



## PLANNING COMMISSION MEETING AGENDA

Thursday, April 25, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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**1. CALL MEETING TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

A. Approval of Minutes from 2.22.2024

**5. NEW BUSINESS**

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.

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.

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.

D. **Case #V24-015** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has request this reduced to 15 feet.

E. **Case #V24-018** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C ) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

F. **Case #V24-016** – Southern Yankee requested a Major Variance for the property located at SW Corner of Covington St and Hodges ST Loganville, GA 30052, Walton County. Map/Parcel#LG110008 & LG11008A. Present zoning is R44. Ordinance and Section from which relief is sought is Zoning Ordinance 119.208(C) Minimum lot width for minor subdivision.

G. **Case #24-019** – That Chapter 119 of the Code of the City of Loganville, Georgia shall be amended by replacing the current zoning map dated April 8, 2021 and replaced with zoning map dated May 9, 2024 to be known as and to certify that this is the Official Zoning Map referred to in the 2005 Zoning Ordinance of the City of Loganville, GA.

H. **Case #24-020** – Amend Chapter 119-211 of the City of Loganville Zoning Ordinance regarding RM-4 Multifamily Residential Duplex District.

**6. ADJOURN**



## PLANNING COMMISSION MEETING MINUTES

Thursday, February 22, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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### 1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt  
Commissioner Tiffany Ellis  
Commissioner Barbara Forrester  
Commissioner Lisa Luttrell  
Commissioner Amanda Soesbe  
Commissioner Alma Thomas  
Commissioner William Williams II

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Minutes from 1.25.2024

Motion made by Commissioner Ellis to approve the minutes, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Minutes approved 6-0.

### 5. NEW BUSINESS

**A. Case #R24-005** – The Revive Land Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 11.602+/- acres located at 246 Line Street, Loganville, GA 30052, Map/Parcel #LG040062, Walton County, GA. The property owner is Lock N Roll Storage, LLC. The current zoning is MHP and the requested zoning is RM-6 with the proposed development of fee-simple townhomes.

Motion made by Commissioner Luttrell to approve the Rezone with conditions, Seconded by Commissioner Ellis.

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

Voting Nay: Commissioner Forrester, Commissioner Soesbe.

Motion approved 4-2.

**B. Case #R24-006** – The Revive Land Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 4.981+/- acres located at 234 Line Street, Loganville, GA 30052, Map/Parcel #LG040063, Walton County, GA. The property owner is Ronald Clifford Peeler. The current zoning is LI and the requested zoning is RM-6 with the proposed development of fee-simple townhomes.

Motion made by Commissioner Luttrell to approve the Rezone with conditions, Seconded by Commissioner Ellis.

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

Voting Nay: Commissioner Forrester, Commissioner Soesbe.

Motion approved 4-2.

Both cases R24-005 and R24-006 were submitted by the same applicant/developer and therefore both were discussed at the same time. Chairman Colquitt read off the cases and Director Robbie Schwartz read out amended staff recommendations which including the following conditions:

1. As a result of complications in meeting various roadway design criteria for a second entrance to the complex, staff amends its first recommendation to require a second driveway along Lawrenceville Road that will serve only as an emergency access point that will be gated with a Knox Box subject to GDOT approval.
2. No changes to the second condition. (Widen the roadway on Line Street, creating dedicated left turn and right turn lanes for no fewer than 5 cars attempting to turn onto Lawrenceville Road, subject to GDOT approval).
3. Amend the third recommendation to state the need for the installation of a privacy fence and planting of screening evergreen trees as infill where necessary between the townhomes and abutting residential parcels located at 4077 and 4125 Lawrenceville Highway as well as along the property line with 4075 Lawrenceville Highway to the stream buffer. Nothing is to be done within the sewer easement or stormwater pond access easement. This will be subject to review by Planning Staff before the issuance of a development permit.

Melody Glouton with Andersen Tate and Carr Law firm and Neville Allison with the Revive Land Group addressed the Planning Commission with their presentation. The Loganville Comprehensive plan shows a growth of 1200 by 2026 with the median age being between 36.8 & 37.5 years old. The applicant is trying to combat age discrepancy by offering affordable housing. The rezone proposes a 93-unit, owner occupied townhome community, that is referred to as "Transitional" zoning. Each townhome will be at least 1800 sq ft with a 2-car garage and priced around \$375K. The community can be accessed by both Line Street and Loganville Hwy. Mr. Allison stated that a study showed that 80% of the residents in Loganville wanted an updated downtown in Loganville, with 65-70% of them supporting townhomes. Questions were opened to the Commissioners at this time.

Commissioner Ellis questioned where the emergency/public safety exits were in the community.

Mr. Allison stated that there would be two access points in the community, one with a Knox box off Hwy 20 for emergency vehicles, near the 1<sup>st</sup> hammerhead shown in the proposed plat.

Commissioner Ellis also asked if there would be a rental cap, HOA, if yes would it be local, and would there be a community house?

Mr. Allison stated that the rental cap would be between 10-15%, there would be an HOA that was local (not onsite, just a local office) and that they had plans for a covered pavilion instead of a community house.

Chairman Colquitt stated that preferred HOA management would be onsite and then given over to the residents at time of development completion.

Commissioner Soesbe asked if DOT had been contacted about putting the exit onto Loganville Hwy due to the fact that Line and Fair Street intersection is so dangerous. Mr. Allison stated that it was not possible for DOT due to the street frontage of the HWY at the intersection of Line Street. He stated that the Traffic Study they conducted showed they could widen Line Street and add a left-hand turn lane onto Loganville Hwy. Commissioner Soesbe asked if they could make the proposed community 100% home owned with no rentals allowed. Mr. Allison stated that zoning law precedents that a percentage of a community must allow rentals.

Commissioner Williams II and Commissioner Ellis wanted asked if the proposed community would have maintained landscaping and if that would be for each lot. Mr. Allison, Yes. Comments were open to the public at this time.

Janice Towler of 4205 Lawrenceville Hwy stated that her driveway was on Line Street. She is opposed to this rezone due to safety issues and traffic that it would bring to the area.

Cathy Swanson of 904 Lee Byrd Road was also opposed to the rezone due to the increased traffic it would bring to the area.

Linda Guthrie of 4125 Lawrenceville Road is not opposed to the rezone but she does request that the developer put an 8ft Chain Link fence on her property, since the property line is shared with the proposed community.

John Soesbe of 261 Fair Street was opposed to the rezone as well. He stated that the property should keep its current zoning of LI. He stated that the traffic, headlights and noise from the construction of the proposed community would cause issues to the area. He also stated that having a turn lane onto Loganville Hwy would make traffic issues in the area worse, not better, and asked if sidewalks would be placed on Line Street.

Mr. Allison stated that yes, sidewalks would be placed on Line Street near the proposed community. He stated that the Traffic Study showed that this community would not increase traffic and that a left turn lane onto Loganville Hwy would be helpful/needed.

Commissioner Williams II asked if they were going to widen Line Street and add a turn lane, could they also resurface the area from Loganville Hwy to Fair street. Barry, the traffic engineer with Mr. Allison, stated that the improvements of Line Street would be sidewalks, maintain landscaping and the widening/turn lane. He stated that the rest of the road would be city owned, and they would not be able to resurface that area.

Commissioner Thomas asked if a 3-way stop could be placed at Line Street and Loganville Hwy. She also stated that she lived in a community that did not require any homes to be rentals/leasing, so why would this proposed community have to have rentals.

Mr. Allison stated that a 3-way stop would not be possible – DOT stated not needed due to the traffic counts. He also stated that due to zoning law, a percentage of homes in a community must be allowed to be leased/rented.

Commissioner Ellis asked how much a clubhouse/community house would cost to build? Mr. Allison, \$750K.

The Planning Commission voted 4-2 to approve the re-zone with the following conditions:

1. Require a second driveway along Lawrenceville Road that will serve as an emergency access point that will be gated with a Knox Box, subject to GDOT approval.
2. Widen the roadway on Line Street, creating a dedicated left turn and right turn lanes for no fewer than 5 cars attempting to turn onto Lawrenceville Road, subject to GDOT approval.
3. Installation of an 8-foot, chain-link fence between the townhomes and abutting residential parcels located at 4077 and 4125 Lawrenceville Road and along the property line with 4075 Lawrenceville Road to the stream buffer. Nothing is to be done within the sewer easement or stormwater pond access easement. This will be subject to review by Planning Department staff before the issuance of a development permit.





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

Date: 3/8/24

Application # A 24-012

REQUEST FOR ANNEXATION

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

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION\*, CONTACT PERSON, and PROPERTY INFORMATION. Includes fields for Name, Address, City, State, Zip, Phone, and Proposed Development.

You must attach: [checked] Application Fee [checked] Legal Description [checked] Plat of Property [checked] Letter of Intent
[checked] Names/Addresses of Abutting Property Owners [checked] Shape file of property (GIS File) - Lm 3/8/24 1:01pm

Pre-Application Conference Date: February 2nd 2024
Accepted by Planning & Development: Sean Black DATE: 3/8/24 FEE PAID: \$300.00
CHECK # 45896 RECEIPT # 200166942 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: [ ] Approve [ ] Approve w/conditions [ ] Deny [ ] No Recommendation
Commission Chairman: DATE:

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

Mayor City Clerk Date





**PROPERTY OWNER LIST - REZONING**

| <b>Name</b>                                       | <b>Address</b>                               | <b>Parcel No.</b> | <b>County</b> |
|---|--|-------------------|---------------|
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010          | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010A00       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010ADP       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG0600100DP       | Walton        |
| Stephens, Chad Tuck &<br>Stephens, Sandra Pendley | P.O. Box 1058<br>Loganville, GA 30052        | LG060009          | Walton        |
| CSAT Enterprises LLC                              | P.O. Box 1058<br>Loganville, GA 30052        | LG060011          | Walton        |

Application # A

**Applicant's Certification**

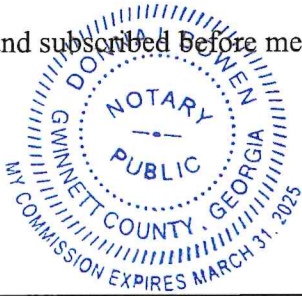
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] \_\_\_\_\_ Date 3/7/24

Applicant's Signature \_\_\_\_\_  
Shane Lanham, Attorney for Applicant  
Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this 7th day of March, 2024.

(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.

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

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

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

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

Application # A

**Applicant's Certification**

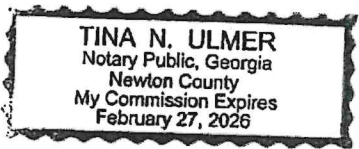
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

*Charles P. Richards*  
Applicant's Signature 03/07/2024  
Date

CHARLES P. RICHARDS CFO  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



*Tina N. Ulmer*  
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

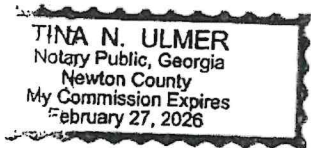
that all information contained in this application is complete and accurate to the best of their knowledge.

*Sherry S. Grider*  
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



*Tina N. Ulmer*  
Signature of Notary Public

Application # A

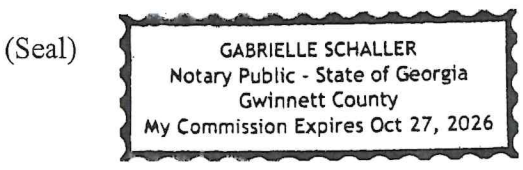
*Owner's*  
**Applicant's Certification**

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.

Chad T. Stephens 3-7-24  
Applicant's Signature Date

Chad T. Stephens  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.



Gabrielle Schaller  
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 # A

*owner's*

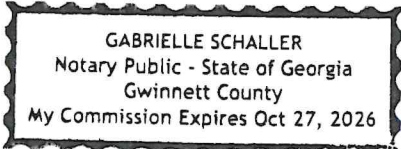
Applicant's Certification

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.

Chad T. Stephens 3-7-24  
Applicant's Signature Date

Chad T. Stephens Member  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller  
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

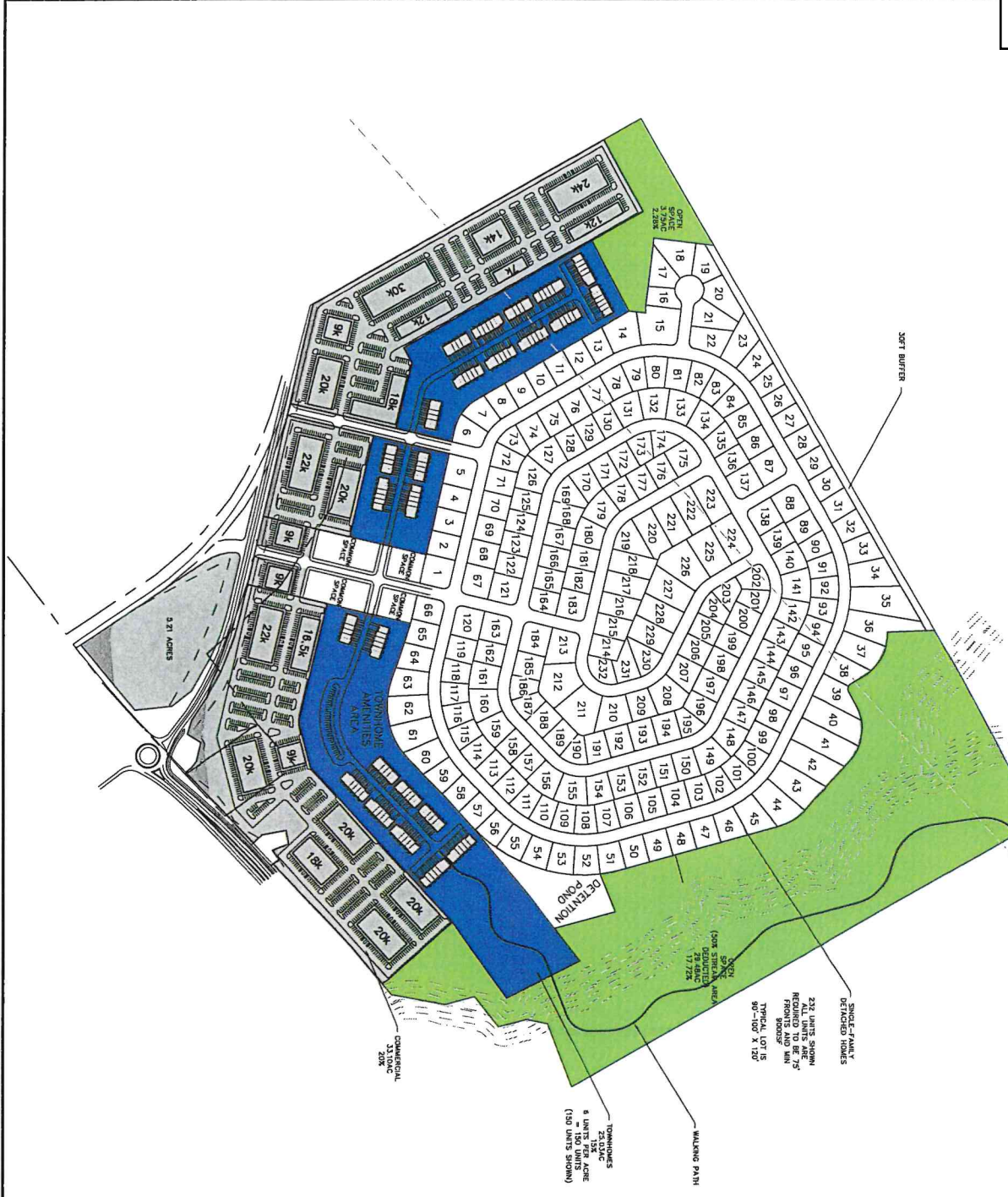
that all information contained in this application is complete and accurate to the best of their knowledge.

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

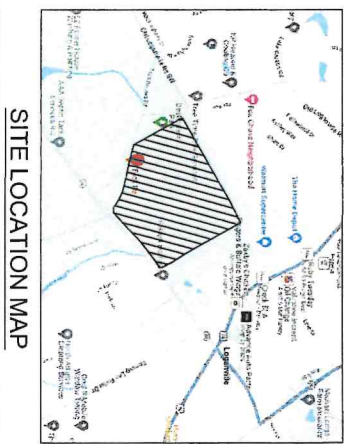
\_\_\_\_\_  
Print Name and Title

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

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



| SITE DATA           |                          |
|---------------------|--------------------------|
| EXISTING TRACT      | 201.49 AC                |
| OUTPARCEL           | 9.09 AC                  |
| PROPOSED PD TRACT   | 192.40 AC                |
| ZONING              |                          |
| EXISTING ZONING     | RA-200                   |
| PROPOSED ZONING     | PUV                      |
| CITY OF LOGANVILLE  |                          |
| USE CALCULATIONS    |                          |
| RESIDENTIAL R/W     | 16.44AC                  |
| DETENTION POND      | 3.22AC                   |
| STREAM AREA (50%)   | 5.87AC                   |
| PD USABLE AREA      | 166.87AC                 |
| SINGLE FAMILY HOMES | 75.09AC 45%              |
| RES AMENITY AREA    | 20,000 S.F.              |
| TOWNHOMES           | 25.03AC 15%              |
| COMMERCIAL          | 33.10AC 20%              |
| OPEN SPACE          | 33.65AC 20%              |
| COMMERCIAL SF REQ'D | 10KSF*232/100 = 23,200SF |
| COMMERCIAL PROV.    | 333,500SF                |
| SINGLE-FAMILY MAX   | 75.09AC *                |
| SINGLE-FAMILY PROV. | 232 UNITS                |
| TOWNHOME MAX        | 6 UNITS/AC               |
| TOWNHOME PROV.      | 150 UNITS                |



