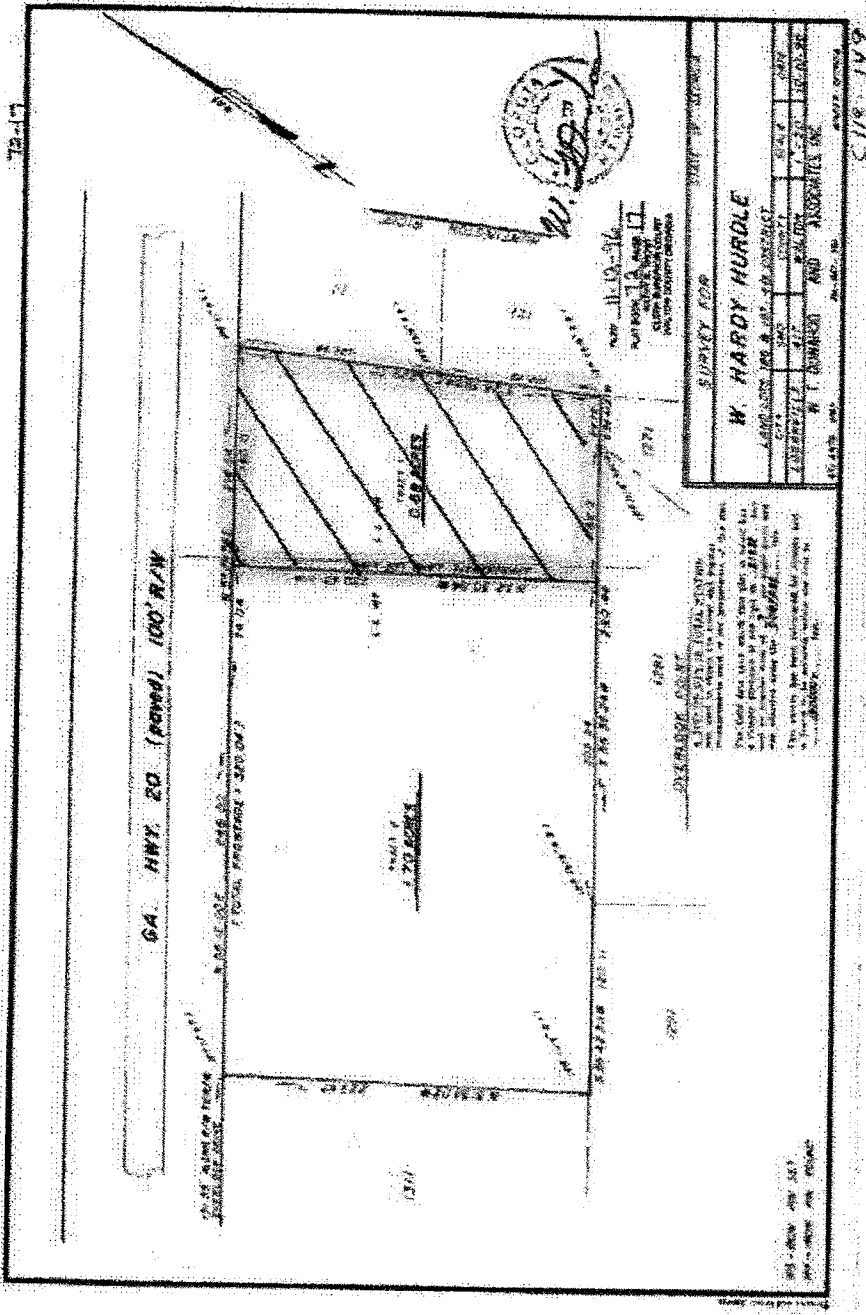


EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lots 186 & 187, 4th District, 417th G.M.D., City of Loganville, Walton County, Georgia, being Tract 1, containing 0.68 acre, as shown on a plat of survey prepared by W. T. Dunahoo and Associates, Inc., certified by W. T. Dunahoo, Registered Land Surveyor No. 1577, dated October 10, 1996, recorded in Plat Book 79, page 17, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey, and the same is incorporated herein for a more complete description of the property conveyed.