**CAUTION**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE.

**GRAPHIC SCALE**

1 Inch = 500 Feet

**DO NOT DISTURB EXISTING**

**WITHOUT PERMISSION**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE.

**TUCK FAMILY FARM**

TUCK ROAD AT HWY 20  
LOGANVILLE, GA

**MOORE CIVIL**  
CONSULT-DESIGN-ENGINEER

706.224.1629 ROBERT@MOORECIVIL.COM

**C-200**

**ABUTTING PROPERTY OWNERS LIST**

| <b>Name/Address</b>   | <b>Parcel Number</b> |
|---|----------------------|
| GREEN CHRISTOPHER JAMES &<br>GREEN MICHELLE YVONNE<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                        | C0040009B00          |
| GREEN CHRISTOPHER J &<br>GREEN MICHELLE Y<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                                 | C0040009D00          |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060008             |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060007             |
| 1618 LAND HOLDINGS LLC<br>1550 NORTH BROWN RD<br>SUITE 130<br>LAWRENCEVILLE, GA 30043                               | LG060005             |
| WAL-MART REAL ESTATE<br>BUSINESS TRUST<br>%RE PROPERTY TAX DEPT<br>PO BOX 8050 MS 0555<br>BENTONVILLE, AR 727160555 | LG040001             |
| WAL-MART REAL ESTATE BUSINESS<br>PO BOX 8050<br>BENTONVILLE AR 72716-8055   | R5160 001            |
| EPIC ENDEAVORS REAL ESTATE LLC<br>4560 TRUMBLE TER<br>SNELLVILLE GA 30039   | R5160 258            |
| MARTINEZ ANA MARINA<br>4411 FIDDLERS BND<br>LOGANVILLE GA 30052   | R5129 191            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 190            |
| CANALES JOSE G<br>4391 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 189            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 188            |

|  |           |
|--|-----------|
| FYR SFR BORROWER LLC<br>PO BOX 4090<br>SCOTTSDALE AZ 85261                                       | R5129 187 |
| BTR SCATTERED SITE OWNER LLC<br>5001 PLAZA ON THE LK STE 200<br>AUSTIN TX 78746                  | R5129 186 |
| POLMAN SHARON<br>4351 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 185 |
| CAULDER REX A & LINDA S<br>4341 FIDDLERS BND<br>LOGANVILLE GA 30052                              | R5129 184 |
| CALDERON ISABELLA RINADA<br>4331 FIDDLERS BND<br>LOGANVILLE GA 30052                             | R5129 183 |
| BUSTAMANTE LUIS HERRERA<br>MONCADA MARTHA J. AQUIRRE<br>4310 FOX CHASE DR<br>LOGANVILLE GA 30052 | R5129 175 |
| FELDER KATHLEEN<br>4325 FOX CHASE DR<br>LOGANVILLE GA 30052                                      | R5129 174 |
| TAMAYO HECTOR A<br>PEREZ IRLENY TEJEDA<br>4315 FOX CHASE DR<br>LOGANVILLE GA 30052               | R5129 173 |
| MORRIS THUYTIEN<br>MORRIS BRUCE<br>293 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 297 |
| BURKE DAVID W<br>BURKE KAREN<br>177 FOX RUN<br>LOGANVILLE GA 30052                               | R5129 331 |
| ROBERTSON DARRYL B Jr<br>ROBERTSON LACINDA MICHELLE<br>179 FOX RUN<br>LOGANVILLE GA 30052        | R5129 332 |
| IJITIMEHIN CHERLYN M<br>IJITIMEHIN OLARINDE<br>181 FOX RUN<br>LOGANVILLE GA 30052                | R5129 333 |
| HUMANS ANGELA V<br>183 FOX RUN<br>LOGANVILLE GA 30052  | R5129 334 |



|   |           |
|---|-----------|
| DEPIETRO CLAUDIO<br>DEPIETRO SANDRA S<br>185 FOX RUN<br>LOGANVILLE GA 30052           | R5129 335 |
| JONES KIM R<br>WILSON TONISHA<br>187 FOX RUN<br>LOGANVILLE GA 30052                   | R5129 336 |
| VALDEZ JENNY<br>ZAVALETA MARTHA ROJAS<br>189 FOX RUN<br>LOGANVILLE GA 30052           | R5129 337 |
| COLGATE JAMES A ETAL<br>191 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 338 |
| WASHINGTON JAPRITA MATICE<br>WASHINGTON ALFONSO<br>195 FOX RUN<br>LOGANVILLE GA 30052 | R5129 339 |
| HOPKINS JAN LISA<br>199 FOX RUN<br>LOGANVILLE GA 30052                                | R5129 340 |
| CITY OF LOGANVILLE<br>4385 PECAN ST<br>LOGANVILLE GA 30052                            | R4216 024 |

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, being partially in the City of Loganville containing 41.164 acres and being more fully described as follows:

Commencing at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;

Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
Thence N 45°34'10" W a distance of 50.92' to a Point;  
Thence N 48°44'24" W a distance of 29.83' to a Point;  
Thence N 49°17'45" W a distance of 30.39' to a Point;  
Thence N 50°52'14" W a distance of 59.25' to a Point;  
Thence N 53°13'13" W a distance of 88.83' to a Point;  
Thence N 57°25'45" W a distance of 81.86' to a Point;  
Thence N 60°57'34" W a distance of 106.61' to a Point;  
Thence N 64°04'09" W a distance of 71.10' to a Point;  
Thence N 65°54'41" W a distance of 67.48' to a Point;  
Thence N 67°46'51" W a distance of 98.69' to a Point;  
Thence N 71°07'45" W a distance of 46.85' to a Point;  
Thence N 74°41'11" W a distance of 62.13' to a Point;  
Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point, said point being the True Point of Beginning;

Thence N 29°24'16" W a distance of 936.07' to a Point;  
Thence N 59°49'12" E a distance of 634.10' to an IPF;  
Thence N 59°37'56" E a distance of 100.02' to an IPF;  
Thence N 59°54'04" E a distance of 347.74' to an IPF;  
Thence N 59°46'07" E a distance of 185.38' to an IPF;  
Thence N 60°17'42" E a distance of 1406.99' to a Point;  
Thence N 61°35'20" E a distance of 680.28' to an IPF;  
Thence S 29°26'20" E a distance of 114.25' to a Point;  
Thence S 46°37'26" W a distance of 3456.60" to the True Point of Beginning.

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 ANNEXATION, REZONING, AND  
CONCURRENT VARIANCE APPLICATIONS OF  
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

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 a vibrant, attractive mixed-use development along a major transportation corridor. 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 Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

\*\*\*\*\* Legal Description \*\*\*\*\*

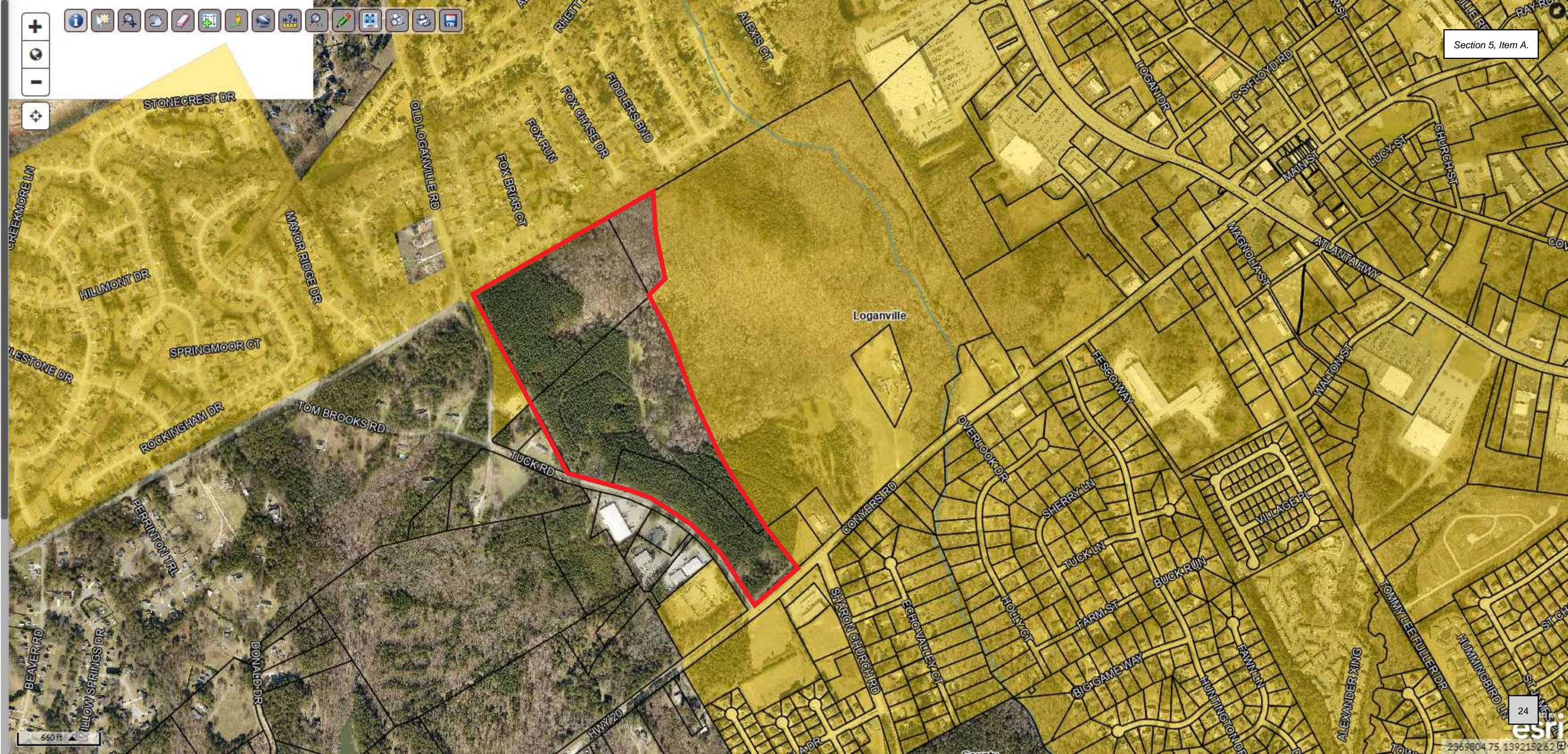
All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;  
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
Thence N 45°34'10" W a distance of 50.92' to a Point;  
Thence N 48°44'24" W a distance of 29.83' to a Point;  
Thence N 49°17'45" W a distance of 30.39' to a Point;  
Thence N 50°52'14" W a distance of 59.25' to a Point;  
Thence N 53°13'13" W a distance of 88.83' to a Point;  
Thence N 57°25'45" W a distance of 81.86' to a Point;  
Thence N 60°57'34" W a distance of 106.61' to a Point;  
Thence N 64°04'09" W a distance of 71.10' to a Point;  
Thence N 65°54'41" W a distance of 67.48' to a Point;  
Thence N 67°46'51" W a distance of 98.69' to a Point;  
Thence N 71°07'45" W a distance of 46.85' to a Point;  
Thence N 74°41'11" W a distance of 62.13' to a Point;  
Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;  
Thence N 29°24'16" W a distance of 936.07' to a Point;  
Thence N 59°49'12" E a distance of 634.10' to an IPF;  
Thence N 59°37'56" E a distance of 100.02' to an IPF;  
Thence N 59°54'04" E a distance of 347.74' to an IPF;  
Thence N 59°46'07" E a distance of 185.38' to an IPF;  
Thence N 60°17'42" E a distance of 193.37' to a Point;  
Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20;  
Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point;  
Thence S 49°11'16" W a distance of 94.58' to a Point;  
Thence S 50°29'06" W a distance of 73.73' to a Point;

Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



Section 5, Item A.



660 ft





## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** A24-012

**LANDOWNERS:** Tuck Family Farm LLP C/O Sherry S Grider

**APPLICANT:** Green River Builders Inc. C/O Pickens Tucker LLP

**PROPERTY ADDRESS:** Tuck Road, Conyers Road

**MAP/PARCEL #:** LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP)

**PARCEL DESCRIPTION:** Vacant Property

**AREA:** 61.213 acres

**EXISTING ZONING:** A2, Unzoned

**PROPOSED ZONING:** PUV

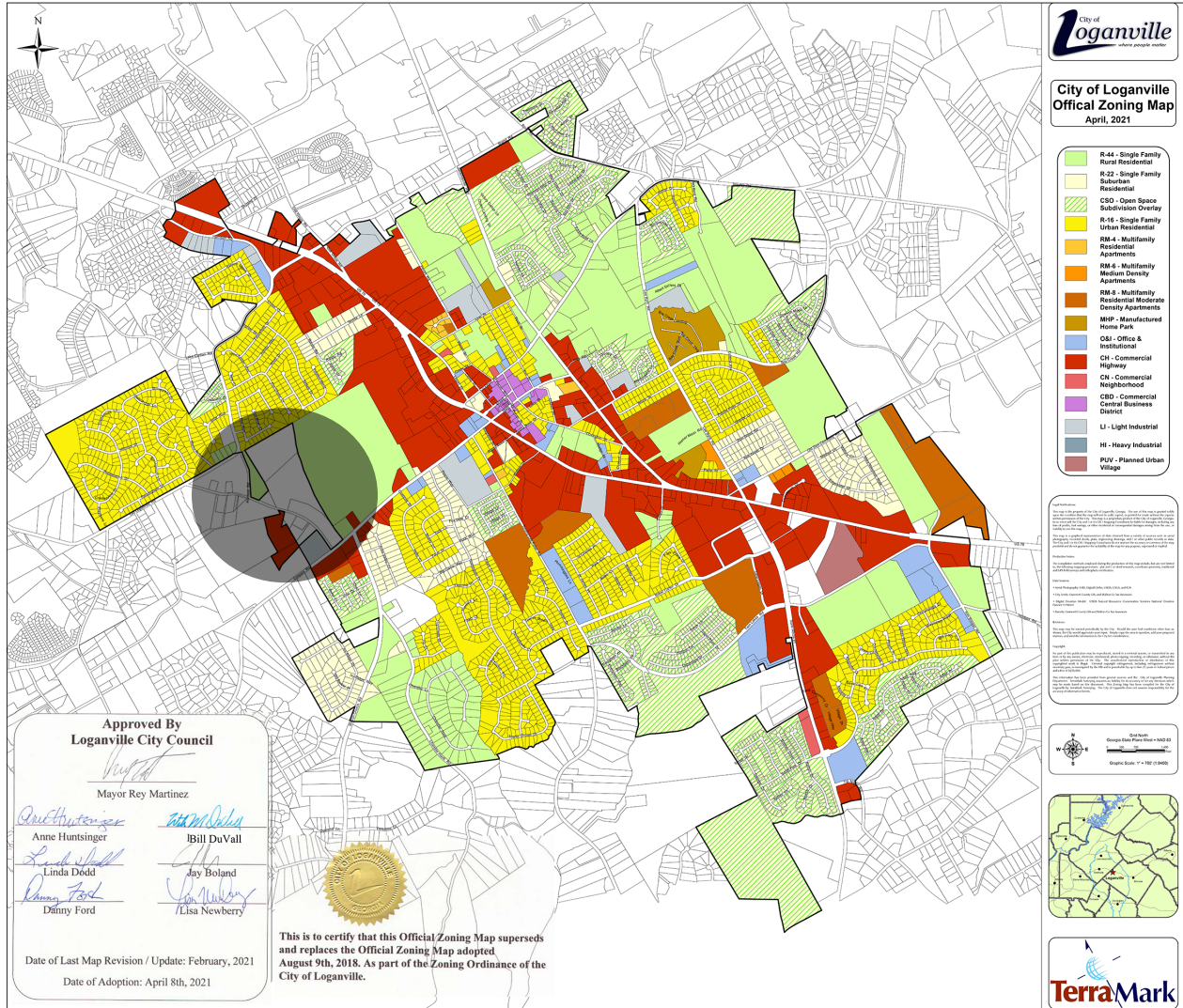
**FUTURE LAND USE MAP:** Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

**REASON FOR REQUEST:** Annexation is part of a 200+-acre mixed use development

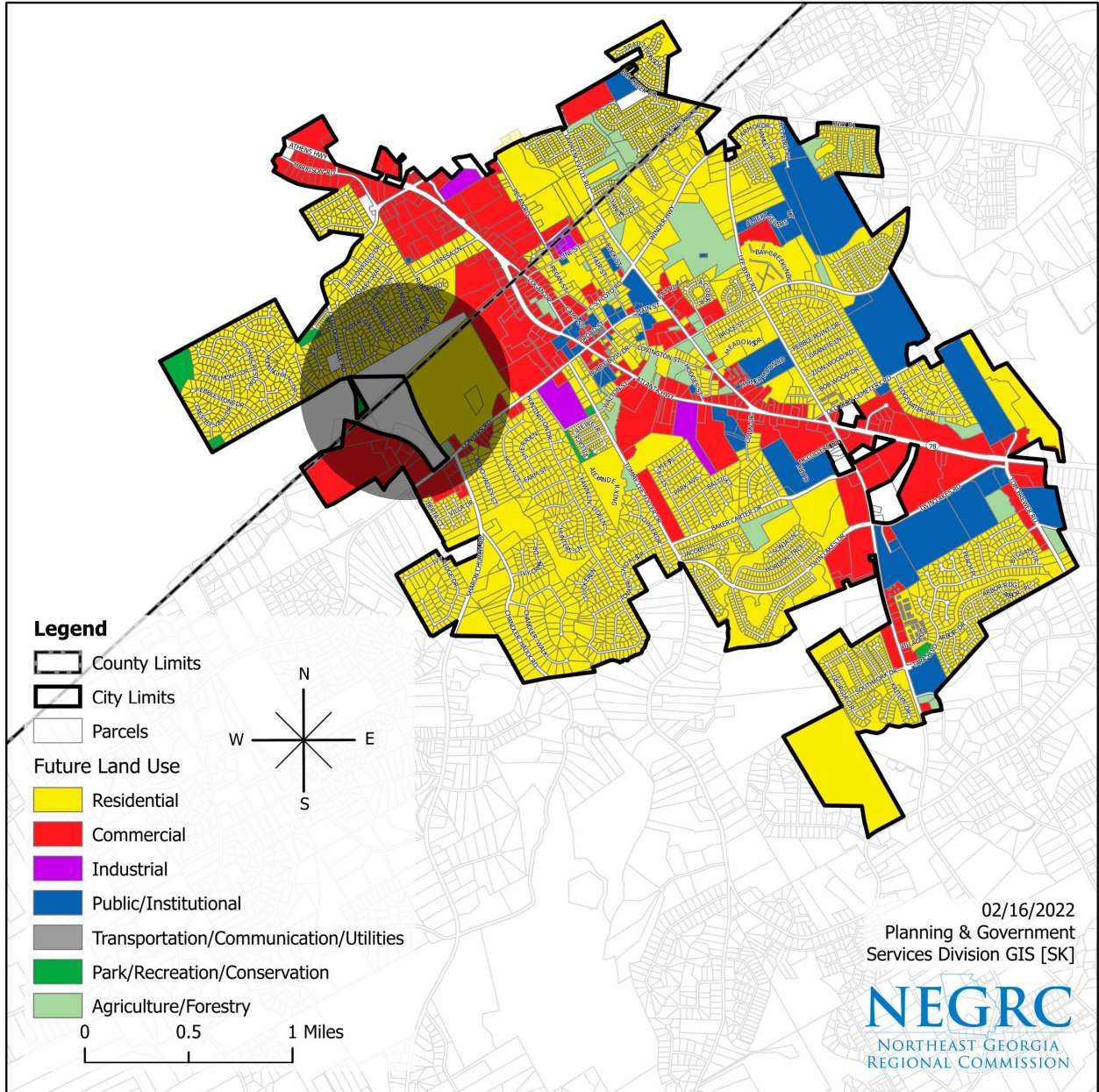
**PLANNING COMMISSION HEARING:** April 25, 2024

**CITY COUNCIL HEARING:** May 6 & 9, 2024

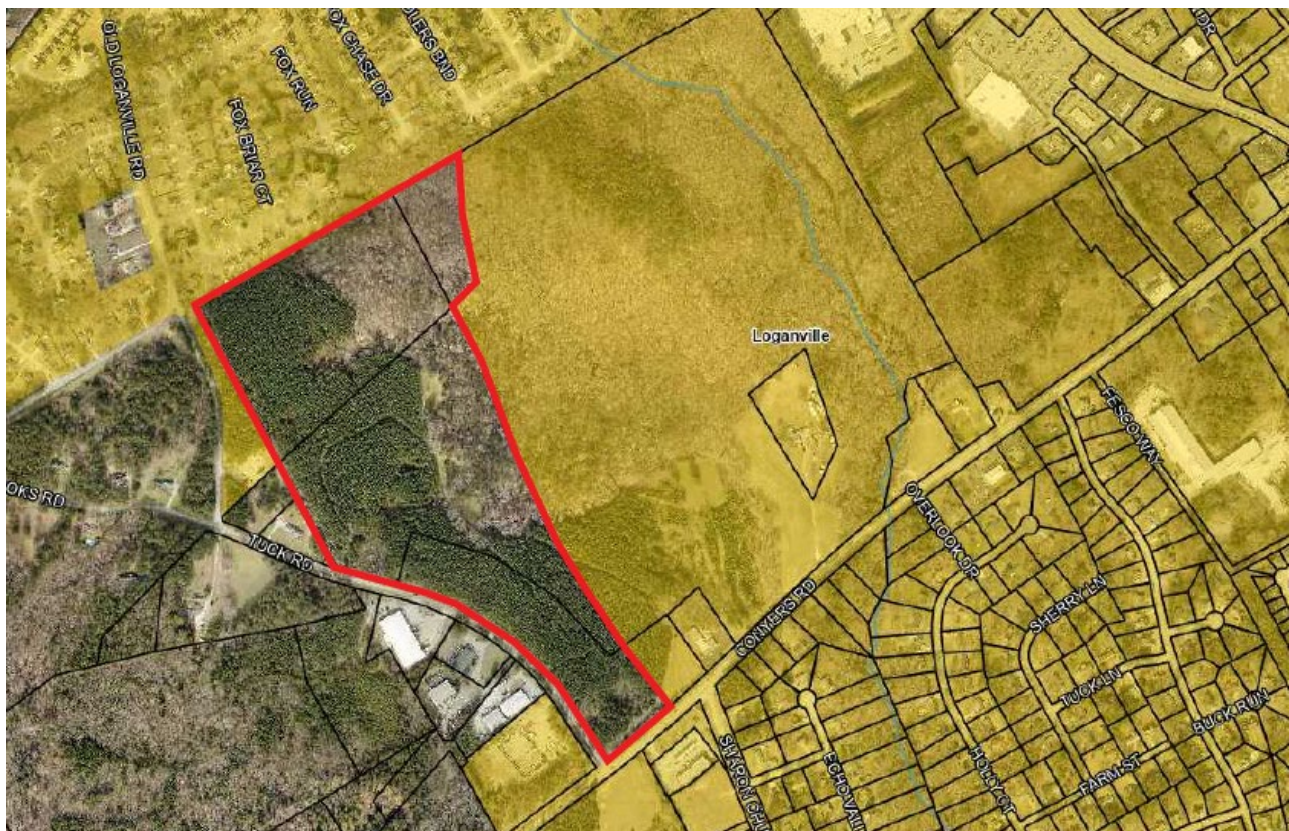
## ZONING MAP



**FUTURE LAND USE MAP**



## AREA ZONING





**Applicant's Request**

The applicant is applying to annex in 61.213 acres of land to become part of a larger project that will entail more than 200 acres of mixed use, including townhomes, single-family homes and commercial space.

**Existing Conditions**

The parcels are undeveloped and have been a part of the larger family farm. Both parcels are abutted by City limits by parcels LG060010 and LG060010A00.

**Impact Analysis/Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This annexation would bring inside city limits parcels that are almost completely encircled by land already part of the City of Loganville.

**What is the impact upon thoroughfare congestion and traffic safety?** Annexations by themselves do not have an inherent impact on congestion and traffic safety.

**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 Walton and Gwinnett both show the areas as being residential.

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

**What is the impact upon adjacent property owners if the request is not approved?** The land would likely continue to remain undeveloped.

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

**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?** No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

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

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

**Size of the sewer line?** 8 inches that feeds into Highway 20 pump station

**Capacity of the sewer line?** Upgrade to the pump station will be required

**Estimated waste generated by proposed development?** To be determined.

### 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?** Yes.

**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 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

**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?** There are some along Old Loganville Road but none along Tuck Road or Highway 20.

**Transportation improvements in the area? If yes, what are they?** GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 2 miles

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

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



Section 5, Item B.

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

Date: 3-8-24

Application # R 24-013

**REQUEST FOR ZONING MAP AMENDMENT**

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

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION*   |
|---|---|
| <b>NAME:</b> <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u><br><b>ADDRESS:</b> <u>1550 North Brown Road, Suite 125</u><br><b>CITY:</b> <u>Lawrenceville</u><br><b>STATE:</b> <u>Georgia</u> <b>Zip:</b> <u>30043</u><br><b>PHONE:</b> <u>770 232 0000</u> | <b>NAME:</b> <u>Multiple--see attached</u><br><b>ADDRESS:</b> _____<br><b>CITY:</b> _____<br><b>STATE:</b> _____ <b>Zip:</b> _____<br><b>PHONE:</b> _____<br>(*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 Lanham</u> <b>PHONE:</b> <u>770 232 0000</u><br><b>EMAIL:</b> <u>slanham@mptlawfirm.com</u> <b>FAX:</b> <u>678 518 6880</u>   |   |
| PROPERTY INFORMATION  |   |
| A2, R44, CH, and unzoned  |   |
| <b>MAP &amp; PARCEL #</b> <u>Multiple</u> <b>PRESENT ZONING:</b> _____ <b>REQUESTED ZONING:</b> <u>PUV</u>  |   |
| <b>ADDRESS:</b> <u>Highway 20 at Tuck Road</u> <b>COUNTY:</b> <u>Walton &amp; Gwinnett</u> <b>ACREAGE:</b> <u>201.376</u>   |   |
| <b>PROPOSED DEVELOPMENT:</b> <u>Mixed-use development</u>   |   |

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

Pre-Application Conference Date: **February 2nd 2024**

Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45897 RECEIPT # 202406943 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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



Section 5, Item B.

FOR  
PENDING  
POSSES

TOTAL AREA:  
201.376 ACRES

LEGEND  
1 - 1/2" = 1' (SEE SCALE)  
2 - 1/4" = 1' (SEE SCALE)  
3 - 1/8" = 1' (SEE SCALE)  
4 - 1/16" = 1' (SEE SCALE)  
5 - 1/32" = 1' (SEE SCALE)  
6 - 1/64" = 1' (SEE SCALE)  
7 - 1/128" = 1' (SEE SCALE)  
8 - 1/256" = 1' (SEE SCALE)  
9 - 1/512" = 1' (SEE SCALE)  
10 - 1/1024" = 1' (SEE SCALE)  
11 - 1/2048" = 1' (SEE SCALE)  
12 - 1/4096" = 1' (SEE SCALE)  
13 - 1/8192" = 1' (SEE SCALE)  
14 - 1/16384" = 1' (SEE SCALE)  
15 - 1/32768" = 1' (SEE SCALE)  
16 - 1/65536" = 1' (SEE SCALE)  
17 - 1/131072" = 1' (SEE SCALE)  
18 - 1/262144" = 1' (SEE SCALE)  
19 - 1/524288" = 1' (SEE SCALE)  
20 - 1/1048576" = 1' (SEE SCALE)

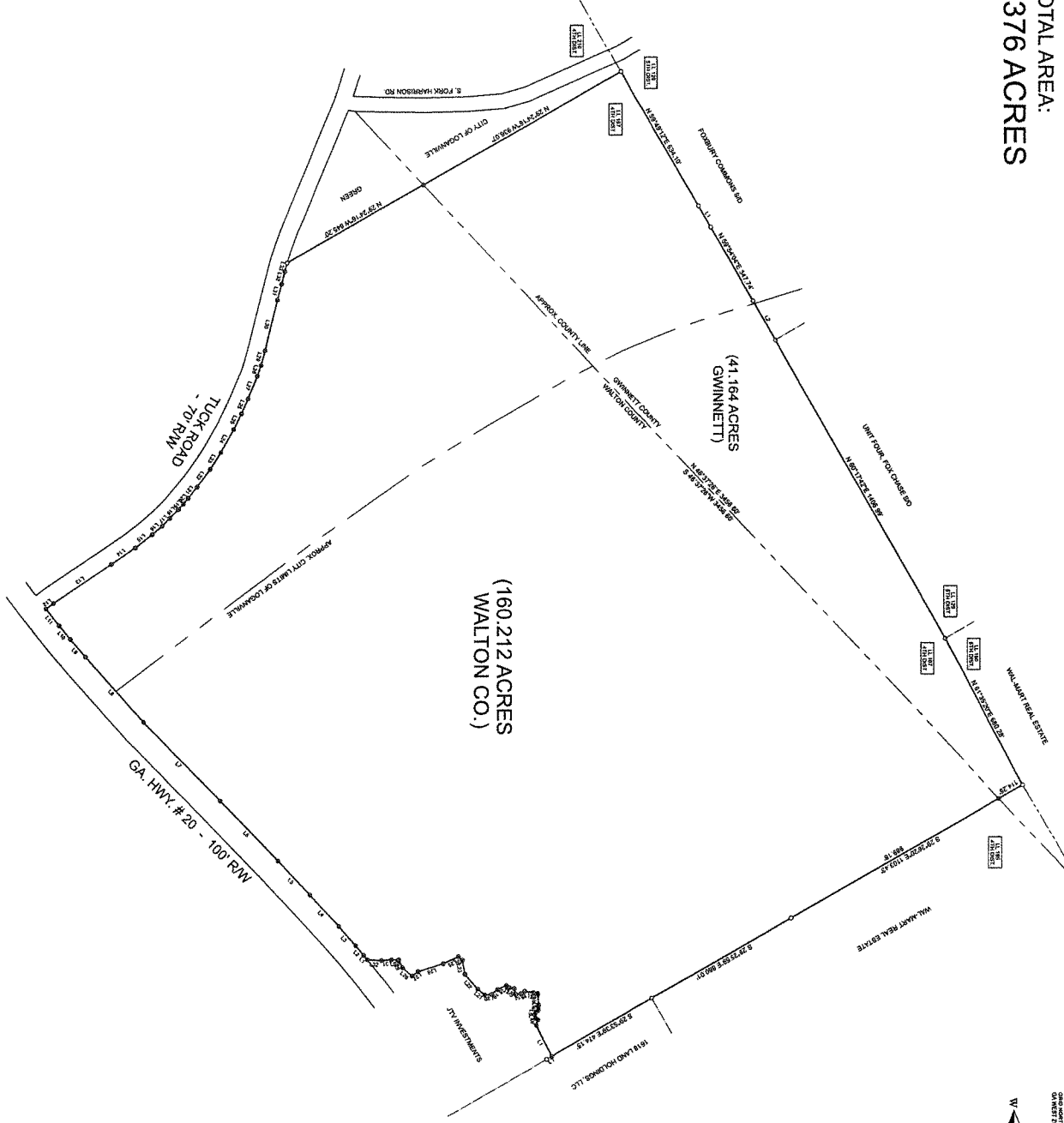
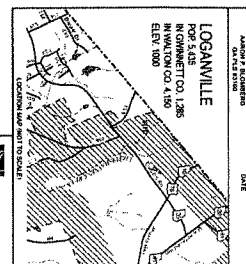
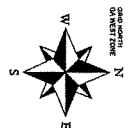


Table with 2 columns: Chain, Stationing. Lists survey points along the Callis Along Branch.

NOTES  
1. THIS IS A SURVEY OF A PORTION OF THE LAND OWNED BY GREEN RIVER BUILDERS, INC. AND IS NOT A TITLE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH AND HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE LAND OTHER THAN THOSE SHOWN ON THE RECORDS OF THE PUBLIC RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS.



LOGANVILLE  
FOR SALE  
1.285  
IN WALTON CO. 4.150  
ELEV. 1000

Table with 2 columns: Chain, Stationing. Lists survey points along the Callis Along Boundary.

Table with 2 columns: Chain, Stationing. Lists survey points along the Callis Along Branch.

Professional survey information including project name (GREEN RIVER BUILDERS, INC.), date (JULY 2012), and sheet number (SHEET 1 OF 1).

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.

3/7/24

Applicant's Signature

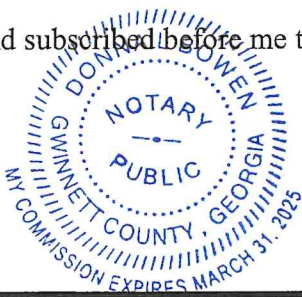
Date

Shane Latham, attorney for Applicant

Print Name and Title

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

(Seal)



Donna L. Bowen

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

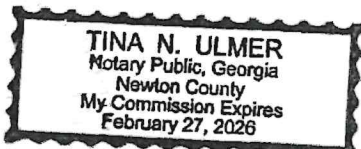
**Applicant's Certification**

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.

*Charles P. Richards* 03/07/2024  
Applicant's Signature Date

CHARLES P. RICHARDS CFO  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*  
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.

*Sherry S. Grider* 3-7-24  
Owner's Signature Date

Sherry S. Grider, Managing Partner, Luck Family Farm LLLP  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*  
Signature of Notary Public

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

*Owner's*

**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.

*Chad T. Stephens*

*3-7-24*

Applicant's Signature

Date

*Chad T. Stephens*

Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



*Gabrielle Schaller*

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

*Owner's*

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

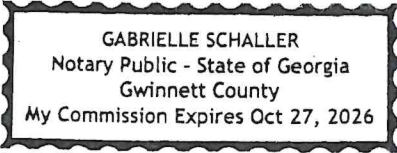
**Applicant's Certification**

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.

*Chad T. Stephens* 3-7-24  
Applicant's Signature Date

Chad T. Stephens Member  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

*Gabrielle Schaller*  
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** \_\_\_\_\_

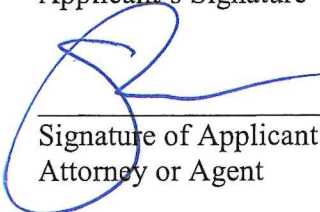
### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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.

Applicant's Signature

Date

Print Name



3/7/24

Shane Lanham

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 N/A

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL

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

DATE OF CONTRIBUTION

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

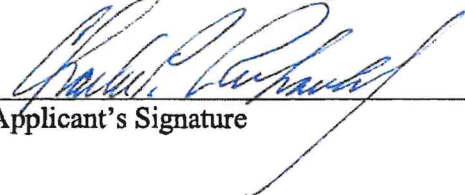
\_\_\_\_\_

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

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

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

  
Applicant's Signature

03/07/2024  
Date

CHARLES P. RICHARDS  
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 \_\_\_\_\_

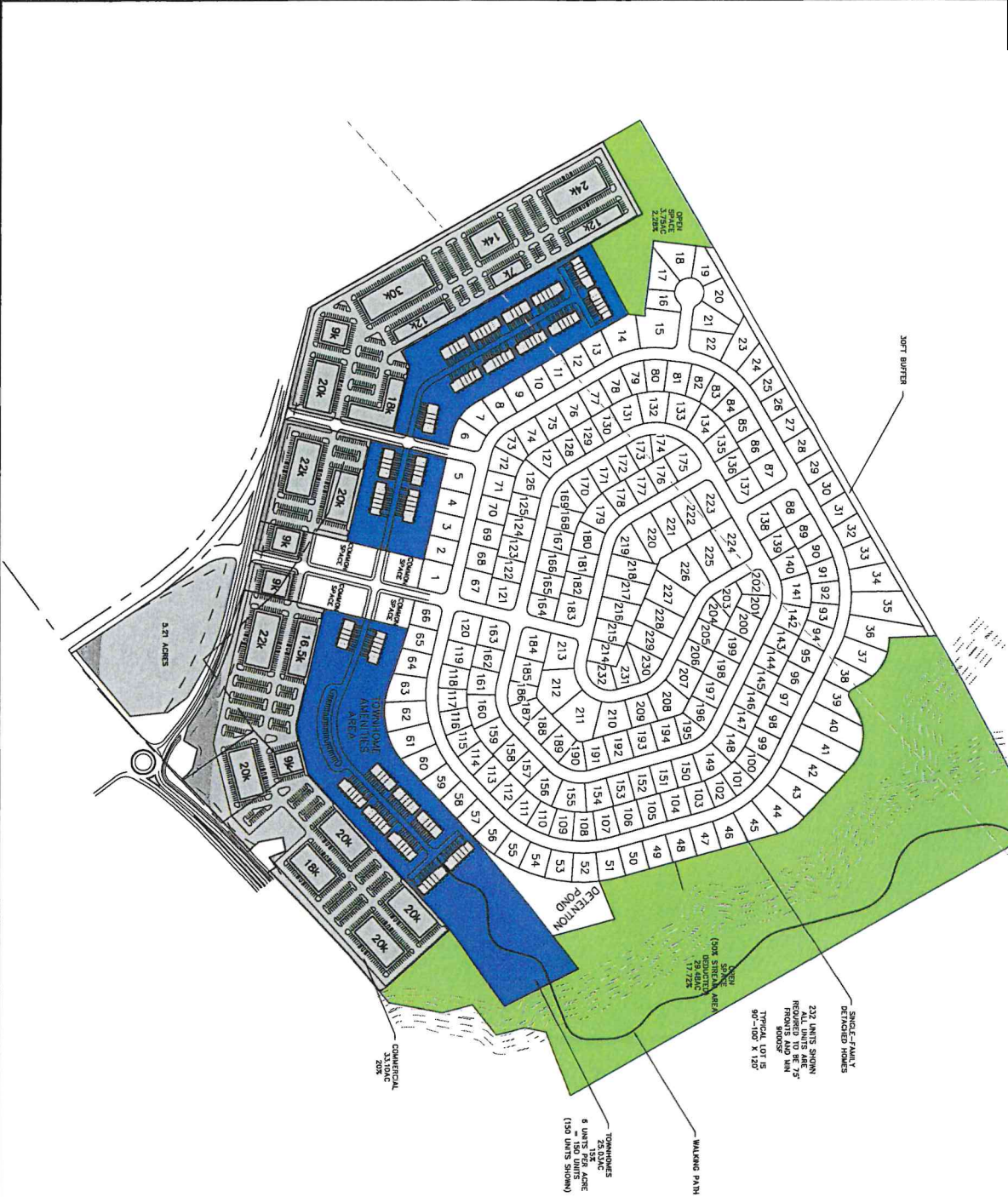
| NAME & OFFICIAL POSITION<br>OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all<br>aggregating to \$250 or more) | DATE OF<br>CONTRIBUTION |
|--|--|-------------------------|
| _____  | _____  | _____                   |
| _____  | _____  | _____                   |
| _____  | _____  | _____         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

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

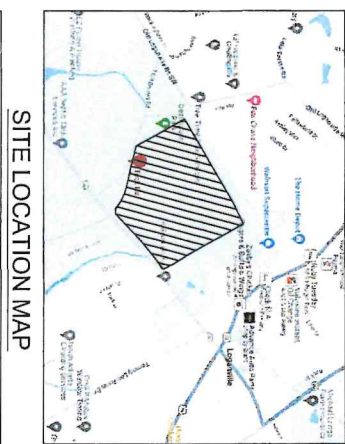
**PROPERTY OWNER LIST - REZONING**

| <b>Name</b>                                       | <b>Address</b>                               | <b>Parcel No.</b> | <b>County</b> |
|---|--|-------------------|---------------|
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010          | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010A00       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010ADP       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG0600100DP       | Walton        |
| Stephens, Chad Tuck &<br>Stephens, Sandra Pendley | P.O. Box 1058<br>Loganville, GA 30052        | LG060009          | Walton        |
| CSAT Enterprises LLC                              | P.O. Box 1058<br>Loganville, GA 30052        | LG060011          | Walton        |





| SITE DATA           |                          |
|---------------------|--------------------------|
| EXISTING TRACT      | 201.49 AC                |
| OUTPARCEL           | 9.09 AC                  |
| PROPOSED PD TRACT   | 192.40 AC                |
| ZONING              |                          |
| EXISTING ZONING     | RA-200                   |
| PROPOSED ZONING     | PUV                      |
| ZONING JURISDICTION |                          |
| CITY OF LOGANVILLE  |                          |
| USE CALCULATIONS    |                          |
| RESIDENTIAL R/W     | 16.44AC                  |
| DETENTION POND      | 3.22AC                   |
| STREAM AREA (50%)   | 5.87AC                   |
| PD USABLE AREA      | 166.87AC                 |
| SINGLE FAMILY HOMES | 75.09AC 45%              |
| RES AMENITY AREA    | 20,000 S.F.              |
| TOWNHOMES           | 25.03AC 15%              |
| COMMERCIAL          | 3.3, 10AC 20%            |
| OPEN SPACE          | 3.3, 65AC 20%            |
| COMMERCIAL SF REQ'D | 10KSF+232/100 = 23,200SF |
| COMMERCIAL PROV.    | 3,33, 500SF              |
| SINGLE-FAMILY MAX   | 75.09AC * 232 UNITS      |
| SINGLE-FAMILY PROV. | 3.1 UNITS/AC             |
| TOWNHOME MAX        | 150 UNITS                |
| TOWNHOME PROV.      | 6 UNITS/AC               |
|                     | 150 UNITS                |



**CAUTION**

CONSTRUCTION SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATION FIRM DURING THE PLY FOR SHOT SERVICES. CONSTRUCTION SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS TO THE OVERSEER/OWNER.