According to such plat of survey, the tract herein is more particularly described as follows: BEGINNING at a point on the southeasterly right of way of Georgia Highway 20 (shown as being 100 feet in width) situated North 57°29'56" East 74.04 feet along such right of way from a point which is North 56°12'00" East 246.0 feet along such right of way from an iron pin that is 151.35 feet Northeasterly along such right of way from its intersection with the right of way of Overlook Drive; Running thence along said right of way North 57°29'56" East 140.0 feet to an iron pin; Running thence South 25°58'54" East 229.70 feet to an iron pin; Running thence South 56°41'21" West 29.72 feet to an iron pin; Running thence South 56°36'24" West 88.2 feet to a point; Running thence North 32°30'04" West 230.43 feet to the POINT OF BEGINNING. This is a portion of that property conveyed by warranty deed from B. W. Creselius, Jr. and Margaret Garcia to Walter A. Granholm and Bertha J. Granholm, dated October 18, 1985, recorded in Deed Book 216, page 95, Walton County Records.

Property uses letter of Intent

T&T RI Properties

522 Mockingbird Ln.

Loganville Ga. 30052

770-466-8504

ttoddusmc@hotmail.com

10/19/2022

To whom it may concern,

I write to formally request that the property at 560 Conyers Rd. be rezoned from OI to CH. We have a tenet that is operating a printing shop for various apparels. Although most of their sales are wholesale they would also like sell their products retail from this location.

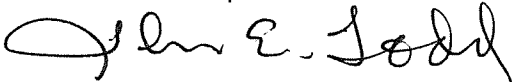
I see that there seems to be a lot of CH zoned property up and down Conyers Rd. and near this location. We think this change would be beneficial to the area and the City.

Thank you for your consideration.

Respectfully

Thomas E. Todd

T&T RI Properties LLC





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4385 Pecan Street
Loganville, GA 30052
Phone 770.466.2633
Fax: 770.554.5556

Case #: R22-017

Applicant: Thomas E. Todd

Property Owner: T&T RI Properties

Property Location: 560 Conyers Road

Tax Map/Parcel: LG060124A00

Property Size: .68 acre

Current Zoning: O&I (Office and Institutional)

Proposed Zoning: CH (Commercial Highway)

Proposed Use: Addition of retail space

Applicant's Request

The applicant is seeking a rezone to allow for an apparel print shop to have retail space to sell their product.

Existing Conditions

The house was built in 1997 and is currently zoned O&I, a zoning classification that does not allow for retail sales.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? There would be no aesthetic impact.

What is the impact upon thoroughfare congestion and traffic safety? This would potentially result in a limited amount of additional traffic as a result of rezoning the property from office and institutional to commercial highway due to the addition of a retail operation.

What is the impact upon population density and the potential for overcrowding and urban sprawl? There would be no impact.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There would be no impact on water and sewerage usage though traffic could potentially increase due to change in use from office and institutional to commercial highway.

How does the proposed use provide protection of property against blight and depreciation? There would be no protection.

Is the proposed use consistent with the adopted Comprehensive Plan? The City's future land use map shows this property as maintaining a commercial zoning.

What is the impact upon adjacent property owners if the request is approved? The property is surrounded by a mix of residential and commercial uses. There would be potentially additional traffic with the inclusion of a retail operation to the property.

What is the impact upon adjacent property owners if the request is not approved? There would be no impact on adjacent property owners if this request is not approved.

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

Recommended action: The property is already zoned for commercial use and will retain its primary purpose even with the addition of a retail operation. Being along a state highway, this area is in transition with eight of the 10 parcels between Overlook Drive and Sharon Church Road already zoned commercial highway.

Staff recommends approval of the rezone.

Planning Commission Recommended Conditions

Planning Commission place no conditions on the application.

City Council Conditions Conditions