THE UTILITY SHOWN ARE FROM THE CONSTRUCTION DRAWING AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CHANGES TO THE CONSTRUCTION DRAWING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WITHIN THE WORK AREA. LOCAL UTILITIES SHOULD BE LOCATED, IDENTIFIED, AND PROTECTED AS NECESSARY TO AVOID DAMAGE TO THE UTILITIES AND TO MAINTAIN THE SAFETY OF THE CONSTRUCTION WORK.

DO NOT FURNISH SERVICES WITHOUT PERMISSION

**GRAPHIC SCALE**

1" = 200' (IN FEET)

1" = 500' (IN FEET)

**MOORE CIVIL**  
CONSULT-DESIGN-ENGINEER  
706.224.1628 ROBERT@MOORECIVIL.COM

**TUCK FAMILY FARM**  
TUCK ROAD AT HWY 20  
LOGANVILLE, GA

**C.200**

**REVISIONS:**

| NO. | DATE | DESCRIPTION    |
|-----|------|----------------|
| 1   |      | CONCEPT LAYOUT |
| 2   |      | CONCEPT LAYOUT |
| 3   |      | CONCEPT LAYOUT |

**24 HOUR CONTACT**

**OWNER INFORMATION:**

**DESIGNER INFORMATION:**

**DATE:**

**SCALE:**

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

**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?  
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 RESPONSES 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 parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed mixed-use development with residential, commercial, and open space/recreational amenities is compatible with existing land uses. The proposed commercial components of the development are located along exterior right-of-way and would provide an attractive streetscape for motorists travelling along Conyers Road (State Route 20) and Tuck Road.

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

The proposed development is located along Conyers Road, which is a major transportation corridor and a State Highway. Additionally, GDOT has announced plans to align Tuck Road with Sharon Church Road with the construction of a new roundabout. The Applicant is coordinating with GDOT relative to this road improvement, which will enhance connectivity and traffic flows in the area.

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

The proposed development would not contribute to overcrowding or urban sprawl as the property is located near the urban core of Loganville and the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,500 feet from Atlanta Highway (U.S. Route 78), which is Loganville's most heavily developed corridor. The proposed development is not an isolated, out-of-place development at Loganville's fringes. It includes a mix of land uses that are already present in the area and continues established development patterns along major transportation corridors.

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

The proposed development would utilize public water, sewer, and other utilities, providing upgrades where necessary. Given the intensity of surrounding development and the property's proximity to major transportation corridors, 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 high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. First-class amenities and a mix of housing types would provide additional stability to the proposed development. The proposed development would provide necessary residential critical mass to support proposed commercial components of the development as well as existing commercial uses in the surrounding area.

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

The proposed development would provide a mixture of residential, commercial, and recreational/open space uses that is compatible with the Future Land Use designations of Residential, Commercial, and Park/Recreation/Conservation. While the unincorporated portions of the subject property are not assigned Future Land Use designations, they are compatible with the designations of adjacent land. That is, one of the proposed open spaces portions of the subject property is located adjacent to Destination Park, which is designated as Park/Recreation/Conservation. The proposed commercial portions of the proposed development are located across the street from land designated as Commercial across Tuck Road and Conyers Road. The balance of the proposed development is the residential component, which is consistent with the Residential Future Land Use designation.

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

The proposed development would complement surrounding properties by enhancing the walkability of the surrounding area, increasing housing options in the City, and providing a high-quality, attractive mixed-use development near major transportation corridors.

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

The property would remain a large, underutilized tract near the center of Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained.

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

The subject property is located along a State Highway with convenient access to downtown Loganville. The proposed alignment of Tuck Road and Sharon Church Road with the construction of a roundabout enhances the subject property's vehicular access and will improve existing traffic flows. The proposed mixed-use development is compatible with the mixed-use character of the surrounding area which includes, residential, commercial, and recreational uses.

**ABUTTING PROPERTY OWNERS LIST**

| <b>Name/Address</b>   | <b>Parcel Number</b> |
|---|----------------------|
| GREEN CHRISTOPHER JAMES &<br>GREEN MICHELLE YVONNE<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                        | C0040009B00          |
| GREEN CHRISTOPHER J &<br>GREEN MICHELLE Y<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                                 | C0040009D00          |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060008             |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060007             |
| 1618 LAND HOLDINGS LLC<br>1550 NORTH BROWN RD<br>SUITE 130<br>LAWRENCEVILLE, GA 30043                               | LG060005             |
| WAL-MART REAL ESTATE<br>BUSINESS TRUST<br>%RE PROPERTY TAX DEPT<br>PO BOX 8050 MS 0555<br>BENTONVILLE, AR 727160555 | LG040001             |
| WAL-MART REAL ESTATE BUSINESS<br>PO BOX 8050<br>BENTONVILLE AR 72716-8055   | R5160 001            |
| EPIC ENDEAVORS REAL ESTATE LLC<br>4560 TRUMBLE TER<br>SNELLVILLE GA 30039   | R5160 258            |
| MARTINEZ ANA MARINA<br>4411 FIDDLERS BND<br>LOGANVILLE GA 30052   | R5129 191            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 190            |
| CANALES JOSE G<br>4391 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 189            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 188            |

|  |           |
|--|-----------|
| FYR SFR BORROWER LLC<br>PO BOX 4090<br>SCOTTSDALE AZ 85261                                       | R5129 187 |
| BTR SCATTERED SITE OWNER LLC<br>5001 PLAZA ON THE LK STE 200<br>AUSTIN TX 78746                  | R5129 186 |
| POLMAN SHARON<br>4351 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 185 |
| CAULDER REX A & LINDA S<br>4341 FIDDLERS BND<br>LOGANVILLE GA 30052                              | R5129 184 |
| CALDERON ISABELLA RINADA<br>4331 FIDDLERS BND<br>LOGANVILLE GA 30052                             | R5129 183 |
| BUSTAMANTE LUIS HERRERA<br>MONCADA MARTHA J. AQUIRRE<br>4310 FOX CHASE DR<br>LOGANVILLE GA 30052 | R5129 175 |
| FELDER KATHLEEN<br>4325 FOX CHASE DR<br>LOGANVILLE GA 30052                                      | R5129 174 |
| TAMAYO HECTOR A<br>PEREZ IRLYNY TEJEDA<br>4315 FOX CHASE DR<br>LOGANVILLE GA 30052               | R5129 173 |
| MORRIS THUYTIEN<br>MORRIS BRUCE<br>293 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 297 |
| BURKE DAVID W<br>BURKE KAREN<br>177 FOX RUN<br>LOGANVILLE GA 30052                               | R5129 331 |
| ROBERTSON DARRYL B Jr<br>ROBERTSON LACINDA MICHELLE<br>179 FOX RUN<br>LOGANVILLE GA 30052        | R5129 332 |
| IJITIMEHIN CHERLYN M<br>IJITIMEHIN OLARINDE<br>181 FOX RUN<br>LOGANVILLE GA 30052                | R5129 333 |
| HUMANS ANGELA V<br>183 FOX RUN<br>LOGANVILLE GA 30052  | R5129 334 |

|   |           |
|---|-----------|
| DEPIETRO CLAUDIO<br>DEPIETRO SANDRA S<br>185 FOX RUN<br>LOGANVILLE GA 30052           | R5129 335 |
| JONES KIM R<br>WILSON TONISHA<br>187 FOX RUN<br>LOGANVILLE GA 30052                   | R5129 336 |
| VALDEZ JENNY<br>ZAVALETA MARTHA ROJAS<br>189 FOX RUN<br>LOGANVILLE GA 30052           | R5129 337 |
| COLGATE JAMES A ETAL<br>191 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 338 |
| WASHINGTON JAPRITA MATICE<br>WASHINGTON ALFONSO<br>195 FOX RUN<br>LOGANVILLE GA 30052 | R5129 339 |
| HOPKINS JAN LISA<br>199 FOX RUN<br>LOGANVILLE GA 30052                                | R5129 340 |
| CITY OF LOGANVILLE<br>4385 PECAN ST<br>LOGANVILLE GA 30052                            | R4216 024 |

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;  
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
Thence N 45°34'10" W a distance of 50.92' to a Point;  
Thence N 48°44'24" W a distance of 29.83' to a Point;  
Thence N 49°17'45" W a distance of 30.39' to a Point;  
Thence N 50°52'14" W a distance of 59.25' to a Point;  
Thence N 53°13'13" W a distance of 88.83' to a Point;  
Thence N 57°25'45" W a distance of 81.86' to a Point;  
Thence N 60°57'34" W a distance of 106.61' to a Point;  
Thence N 64°04'09" W a distance of 71.10' to a Point;  
Thence N 65°54'41" W a distance of 67.48' to a Point;  
Thence N 67°46'51" W a distance of 98.69' to a Point;  
Thence N 71°07'45" W a distance of 46.85' to a Point;  
Thence N 74°41'11" W a distance of 62.13' to a Point;  
Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;  
Thence N 46°37'26" E a distance of 3456.60' to a Point;  
Thence S 29°26'20" E a distance of 989.18' to an IPF;  
Thence S 29°25'59" E a distance of 660.01' to an IPF;  
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;  
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;  
Thence N 72°18'08" W a distance of 24.03' to a Point;  
Thence S 28°13'12" W a distance of 11.41' to a Point;  
Thence S 74°19'31" W a distance of 15.83' to a Point;  
Thence N 74°51'49" W a distance of 8.68' to a Point;  
Thence N 32°37'40" W a distance of 16.39' to a Point;  
Thence S 89°31'15" W a distance of 14.08' to a Point;  
Thence N 87°57'38" W a distance of 10.17' to a Point;  
Thence S 86°26'17" W a distance of 41.00' to a Point;



Thence S 77°33'48" W a distance of 5.21' to a Point;  
 Thence S 09°52'21" W a distance of 19.06' to a Point;  
 Thence S 08°28'09" W a distance of 35.33' to a Point;  
 Thence S 33°04'51" E a distance of 16.99' to a Point;  
 Thence S 09°36'40" E a distance of 21.74' to a Point;  
 Thence S 74°01'58" W a distance of 25.01' to a Point;  
 Thence S 07°03'34" W a distance of 20.14' to a Point;  
 Thence S 38°47'34" W a distance of 16.52' to a Point;  
 Thence S 25°21'37" E a distance of 38.69' to a Point;  
 Thence S 39°19'43" E a distance of 31.34' to a Point;  
 Thence S 06°18'24" E a distance of 27.60' to a Point;  
 Thence S 40°13'36" W a distance of 38.09' to a Point;  
 Thence S 48°59'18" W a distance of 80.30' to a Point;  
 Thence S 80°00'00" W a distance of 57.67' to a Point;  
 Thence S 42°51'22" W a distance of 22.27' to a Point;  
 Thence S 24°46'13" E a distance of 68.30' to a Point;  
 Thence S 17°08'22" E a distance of 108.56' to a Point;  
 Thence S 35°15'33" E a distance of 30.52' to a Point;  
 Thence S 40°44'31" W a distance of 51.28' to a Point;  
 Thence S 64°31'43" W a distance of 35.70' to a Point;  
 Thence S 01°26'06" W a distance of 29.16' to a Point;  
 Thence S 04°56'23" E a distance of 41.60' to a Point;  
 Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;  
 Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;  
 Thence S 49°12'47" W a distance of 51.16' to a Point;  
 Thence S 48°33'09" W a distance of 105.67' to a Point;  
 Thence S 47°10'43" W a distance of 175.36' to a Point;  
 Thence S 46°31'43" W a distance of 191.40' to a Point;  
 Thence S 46°15'11" W a distance of 343.08' to a Point;  
 Thence S 45°37'12" W a distance of 451.87' to a Point;  
 Thence S 48°28'15" W a distance of 359.08' to a Point;  
 Thence S 49°11'16" W a distance of 94.58' to a Point;  
 Thence S 50°29'06" W a distance of 73.73' to a Point;  
 Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

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 ANNEXATION, REZONING, AND  
CONCURRENT VARIANCE APPLICATIONS OF  
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

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 a vibrant, attractive mixed-use development along a major transportation corridor. 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 Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;  
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
Thence N 45°34'10" W a distance of 50.92' to a Point;  
Thence N 48°44'24" W a distance of 29.83' to a Point;  
Thence N 49°17'45" W a distance of 30.39' to a Point;  
Thence N 50°52'14" W a distance of 59.25' to a Point;  
Thence N 53°13'13" W a distance of 88.83' to a Point;  
Thence N 57°25'45" W a distance of 81.86' to a Point;  
Thence N 60°57'34" W a distance of 106.61' to a Point;  
Thence N 64°04'09" W a distance of 71.10' to a Point;  
Thence N 65°54'41" W a distance of 67.48' to a Point;  
Thence N 67°46'51" W a distance of 98.69' to a Point;  
Thence N 71°07'45" W a distance of 46.85' to a Point;  
Thence N 74°41'11" W a distance of 62.13' to a Point;  
Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;  
Thence N 29°24'16" W a distance of 936.07' to a Point;  
Thence N 59°49'12" E a distance of 634.10' to an IPF;  
Thence N 59°37'56" E a distance of 100.02' to an IPF;  
Thence N 59°54'04" E a distance of 347.74' to an IPF;  
Thence N 59°46'07" E a distance of 185.38' to an IPF;  
Thence N 60°17'42" E a distance of 1406.99' to a Point;  
Thence N 61°35'20" E a distance of 680.28' to an IPF;  
Thence S 29°26'20" E a distance of 1103.43' to an IPF;  
Thence S 29°25'59" E a distance of 660.01' to an IPF;  
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;  
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;  
Thence N 72°18'08" W a distance of 24.03' to a Point;  
Thence S 28°13'12" W a distance of 11.41' to a Point;

Thence S 74°19'31" W a distance of 15.83' to a Point;  
 Thence N 74°51'49" W a distance of 8.68' to a Point;  
 Thence N 32°37'40" W a distance of 16.39' to a Point;  
 Thence S 89°31'15" W a distance of 14.08' to a Point;  
 Thence N 87°57'38" W a distance of 10.17' to a Point;  
 Thence S 86°26'17" W a distance of 41.00' to a Point;  
 Thence S 77°33'48" W a distance of 5.21' to a Point;  
 Thence S 09°52'21" W a distance of 19.06' to a Point;  
 Thence S 08°28'09" W a distance of 35.33' to a Point;  
 Thence S 33°04'51" E a distance of 16.99' to a Point;  
 Thence S 09°36'40" E a distance of 21.74' to a Point;  
 Thence S 74°01'58" W a distance of 25.01' to a Point;  
 Thence S 07°03'34" W a distance of 20.14' to a Point;  
 Thence S 38°47'34" W a distance of 16.52' to a Point;  
 Thence S 25°21'37" E a distance of 38.69' to a Point;  
 Thence S 39°19'43" E a distance of 31.34' to a Point;  
 Thence S 06°18'24" E a distance of 27.60' to a Point;  
 Thence S 40°13'36" W a distance of 38.09' to a Point;  
 Thence S 48°59'18" W a distance of 80.30' to a Point;  
 Thence S 80°00'00" W a distance of 57.67' to a Point;  
 Thence S 42°51'22" W a distance of 22.27' to a Point;  
 Thence S 24°46'13" E a distance of 68.30' to a Point;  
 Thence S 17°08'22" E a distance of 108.56' to a Point;  
 Thence S 35°15'33" E a distance of 30.52' to a Point;  
 Thence S 40°44'31" W a distance of 51.28' to a Point;  
 Thence S 64°31'43" W a distance of 35.70' to a Point;  
 Thence S 01°26'06" W a distance of 29.16' to a Point;  
 Thence S 04°56'23" E a distance of 41.60' to a Point;  
 Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;  
 Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;  
 Thence S 49°12'47" W a distance of 51.16' to a Point;  
 Thence S 48°33'09" W a distance of 105.67' to a Point;  
 Thence S 47°10'43" W a distance of 175.36' to a Point;  
 Thence S 46°31'43" W a distance of 191.40' to a Point;  
 Thence S 46°15'11" W a distance of 343.08' to a Point;  
 Thence S 45°37'12" W a distance of 451.87' to a Point;  
 Thence S 48°28'15" W a distance of 359.08' to a Point;  
 Thence S 49°11'16" W a distance of 94.58' to a Point;  
 Thence S 50°29'06" W a distance of 73.73' to a Point;  
 Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;  
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
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Thence N 48°44'24" W a distance of 29.83' to a Point;  
Thence N 49°17'45" W a distance of 30.39' to a Point;  
Thence N 50°52'14" W a distance of 59.25' to a Point;  
Thence N 53°13'13" W a distance of 88.83' to a Point;  
Thence N 57°25'45" W a distance of 81.86' to a Point;  
Thence N 60°57'34" W a distance of 106.61' to a Point;  
Thence N 64°04'09" W a distance of 71.10' to a Point;  
Thence N 65°54'41" W a distance of 67.48' to a Point;  
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Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;  
Thence N 29°24'16" W a distance of 936.07' to a Point;  
Thence N 59°49'12" E a distance of 634.10' to an IPF;  
Thence N 59°37'56" E a distance of 100.02' to an IPF;  
Thence N 59°54'04" E a distance of 347.74' to an IPF;  
Thence N 59°46'07" E a distance of 185.38' to an IPF;  
Thence N 60°17'42" E a distance of 193.37' to a Point;  
Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20;  
Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point;  
Thence S 49°11'16" W a distance of 94.58' to a Point;  
Thence S 50°29'06" W a distance of 73.73' to a Point;

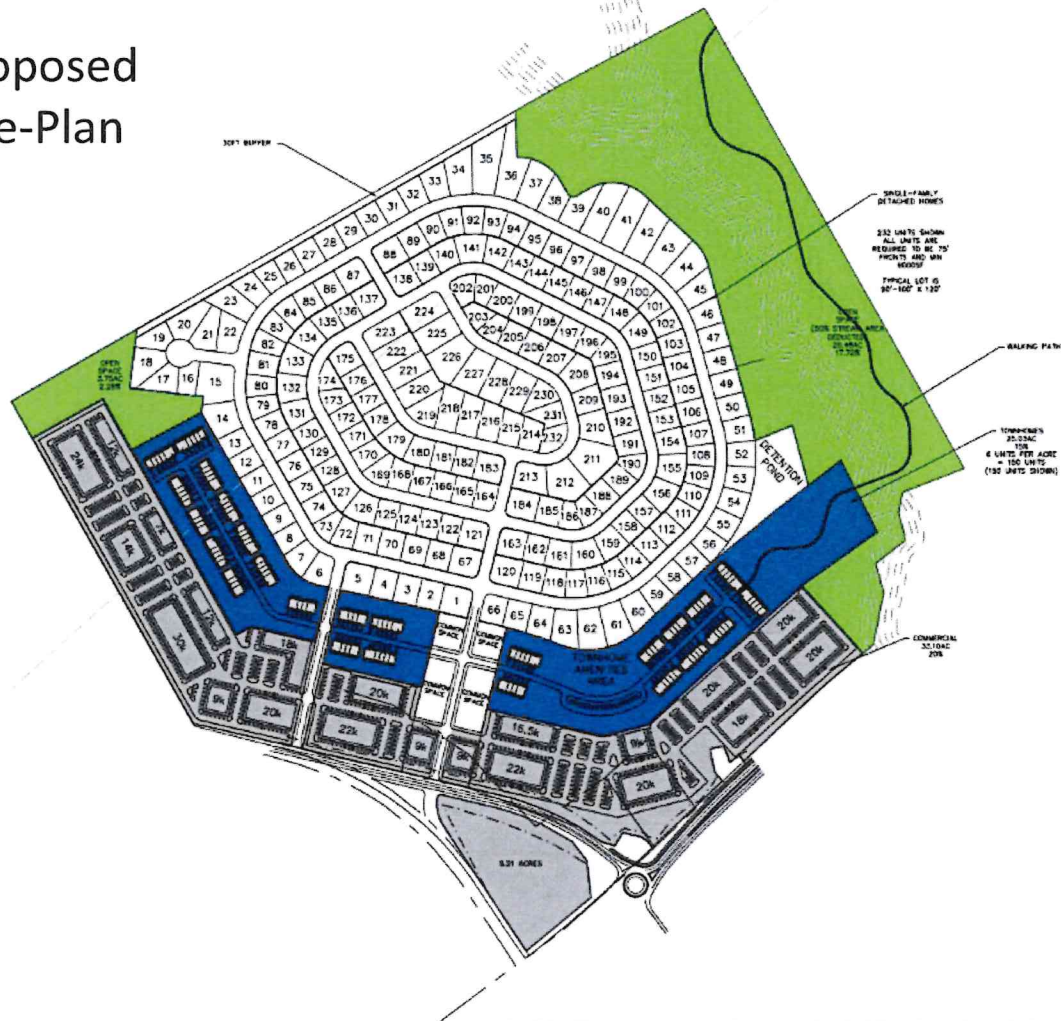
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



# The Landing @ Tuck Farm

Loganville, Ga

# Proposed Site-Plan



**CAUTION**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SERVICES BY A PRIVATE UTILITY LOCATION PROFESSIONAL ENGINEER (L.P.E.) PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER SERVICES CAUSED BY CONSTRUCTION ACTIVITIES AT ANY LOCATION OTHER THAN THE CONTRACTOR'S SITE.

THE UTILITIES SHOWN ARE BASED ON THE CONTRACTOR'S INVESTIGATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GA. PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GA. PRIOR TO ANY CONSTRUCTION.

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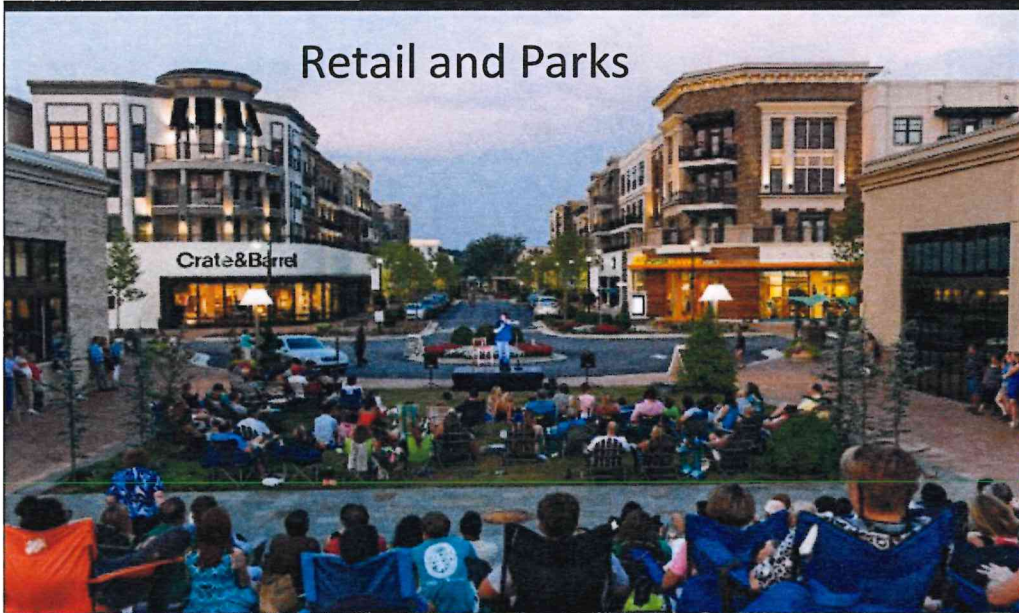
| SITE DATA           |                          |           |
|---------------------|--------------------------|-----------|
| EXISTING TRACT      | 201.49 AC                |           |
| OUTPARCEL           | 9.09 AC                  |           |
| PROPOSED PD TRACT   | 192.40 AC                |           |
| ZONING              |                          |           |
| EXISTING ZONING     | RA-200                   |           |
| PROPOSED ZONING     | PLUV                     |           |
| ZONING JURISDICTION | CITY OF LOGANVILLE       |           |
| USE CALCULATIONS    |                          |           |
| RESIDENTIAL R/W     | 16.44AC                  |           |
| DETONATION POND     | 3.22AC                   |           |
| STREAM AREA (50%)   | 5.87AC                   |           |
| PD USABLE AREA      | 166.87AC                 |           |
| SINGLE FAMILY HOMES | 75.09AC                  | 45%       |
| RES AMENITY AREA    | 20,000 S.F.              |           |
| TOWNHOMES           | 25.03AC                  | 15%       |
| COMMERCIAL          | 33.10AC                  | 20%       |
| OPEN SPACE          | 33.65AC                  | 20%       |
| COMMERCIAL SF REQ'D | 10KSF*232/100 = 23,200SF |           |
| COMMERCIAL PROV.    | 333,500SF                |           |
| SINGLE-FAMILY MAX   | 75.09AC *                | 232 UNITS |
| SINGLE-FAMILY PROV. | 3.1 UNITS/AC             | 232 UNITS |
| TOWNHOME MAX        | 6 UNITS/AC               | 150 UNITS |
| TOWNHOME PROV.      | 6 UNITS/AC               | 150 UNITS |

**MOORE CIVIL**  
CONSULTING ENGINEER

24 HOUR CONTACT

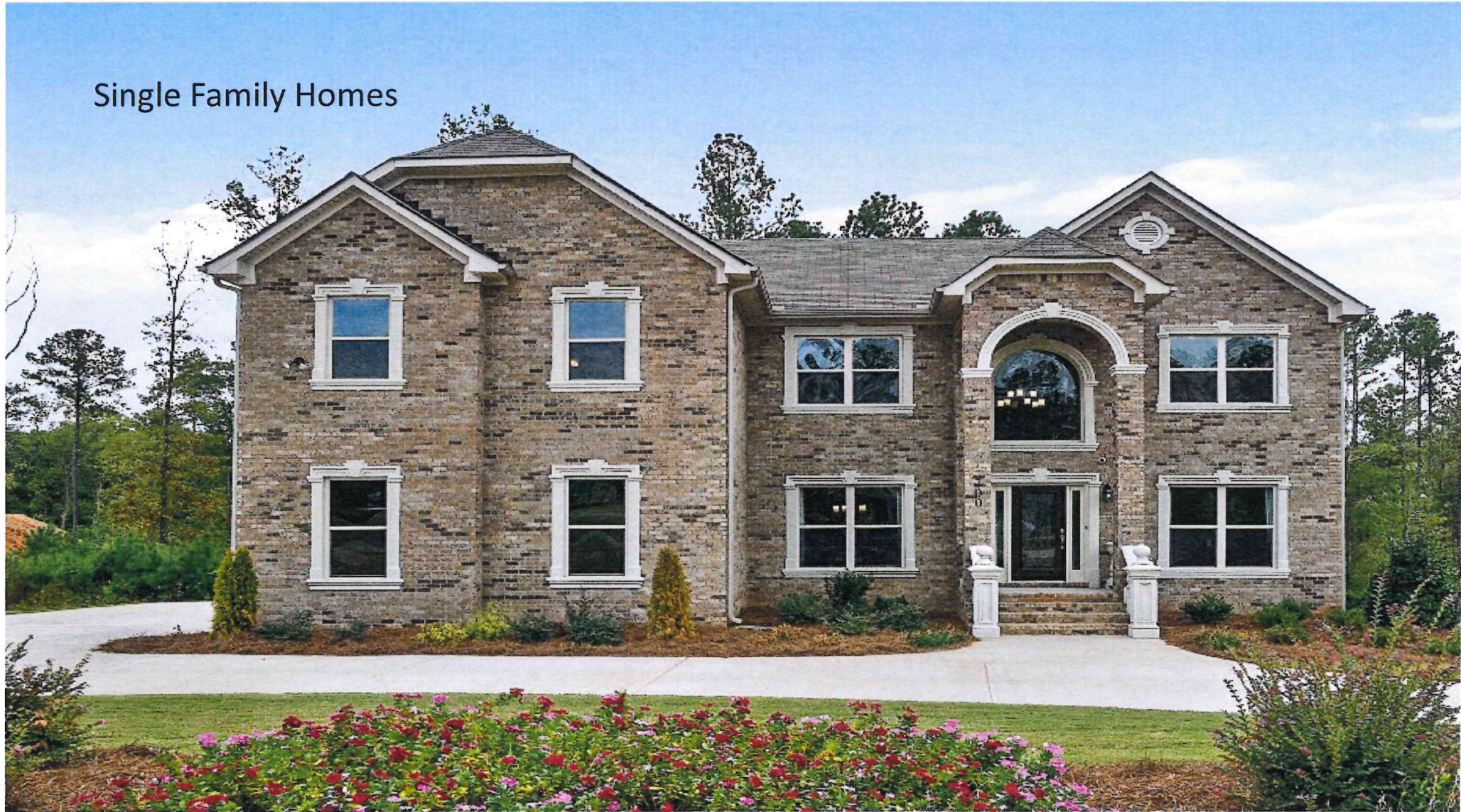
**TUCK FAMILY FARM**  
TUCK ROAD AT HWY 20  
LOGANVILLE, GA

DATE: 11/2023  
SHEET: 1/1003  
**C.200**





Single Family Homes



# Single Family Street Scape





## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** R24-013

**LANDOWNERS:** Tuck Family Farm LLP C/O Sherry S Grider

**APPLICANT:** Green River Builders Inc. C/O Pickens Tucker LLP

**PROPERTY ADDRESS:** Tuck Road, Conyers Road

**MAP/PARCEL #:** LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

**PARCEL DESCRIPTION:** Mixture of residential, commercial, vacant properties

**AREA:** 201.36 acres

**EXISTING ZONING:** A2, R-44, CH, Unzoned

**PROPOSED ZONING:** PUV

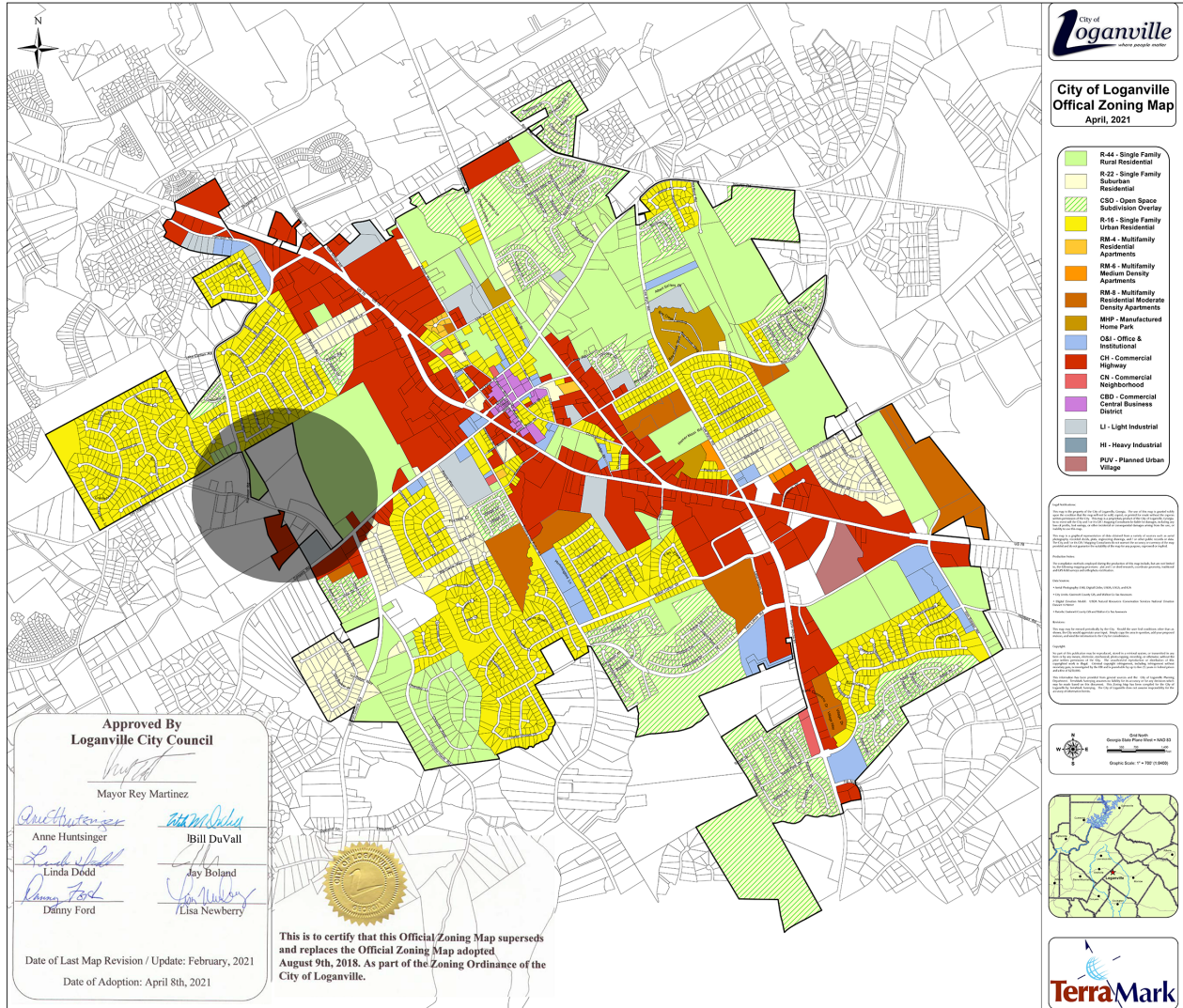
**FUTURE LAND USE MAP:** Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

**REASON FOR REQUEST:** Creation of a mixed-use development with 232 single-family homes, 150 townhomes, and 23,200-square-feet of commercial space as well as greenspace.

**PLANNING COMMISSION HEARING:** April 25, 2024

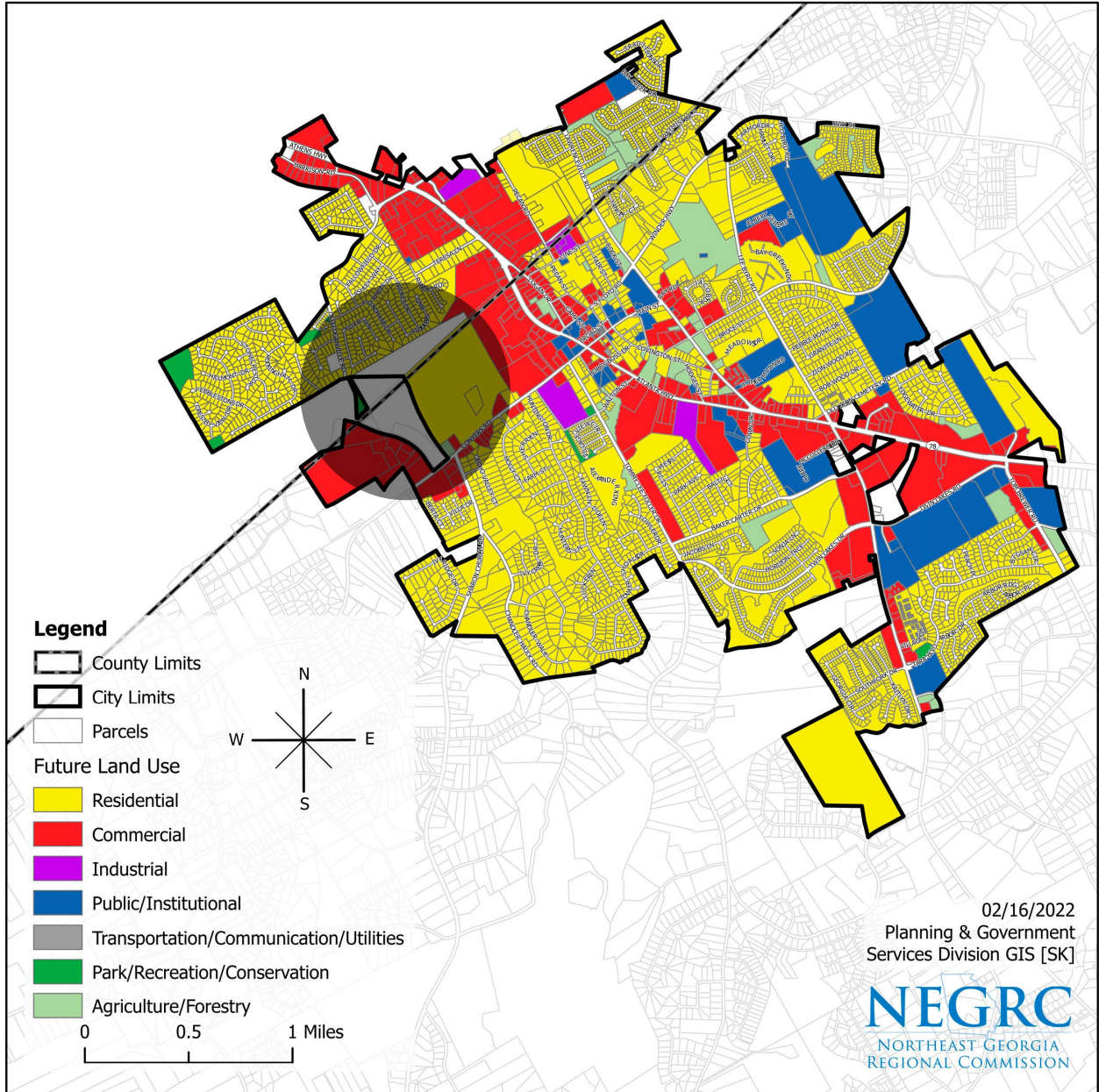
**CITY COUNCIL HEARING:** May 6 & 9, 2024

# ZONING MAP

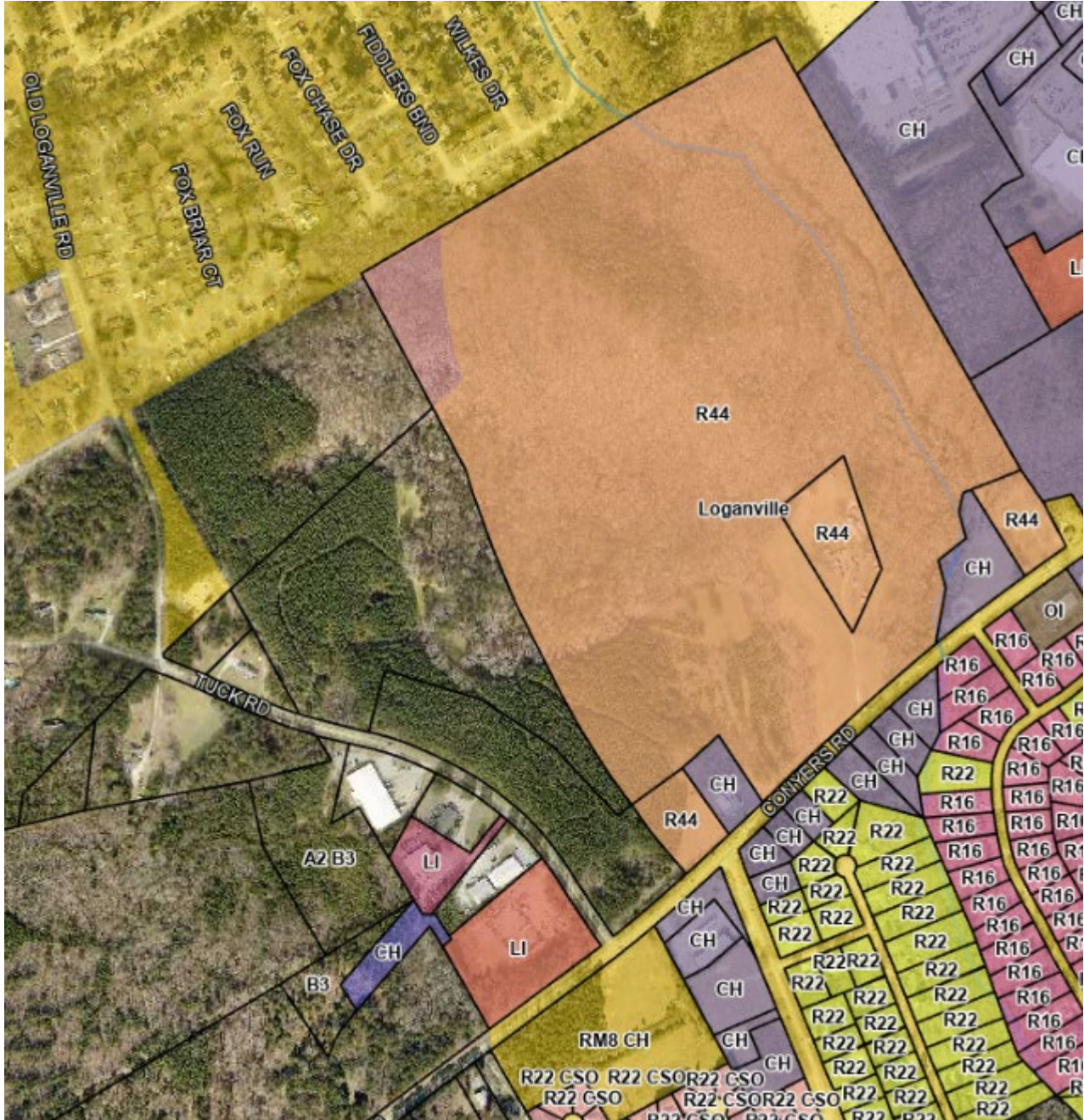




**FUTURE LAND USE MAP**



## AREA ZONING





**Applicant's Request**

Rezone the property to allow for a proposed development that would include a mix of land uses including single-family detached homes, townhomes, commercial/retail/office and open space.

**Existing Conditions**

Most of the land is undeveloped, though there is a 2,844-square-foot home dating back to 1865 with accessory structures on one of the parcels being considered for this project and another parcel contains a 4,400-square-foot metal commercial building dating back to 2000.

**Impact Analysis/Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This project would alter the aesthetic landscape in the area as it transitions from an old family farm to a large tract of land with both residential and commercial purposes being proposed.

**What is the impact upon thoroughfare congestion and traffic safety?** There is some uncertainty that remains with the future improvements planned for Highway 20 and Tuck Road. The last known plans included a two-lane roundabout, with construction scheduled to start in the summer of 2025. The secondary outlet for traffic will be Tuck Road or Tom Brooks Road and Old Loganville Road, which will likely be impacted by this project.

Traffic counts in the area include about 8,000 cars per day at Old Loganville Road south of Chase Court and 10,800 cars per day on Highway 20 at Center Hill Church Road. The City's comprehensive traffic study included comments from the citizenry that included the difficulty of pulling out from Tuck Road onto Conyers Road and the curve on Old Loganville Road being dangerous and prone to flooding for those near the intersection of Tuck Road. Another comment included that, due to the increase in housing in the area of Tuck Road, the speed limit on Highway 20 should not go up to 55 mph until after the intersection with Tuck Road if you are heading toward Conyers.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** Considering the fact most of the land sits vacant at the moment, there will be a noticeable increase in population density with the addition of a large-scale project such as this one being proposed. A development such as this would meet the definition of urban sprawl.

**Is the proposed use consistent with the adopted Comprehensive Plan?** The Future Land Use map of Walton and Gwinnett both show the area as being residential. While the City of Loganville's future land use map does not include these parcels, it is reasonable to assume that continued development of CH along the Highway 20 would be consistent with existing trends and then residential developments being created along Tuck Road.



**What is the impact upon adjacent property owners if the request is approved?** Due to the scale of the project, traffic would likely increase in the immediate area. But the project will also provide residents of the area potential commercial options that may afford them and the new residents alike the opportunity to enjoy commerce in the area without having to get into a car. This would also place commercial across the street on Tuck Road from residences.

**What is the impact upon adjacent property owners if the request is not approved?** The land would likely continue to remain undeveloped.

**Recommended action:** The purpose of the PUV is to encourage cultural, retail and residential uses in a mixed-use, urban setting with uses in close proximity to maximize opportunities for pedestrian traffic, thereby reducing the need of automobile dependency and demand for parking. This project achieves that goal and does so with access to a state highway that is in the process of being improved upon by GDOT. The staff recommendation is for approval of this rezone with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.

**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?** No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

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

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

**Size of the sewer line?** 8 inches that feeds into Highway 20 pump station

**Capacity of the sewer line?** Upgrade to the pump station will be required

**Estimated waste generated by proposed development?** To be determined.

### 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?** Yes.

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

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



**TRANSPORTATION**

**What is the road effected by the proposed change? What is the classification of the road?**

Highway 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

**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?** There are some along Old Loganville Road but none along Tuck Road or Highway 20.

**Transportation improvements in the area? If yes, what are they?** GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 2 miles

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

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



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

Section 5, Item C.

Date: 3-8-24

Application # V 24-014

APPLICATION FOR MAJOR VARIANCE

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION\*, CONTACT PERSON, PROPERTY INFORMATION. Includes fields for name, address, phone, zoning, and description of request.

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

Pre-Application Conference Date:
Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45899 RECEIPT # 2016945 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: DATE:

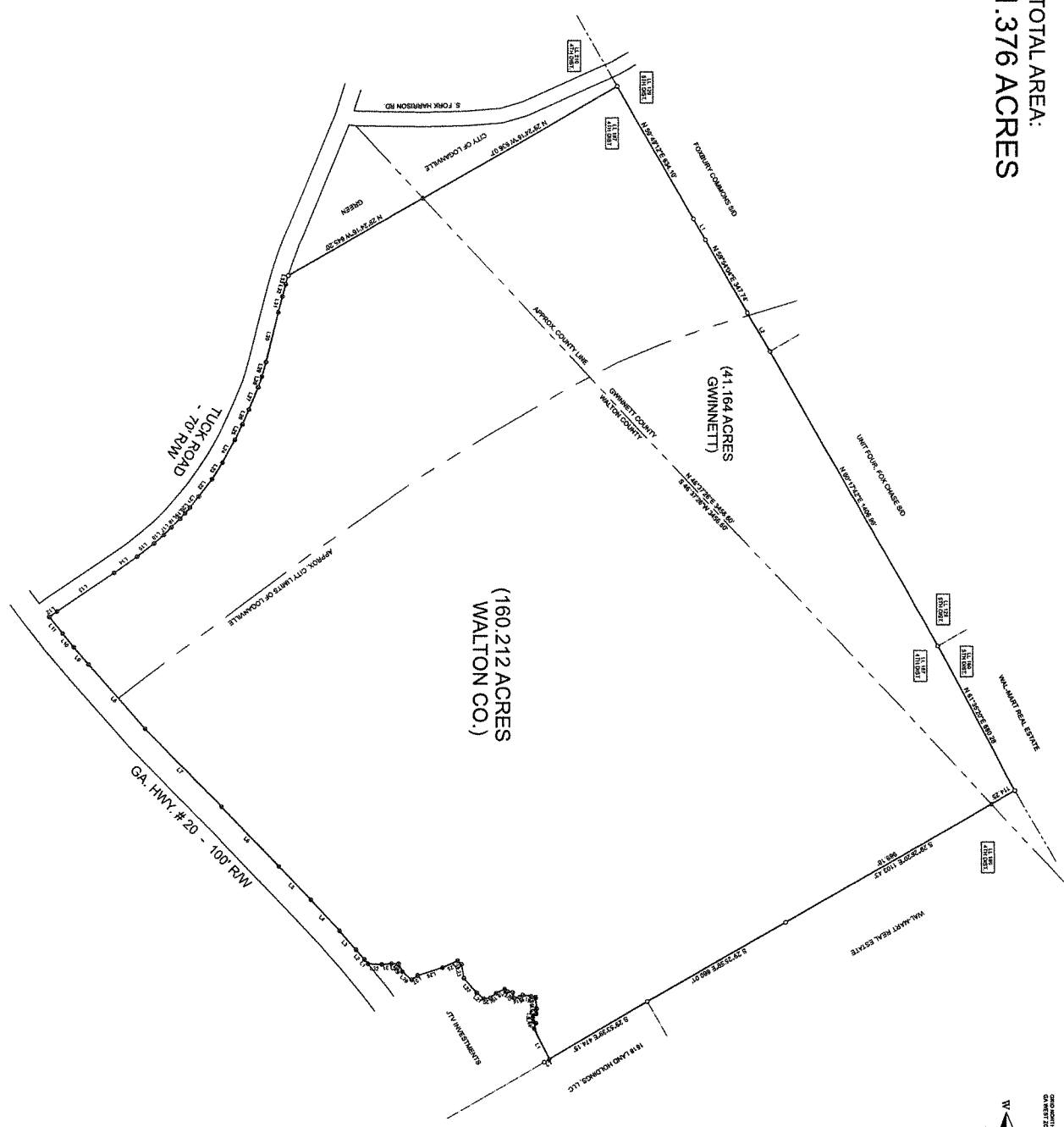
CITY COUNCIL ACTION: [ ] Approved [ ] Approved w/conditions [ ] Denied [ ] Tabled to [ ] Referred Back to Planning Commission [ ] Withdrawn

Mayor City Clerk Date

Section 5, Item C.

FOR  
BRIDING  
HOSES

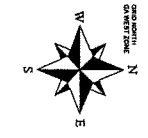
TOTAL AREA:  
201.376 ACRES



THIS BOOK RESIDES IN THE  
OFFICE OF THE CLERK OF THE SUPERIOR COURT  
OF THE STATE OF GEORGIA  
AT THE CITY OF ATLANTA

| Chain | Station | Distance | Bearing         | Area |
|-------|---------|----------|-----------------|------|
| 1     | 1       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 2       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 3       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 4       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 5       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 6       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 7       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 8       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 9       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 10      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 11      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 12      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 13      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 14      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 15      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 16      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 17      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 18      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 19      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 20      | 10.00    | N 00° 00' 00" W | 0.00 |

NOTES:  
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1917.  
2. THE PROPERTY LINES AND AREAS SHOWN ON THIS SURVEY WERE DETERMINED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
3. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
4. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
5. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
6. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
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8. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
9. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
10. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
11. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
12. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
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16. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
17. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
18. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
19. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).  
20. THE BEARING AND DISTANCE OF EACH LINE WERE MEASURED AND CALCULATED BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM).



**SURVEYING CERTIFICATION**  
I, **SMITH PLANNING GROUP**, a duly licensed professional engineering firm, do hereby certify that the above described survey was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Georgia.

**LOGANVILLE**  
POP. 418  
WINNETT CO. 1,385  
WINNETT CO. 4,182  
ELEV. 1000

**SMITH PLANNING GROUP**  
LANDSCAPE ARCHITECTURE  
2841 W. ROBERTS ST.  
ROSELAND, GA. 30083  
TEL. 770.424.1114  
www.smithplanning.com

(160.212 ACRES  
WALTON CO.)

(41.164 ACRES  
GWINNETT)

| Chain | Station | Distance | Bearing         | Area |
|-------|---------|----------|-----------------|------|
| 1     | 1       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 2       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 3       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 4       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 5       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 6       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 7       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 8       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 9       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 10      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 11      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 12      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 13      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 14      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 15      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 16      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 17      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 18      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 19      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 20      | 10.00    | N 00° 00' 00" W | 0.00 |

| Chain | Station | Distance | Bearing         | Area |
|-------|---------|----------|-----------------|------|
| 1     | 1       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 2       | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 3       | 10.00    | N 00° 00' 00" W | 0.00 |
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| 1     | 12      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 13      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 14      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 15      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 16      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 17      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 18      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 19      | 10.00    | N 00° 00' 00" W | 0.00 |
| 1     | 20      | 10.00    | N 00° 00' 00" W | 0.00 |

|   |  |   |  |   |                                   |
|---|--|---|--|---|-----------------------------------|
| <p>PROJECTED BY: <b>SMITH PLANNING GROUP</b><br/>         DESIGNED BY: <b>SMITH PLANNING GROUP</b><br/>         CHECKED BY: <b>SMITH PLANNING GROUP</b><br/>         DATE: <b>11/2008</b><br/>         REVISIONS:</p> |  | <p><b>ZONING SURVEY</b><br/>         PREPARED FOR:<br/> <b>GREEN RIVER BUILDERS, INC.</b></p> | <p>ADJUSTED TOTAL AREA: 201.376 ACRES<br/>         SCALE: 1" = 200'<br/>         DATE: 11/2008</p> | <p>STATE: <b>GEORGIA</b>    COUNTY: <b>GWINNETT / WALTON</b>    CITY: <b>AS SHOWN</b></p> | <p>SHEET <b>1</b> OF <b>1</b></p> |
|---|--|---|--|---|-----------------------------------|



**PROPERTY OWNER LIST - REZONING**

| <b>Name</b>                                       | <b>Address</b>                               | <b>Parcel No.</b> | <b>County</b> |
|---|--|-------------------|---------------|
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010          | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010A00       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG060010ADP       | Walton        |
| Tuck Family Farm, LLLP                            | 1221 Dials Plantation Dr<br>Statham, GA 3066 | LG0600100DP       | Walton        |
| Stephens, Chad Tuck &<br>Stephens, Sandra Pendley | P.O. Box 1058<br>Loganville, GA 30052        | LG060009          | Walton        |
| CSAT Enterprises LLC                              | P.O. Box 1058<br>Loganville, GA 30052        | LG060011          | Walton        |

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

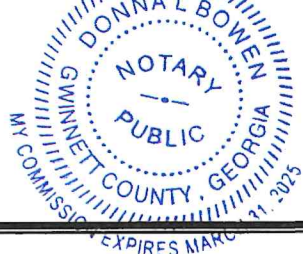
**Applicant's Certification**

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] \_\_\_\_\_ Date 3/7/24

Applicant's Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Print Name and Title Shane Lanham, attorney for Applicant

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal)  \_\_\_\_\_  
Signature of Notary Public Donna L. Bowen

**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.

*Charles P. Richards* CFO 03/07/2024  
Applicant's Signature Date

CHARLES P. RICHARDS CFO  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*  
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)

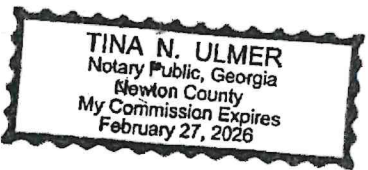
- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

*Sherry S. Grider* 3-7-24  
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*  
Signature of Notary Public

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

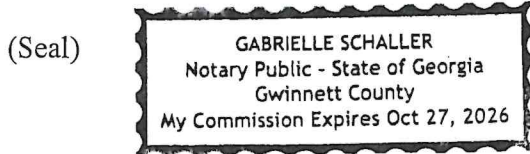
*Owner's*  
**Applicant's Certification**

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.

Chad T. Stephens 3-7-24  
Applicant's Signature Date

Chad T. Stephens  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.



Gabriele Schaller  
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

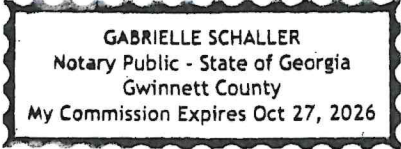
Owner's  
Applicant's Certification

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.

Chad T. Stephens 3-7-24  
Applicant's Signature Date

Chad T. Stephens Member  
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

Gabrielle Schaller  
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

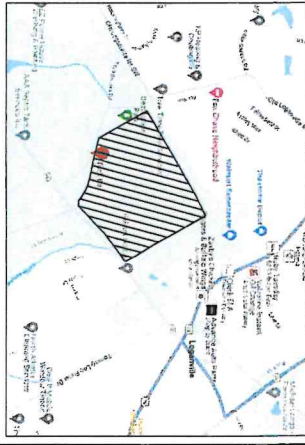
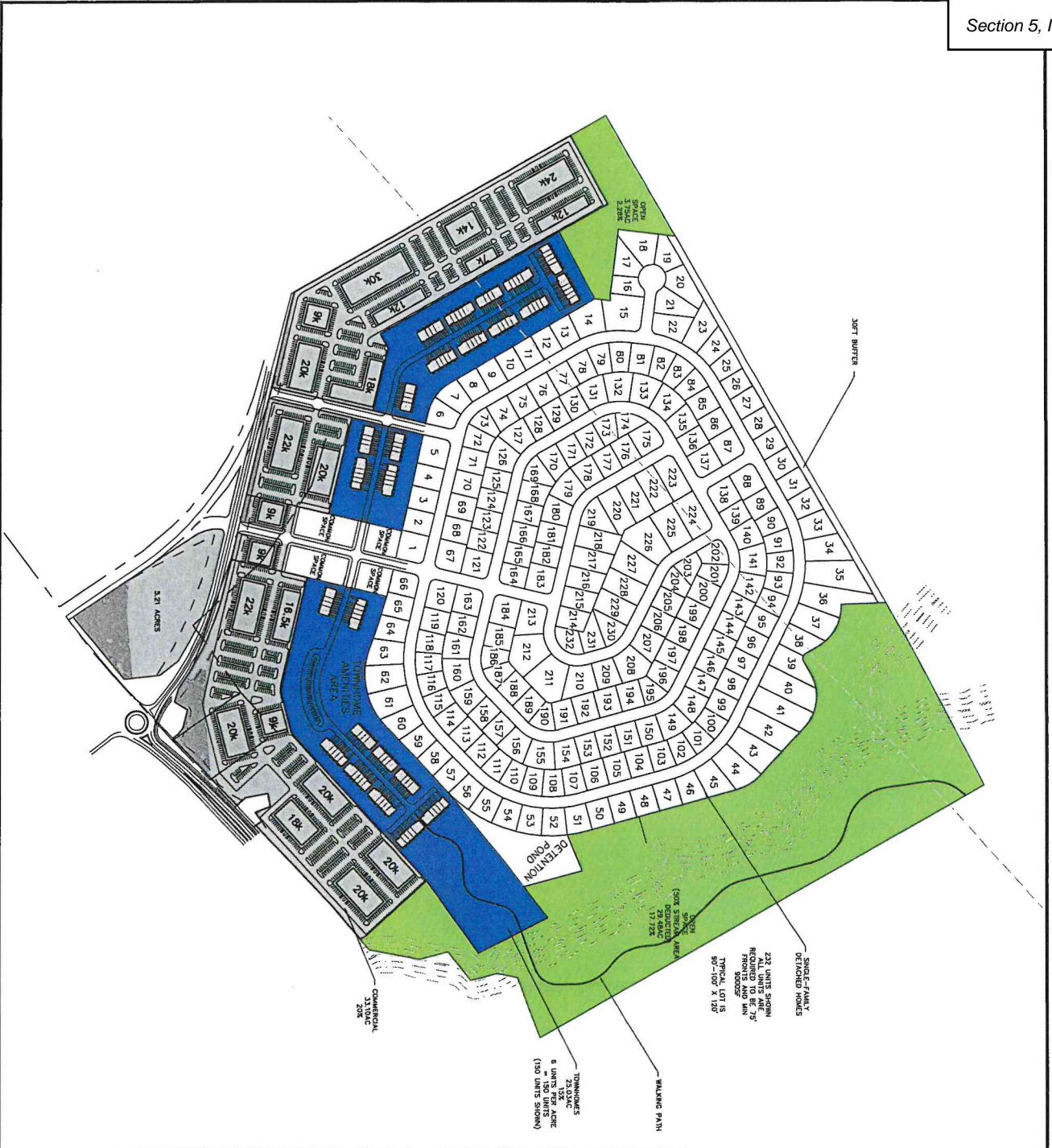
that all information contained in this application is complete and accurate to the best of their knowledge.

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

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

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

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



SITE LOCATION MAP

| SITE DATA           |                          |
|---------------------|--------------------------|
| EXISTING TRACT      | 201.49 AC                |
| QUIT PARCEL         | 9.09 AC                  |
| PROPOSED PD TRACT   | 192.40 AC                |
| ZONING              |                          |
| EXISTING ZONING     | RA-200                   |
| PROPOSED ZONING     | PUV                      |
| ZONING JURISDICTION | CITY OF LOGANVILLE       |
| USE CALCULATIONS    |                          |
| RESIDENTIAL R/W     | 16.44AC                  |
| DETENTION POND      | 3.22AC                   |
| STREAM AREA (50%)   | 5.87AC                   |
| PD USABLE AREA      | 166.87AC                 |
| SINGLE-FAMILY HOMES | 75.09AC 45%              |
| RES AMENITY AREA    | 20,000 S.F.              |
| TOWNHOMES           | 25.03AC 15%              |
| COMMERCIAL          | 33.10AC 20%              |
| OPEN SPACE          | 33.65AC 20%              |
| COMMERCIAL SF REQ'D | 10KSF*232/100 = 23,200SF |
| COMMERCIAL PROV.    | 333,500SF                |
| SINGLE-FAMILY MAX   | 75.09AC *                |
| SINGLE-FAMILY UNITS | 232 UNITS                |
| TOWNHOME MAX        | 6 UNITS/AC               |
| TOWNHOME UNITS      | 150 UNITS                |

**CAUTION**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE AND THE STATE OF GEORGIA.

DO NOT SURFACED SWIMMING

GRAPHIC SCALE

1" = 200' (1" = 100')

**TUCK FAMILY FARM**  
TUCK ROAD AT HWY 20  
LOGANVILLE, GA

**MOORE CIVIL**  
CONSULT-DESIGN-ENGINEER  
706.224.1475 ROBERT@MOORECIVIL.COM

**C-200**

REVISIONS:

| NO. | DATE | DESCRIPTION     |
|-----|------|-----------------|
| 1   |      | INITIAL CONCEPT |
| 2   |      | FINAL CONCEPT   |
| 3   |      | CONCEPT LAYOUT  |

SHEET TITLE: SITE LAYOUT  
SHEET NUMBER: C-200

**ABUTTING PROPERTY OWNERS LIST**

| <b>Name/Address</b>   | <b>Parcel Number</b> |
|---|----------------------|
| GREEN CHRISTOPHER JAMES &<br>GREEN MICHELLE YVONNE<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                        | C0040009B00          |
| GREEN CHRISTOPHER J &<br>GREEN MICHELLE Y<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                                 | C0040009D00          |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060008             |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052  | LG060007             |
| 1618 LAND HOLDINGS LLC<br>1550 NORTH BROWN RD<br>SUITE 130<br>LAWRENCEVILLE, GA 30043                               | LG060005             |
| WAL-MART REAL ESTATE<br>BUSINESS TRUST<br>%RE PROPERTY TAX DEPT<br>PO BOX 8050 MS 0555<br>BENTONVILLE, AR 727160555 | LG040001             |
| WAL-MART REAL ESTATE BUSINESS<br>PO BOX 8050<br>BENTONVILLE AR 72716-8055   | R5160 001            |
| EPIC ENDEAVORS REAL ESTATE LLC<br>4560 TRUMBLE TER<br>SNELLVILLE GA 30039   | R5160 258            |
| MARTINEZ ANA MARINA<br>4411 FIDDLERS BND<br>LOGANVILLE GA 30052   | R5129 191            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 190            |
| CANALES JOSE G<br>4391 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 189            |
| SWH 2017-1 BORROWER LP<br>PO BOX 803467<br>DALLAS TX 75380  | R5129 188            |

|  |           |
|--|-----------|
| FYR SFR BORROWER LLC<br>PO BOX 4090<br>SCOTTSDALE AZ 85261                                       | R5129 187 |
| BTR SCATTERED SITE OWNER LLC<br>5001 PLAZA ON THE LK STE 200<br>AUSTIN TX 78746                  | R5129 186 |
| POLMAN SHARON<br>4351 FIDDLERS BND<br>LOGANVILLE GA 30052  | R5129 185 |
| CAULDER REX A & LINDA S<br>4341 FIDDLERS BND<br>LOGANVILLE GA 30052                              | R5129 184 |
| CALDERON ISABELLA RINADA<br>4331 FIDDLERS BND<br>LOGANVILLE GA 30052                             | R5129 183 |
| BUSTAMANTE LUIS HERRERA<br>MONCADA MARTHA J. AQUIRRE<br>4310 FOX CHASE DR<br>LOGANVILLE GA 30052 | R5129 175 |
| FELDER KATHLEEN<br>4325 FOX CHASE DR<br>LOGANVILLE GA 30052                                      | R5129 174 |
| TAMAYO HECTOR A<br>PEREZ IRLINY TEJEDA<br>4315 FOX CHASE DR<br>LOGANVILLE GA 30052               | R5129 173 |
| MORRIS THUYTIEN<br>MORRIS BRUCE<br>293 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 297 |
| BURKE DAVID W<br>BURKE KAREN<br>177 FOX RUN<br>LOGANVILLE GA 30052                               | R5129 331 |
| ROBERTSON DARRYL B Jr<br>ROBERTSON LACINDA MICHELLE<br>179 FOX RUN<br>LOGANVILLE GA 30052        | R5129 332 |
| IJITIMEHIN CHERLYN M<br>IJITIMEHIN OLARINDE<br>181 FOX RUN<br>LOGANVILLE GA 30052                | R5129 333 |
| HUMANS ANGELA V<br>183 FOX RUN<br>LOGANVILLE GA 30052  | R5129 334 |



|   |           |
|---|-----------|
| DEPIETRO CLAUDIO<br>DEPIETRO SANDRA S<br>185 FOX RUN<br>LOGANVILLE GA 30052           | R5129 335 |
| JONES KIM R<br>WILSON TONISHA<br>187 FOX RUN<br>LOGANVILLE GA 30052                   | R5129 336 |
| VALDEZ JENNY<br>ZAVALETA MARTHA ROJAS<br>189 FOX RUN<br>LOGANVILLE GA 30052           | R5129 337 |
| COLGATE JAMES A ETAL<br>191 FOX RUN<br>LOGANVILLE GA 30052                            | R5129 338 |
| WASHINGTON JAPRITA MATICE<br>WASHINGTON ALFONSO<br>195 FOX RUN<br>LOGANVILLE GA 30052 | R5129 339 |
| HOPKINS JAN LISA<br>199 FOX RUN<br>LOGANVILLE GA 30052                                | R5129 340 |
| CITY OF LOGANVILLE<br>4385 PECAN ST<br>LOGANVILLE GA 30052                            | R4216 024 |

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 RESPONSES 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 subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

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 prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility from the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project.

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 subject property creates unnecessary hardship by forcing an unnecessary and artificial development timeline. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the greater development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

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

No. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing 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?

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road; Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point; Thence N 33°36'59" W a distance of 286.04' to a Point; Thence N 34°20'52" W a distance of 118.18' to a Point; Thence N 37°49'15" W a distance of 88.43' to a Point; Thence N 40°30'54" W a distance of 53.72' to a Point; Thence N 43°33'55" W a distance of 44.86' to a Point; Thence N 45°34'10" W a distance of 50.92' to a Point; Thence N 48°44'24" W a distance of 29.83' to a Point; Thence N 49°17'45" W a distance of 30.39' to a Point; Thence N 50°52'14" W a distance of 59.25' to a Point; Thence N 53°13'13" W a distance of 88.83' to a Point; Thence N 57°25'45" W a distance of 81.86' to a Point; Thence N 60°57'34" W a distance of 106.61' to a Point; Thence N 64°04'09" W a distance of 71.10' to a Point; Thence N 65°54'41" W a distance of 67.48' to a Point; Thence N 67°46'51" W a distance of 98.69' to a Point; Thence N 71°07'45" W a distance of 46.85' to a Point; Thence N 74°41'11" W a distance of 62.13' to a Point; Thence N 75°57'11" W a distance of 211.32' to a Point; Thence N 75°59'01" W a distance of 67.61' to a Point; Thence N 75°12'02" W a distance of 51.85' to a Point; Thence N 73°57'56" W a distance of 36.70' to an IPF; Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point; Thence N 29°24'16" W a distance of 936.07' to a Point; Thence N 59°49'12" E a distance of 634.10' to an IPF; Thence N 59°37'56" E a distance of 100.02' to an IPF; Thence N 59°54'04" E a distance of 347.74' to an IPF; Thence N 59°46'07" E a distance of 185.38' to an IPF; Thence N 60°17'42" E a distance of 1406.99' to a Point; Thence N 61°35'20" E a distance of 680.28' to an IPF; Thence S 29°26'20" E a distance of 1103.43' to an IPF; Thence S 29°25'59" E a distance of 660.01' to an IPF; Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek; Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point; Thence N 72°18'08" W a distance of 24.03' to a Point; Thence S 28°13'12" W a distance of 11.41' to a Point;

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 Thence S 74°01'58" W a distance of 25.01' to a Point;  
 Thence S 07°03'34" W a distance of 20.14' to a Point;  
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 Thence S 48°33'09" W a distance of 105.67' to a Point;  
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 Thence S 45°37'12" W a distance of 451.87' to a Point;  
 Thence S 48°28'15" W a distance of 359.08' to a Point;  
 Thence S 49°11'16" W a distance of 94.58' to a Point;  
 Thence S 50°29'06" W a distance of 73.73' to a Point;  
 Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

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 ANNEXATION, REZONING, AND  
CONCURRENT VARIANCE APPLICATIONS OF  
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant



topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

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 a vibrant, attractive mixed-use development along a major transportation corridor. 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 Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

\*\*\*\*\* Legal Description \*\*\*\*\*

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;  
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;  
Thence N 33°36'59" W a distance of 286.04' to a Point;  
Thence N 34°20'52" W a distance of 118.18' to a Point;  
Thence N 37°49'15" W a distance of 88.43' to a Point;  
Thence N 40°30'54" W a distance of 53.72' to a Point;  
Thence N 43°33'55" W a distance of 44.86' to a Point;  
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Thence N 48°44'24" W a distance of 29.83' to a Point;  
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Thence N 71°07'45" W a distance of 46.85' to a Point;  
Thence N 74°41'11" W a distance of 62.13' to a Point;  
Thence N 75°57'11" W a distance of 211.32' to a Point;  
Thence N 75°59'01" W a distance of 67.61' to a Point;  
Thence N 75°12'02" W a distance of 51.85' to a Point;  
Thence N 73°57'56" W a distance of 36.70' to an IPF;  
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;  
Thence N 46°37'26" E a distance of 3456.60' to a Point;  
Thence S 29°26'20" E a distance of 989.18' to an IPF;  
Thence S 29°25'59" E a distance of 660.01' to an IPF;  
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;  
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;  
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 Thence S 49°11'16" W a distance of 94.58' to a Point;  
 Thence S 50°29'06" W a distance of 73.73' to a Point;  
 Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-014

**LANDOWNERS:** Tuck Family Farm LLP C/O Sherry S Grider

**APPLICANT:** Green River Builders Inc. C/O Pickens Tucker LLP

**PROPERTY ADDRESS:** Tuck Road, Conyers Road

**MAP/PARCEL #:** LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

**PARCEL DESCRIPTION:** Mixture of residential, commercial, vacant properties

**AREA:** 201.36 acres

**EXISTING ZONING:** A2, R-44, CH, Unzoned

**PROPOSED ZONING:** PUV

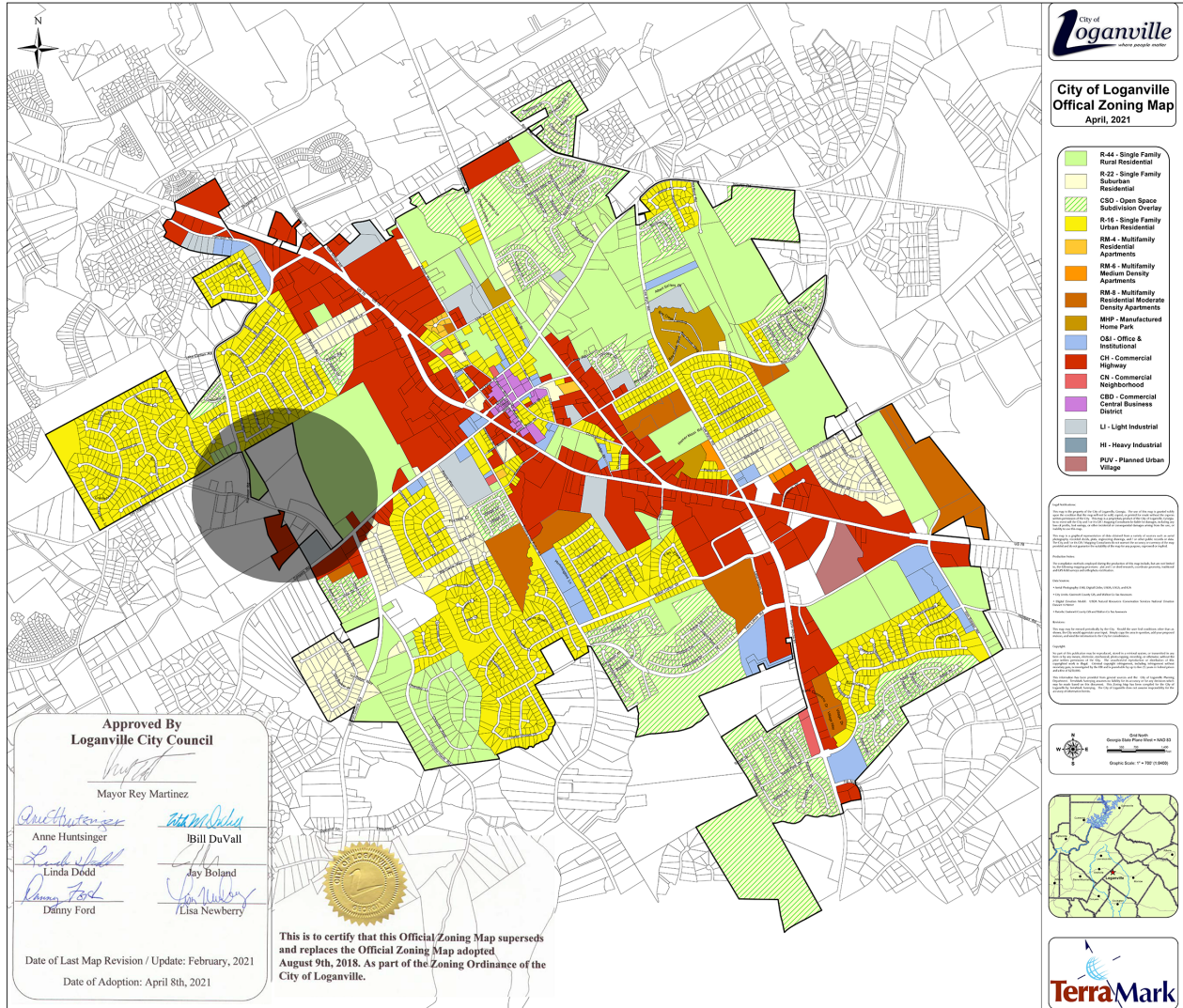
**FUTURE LAND USE MAP:** Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

**REASON FOR REQUEST:** Seeking relief from Sec. 119-221(d)(2): Building permits in the PUV zoning classification will be issued in 25 percent increments of the total amount of proposed development of each of the three types of structures allowed in this classification (i.e., 25 percent of the total proposed commercial development; 25 percent of the total proposed single-family dwellings; and 25 percent of the total proposed townhomes). No additional building permits shall be issued until the previously permitted 25 percent of each type of structure has been fully completed and a certificate of occupancy has been issued for all of the structures subject to the previous permit.

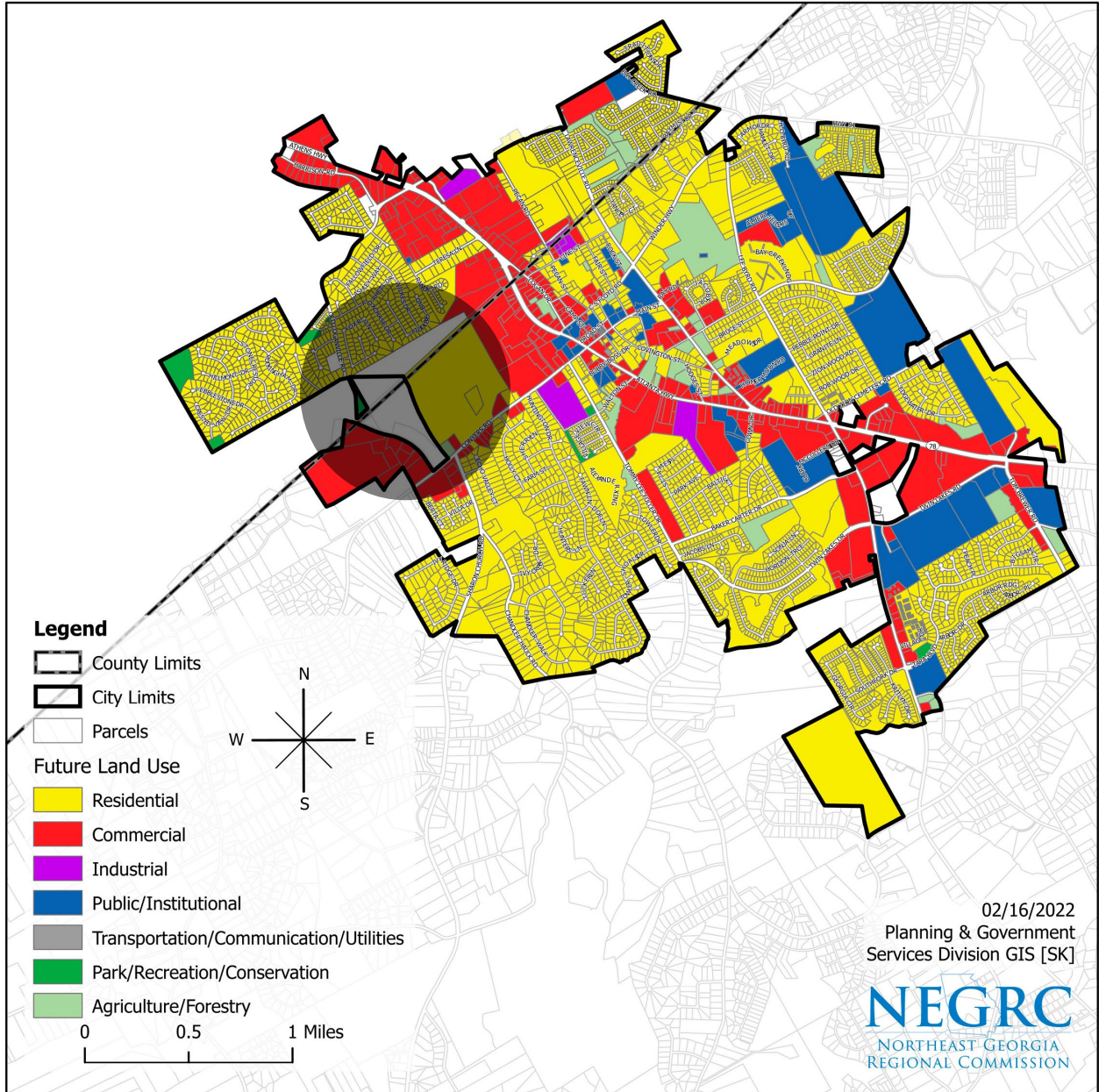
**PLANNING COMMISSION HEARING:** April 25, 2024

**CITY COUNCIL HEARING:** May 6 & 9, 2024

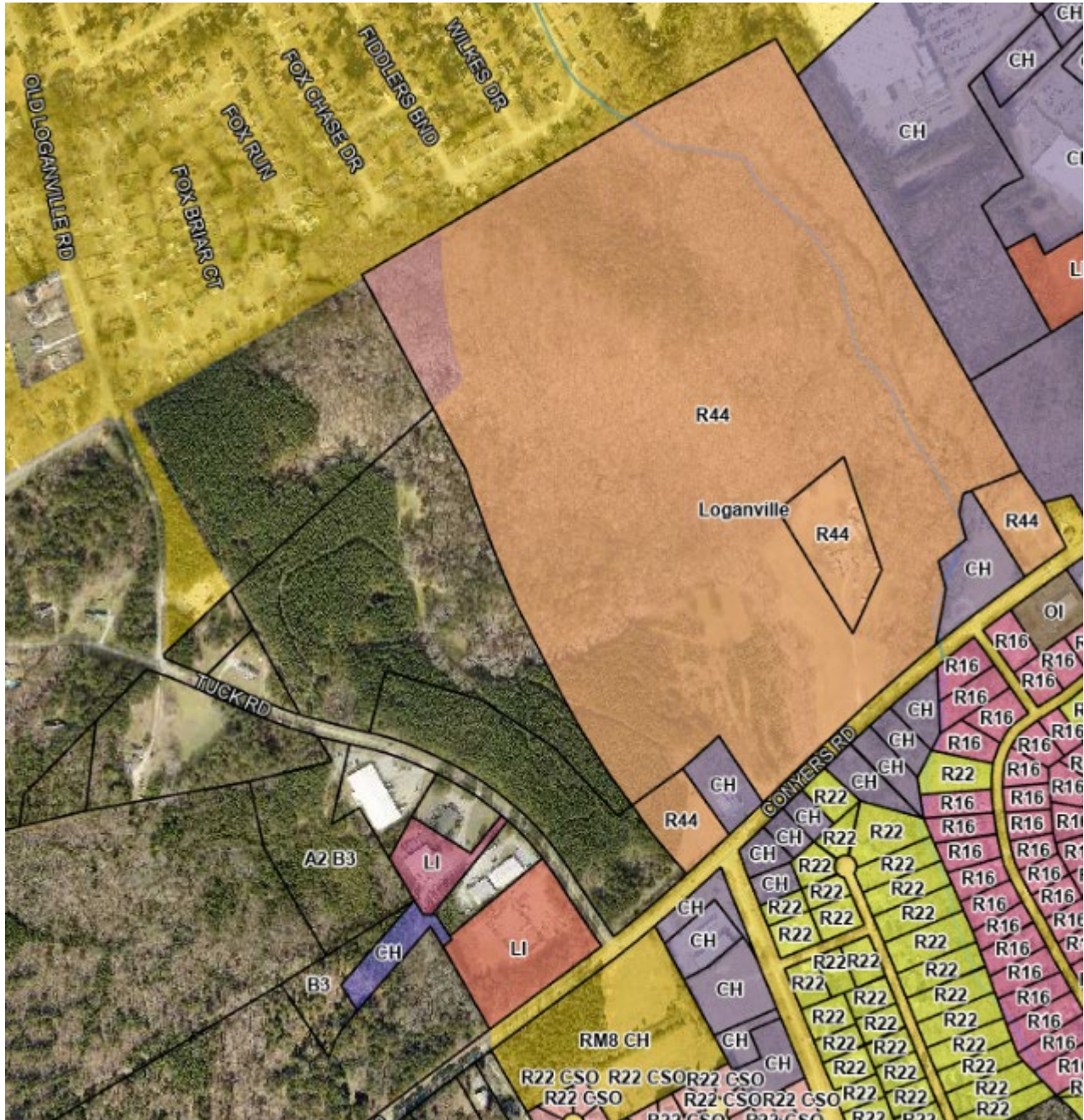
# ZONING MAP



**FUTURE LAND USE MAP**



## AREA ZONING





**Applicant's Request**

The applicant is seeking a variance from the PUV requirement to develop each of the three categories – commercial, single-family home, multi-family residential – in 25 percent increments. More specifically, the developer wants relief from the requirement that each of the three classifications is completed before building permits are issued for the next 25 percent of the development.

**Existing Conditions**

The proposed GDOT project re-aligning Tuck Road with Sharon Church Road and the expanding of Highway 20 will directly impact this project's ability to meet construction deadlines established by the ordinance.

**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 planned GDOT improvements in the area, and the continually moving timeline for construction to begin, could potentially have an impact on the ability of the developer to build out some of its commercial space.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** There is no refuting that the GDOT improvements will likely have an impact on this project and its ability to build each of the three categories in the phased in approach. But the question that remains is why the project could not go ahead and develop the commercial properties that front Tuck Road that will not be impacted by the GDOT project? The applicant's comments about the market maturing are superficial and do not meet what should be considered a true hardship.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** Granting relief would not have a substantial detriment to the public good but could be viewed as a way to get around a specific criterion established for this zoning: building concurrency. As mentioned above, the project could develop along Tuck Road which is outside the scope of work being done as part of the GDOT project.

**Recommended action:** The lack of a viable timeline for the GDOT project at the time that this application was filed does create a potential for hardship of the overall development of this project. Absent the concerns related to the GDOT project, the applicant's concerns seem to correlate more with economic viability rather than true hardship. While the applicant has suggested the willingness to create other timeline requirements, it is hard to see where these can





be shifted and still assuage concerns that led to the creation of the standards for project concurrency. 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?** No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

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

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

**Size of the sewer line?** 8 inches that feeds into Highway 20 pump station

**Capacity of the sewer line?** Upgrade to the pump station will be required

**Estimated waste generated by proposed development?** To be determined.

### 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?** Yes.

**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 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

**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?** There are some along Old Loganville Road but none along Tuck Road or Highway 20.

**Transportation improvements in the area? If yes, what are they?** GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

**EMERGENCY SERVICES**

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

**Distance of the nearest station?** 2 miles

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

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



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

Date: 3/7/2024

Application # V 24-015

APPLICATION FOR MAJOR VARIANCE

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION\*, CONTACT PERSON, PROPERTY INFORMATION. Includes fields for name, address, phone, and zoning details.

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: \_\_\_\_\_

Accepted by Planning & Development: [Signature] DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 9162 RECEIPT # 200169261 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

Application # 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] \_\_\_\_\_ Date 3/8/24

Robert M. Gardner, Jr., Attorney for Applicant  
\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

(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] \_\_\_\_\_ Date 3-8-24

Mitchell Blanchard, CEO  
\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

(Seal)



[Signature]  
\_\_\_\_\_  
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?**

The size and topography of the property is such that a 4:1 pond slope, 30 foot buffer for driveway, 20 foot drainage easement, and 200 foot decel lane would not allow for any development of the site. The requested variance in retention pond slope, as well as reduction of buffers, would allow the site (and surrounding neighborhood) to be greatly beautified along with a badly-needed reduction in stormwater volume and flow.

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

The site, as well as the surrounding streets, are currently subject to flooding in large storms. Allowing the proposed development would result in a 41% decrease in flow for a typical storm, and a 32% decrease in flow in a 5-year storm. The proposed variance will allow for a change in the property which would actually improve neighboring property by reducing existing flooding.

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

Requirements for the existing buffer, decel lane, and a 4 to 1 slope for a detention pond would take up nearly all of the unimproved portion of the tract, allowing for no development whatsoever. This would deprive the owner of the highest and best use of the property and continue a flooding hazard to existing properties.

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

No. Applicant proposes that the proposed use of the property with the variances would create an improvement to the public good by decreasing an existing flooding issue which has been prevalent in the area where the property is located. Additionally, as the purpose and intent of the applicable ordinance is to decrease unsightly detention areas and to decrease flooding, the landscaping and design proposed by the applicant is entirely consistent with the purpose and intent of such ordinance.

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

No. The use of the proposed structures are consistent with what is currently allowed in the existing zoning classification

# Walton County, GA

## Summary

**Parcel Number** LG060163  
**Location Address** 164 BOBBY BOSS DR  
**Legal Description** 2.47AC  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** CH  
**Tax District** Loganville (District 03)  
**Millage Rate** 44.425  
**Acres** 2.47  
**Neighborhood** 09700 - WHSE OFFICE ENC (09700)  
**Homestead Exemption** No (S0)  
**Landlot/District** 186 / 4

[View Map](#)



## Owner

**E & S RENTALS LLC**  
 P O BOX 628  
 MONROE, GA 30655

## Land

| Type       | Description                    | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|--------------------------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | 09111-SF-LOGANVILLE CITY SECON | Square Feet        | 107,467        | 0        | 0     | 2.47  | 1    |

## Residential Improvement Information

**Style** Single Family  
**Heated Square Feet** 1410  
**Exterior Walls** Concrete Block  
**Foundation** Masonry  
**Basement Square Feet** 0  
**Year Built** 1958  
**Roof Type** Composite Shingle  
**Heating Type** Central Heat/ AC  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Value** \$56,400

## Commercial Improvement Information

**Description** WHSE OFFICE ENC  
**Value** \$109,100  
**Actual Year Built** 2014  
**Effective Year Built** 2014  
**Square Feet** 3200  
**Wall Height** 16  
**Wall Frames** Steel  
**Exterior Wall** Galvanized Metal  
**Roof Cover** Galvanized Metal  
**Interior Walls** Unfinished  
**Floor Construction** Re-inforced Concrete  
**Floor Finish** Concrete  
**Ceiling Finish** No Ceiling  
**Lighting** Standard  
**Heating** No Heating  
**Number of Buildings** 1

**Description** WHSE OFFICE ENC  
**Value** \$198,300  
**Actual Year Built** 2018  
**Effective Year Built** 2018  
**Square Feet** 3900  
**Wall Height** 18  
**Wall Frames** Steel  
**Exterior Wall** Enamel Steel  
**Roof Cover** Enamel Steel  
**Interior Walls** 38% Sheetrock/Panel  
 62% Unfinished

**Floor Construction** Concrete on Ground  
**Floor Finish** 38% Asphalt Tile  
                           62% Concrete  
**Ceiling Finish** 38% Acoustical Tile  
                           62% No Ceiling  
**Lighting** Standard  
**Heating** 38% CH A/C  
                   62% Suspended Heating  
**Number of Buildings** 1

**Accessory Information**

| Description                | Year Built | Dimensions/Units | Identical Units | Value   |
|----------------------------|------------|------------------|-----------------|---------|
| Paving-Conc(L) 4" 500-1000 | 1985       | 0x0 / 1570       | 1               | \$840   |
| Residential Garages-Avg    | 1960       | 36x40 / 0        | 1               | \$6,900 |

**Permits**

**Sales**

| Sale Date  | Sale Price  |
|------------|-------------|
| 6/29/2022  | \$1,070,000 |
| 10/19/2017 | \$0         |
| 1/9/2013   | \$183,000   |
| 4/2/2004   | \$250,000   |
|            | \$0         |

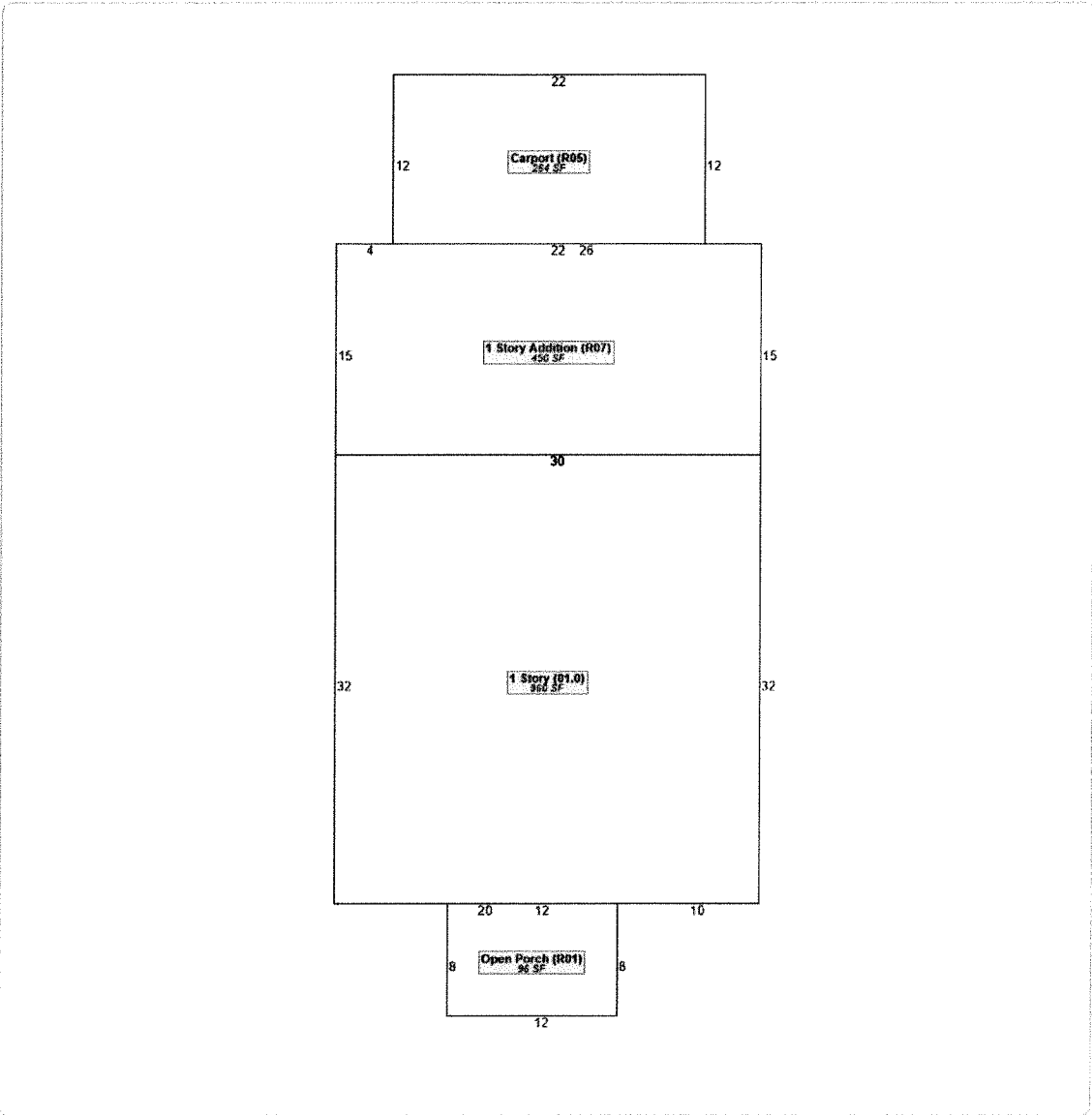
**Valuation**

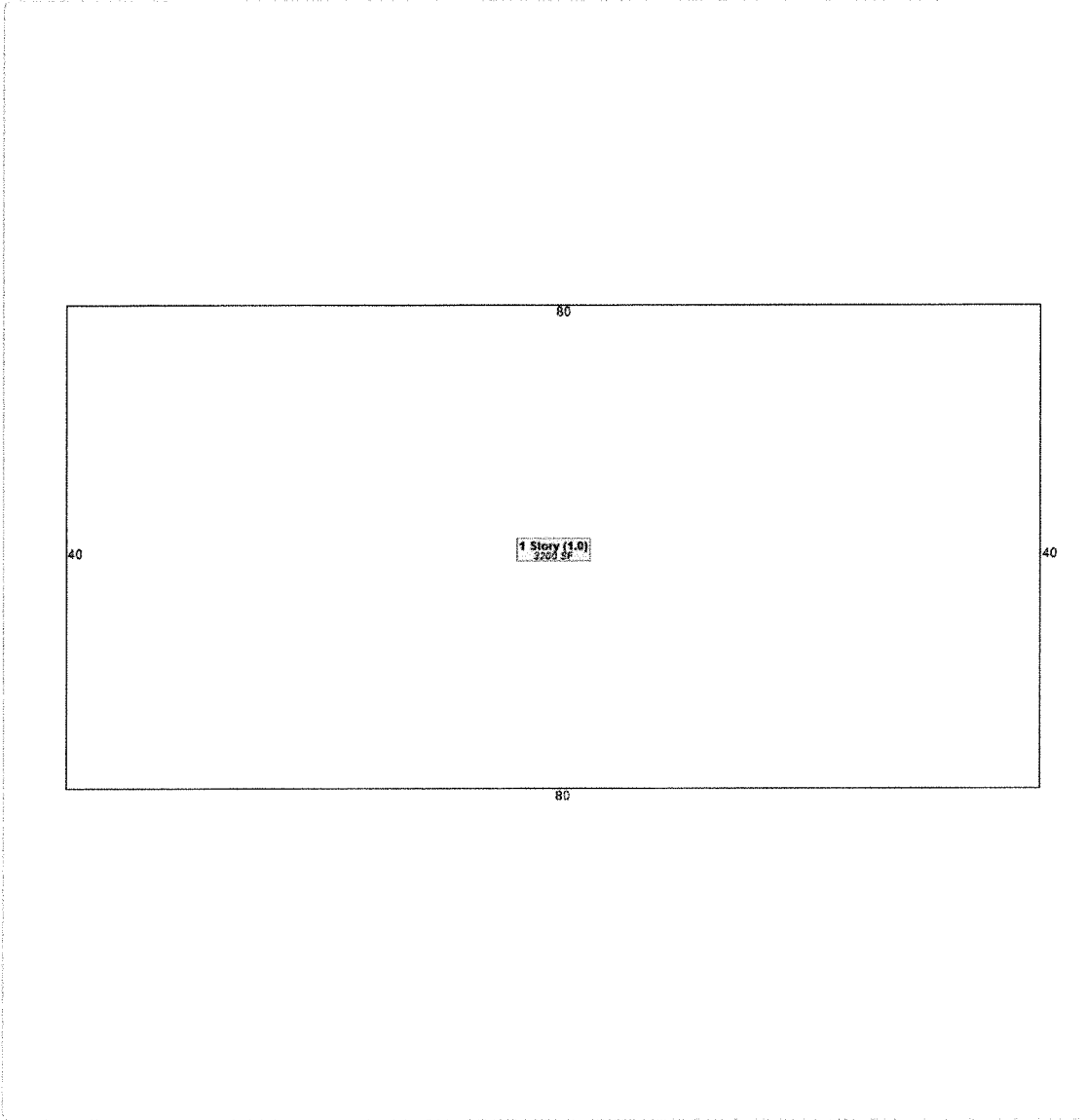
|                     | 2023      | 2022      | 2021      | 2020      |
|---------------------|-----------|-----------|-----------|-----------|
| Previous Value      | \$436,630 | \$433,130 | \$433,030 | \$433,130 |
| Land Value          | \$295,500 | \$214,900 | \$214,900 | \$214,900 |
| + Improvement Value | \$363,800 | \$214,300 | \$210,800 | \$210,700 |
| + Accessory Value   | \$7,740   | \$7,430   | \$7,430   | \$7,430   |
| = Current Value     | \$667,040 | \$436,630 | \$433,130 | \$433,030 |

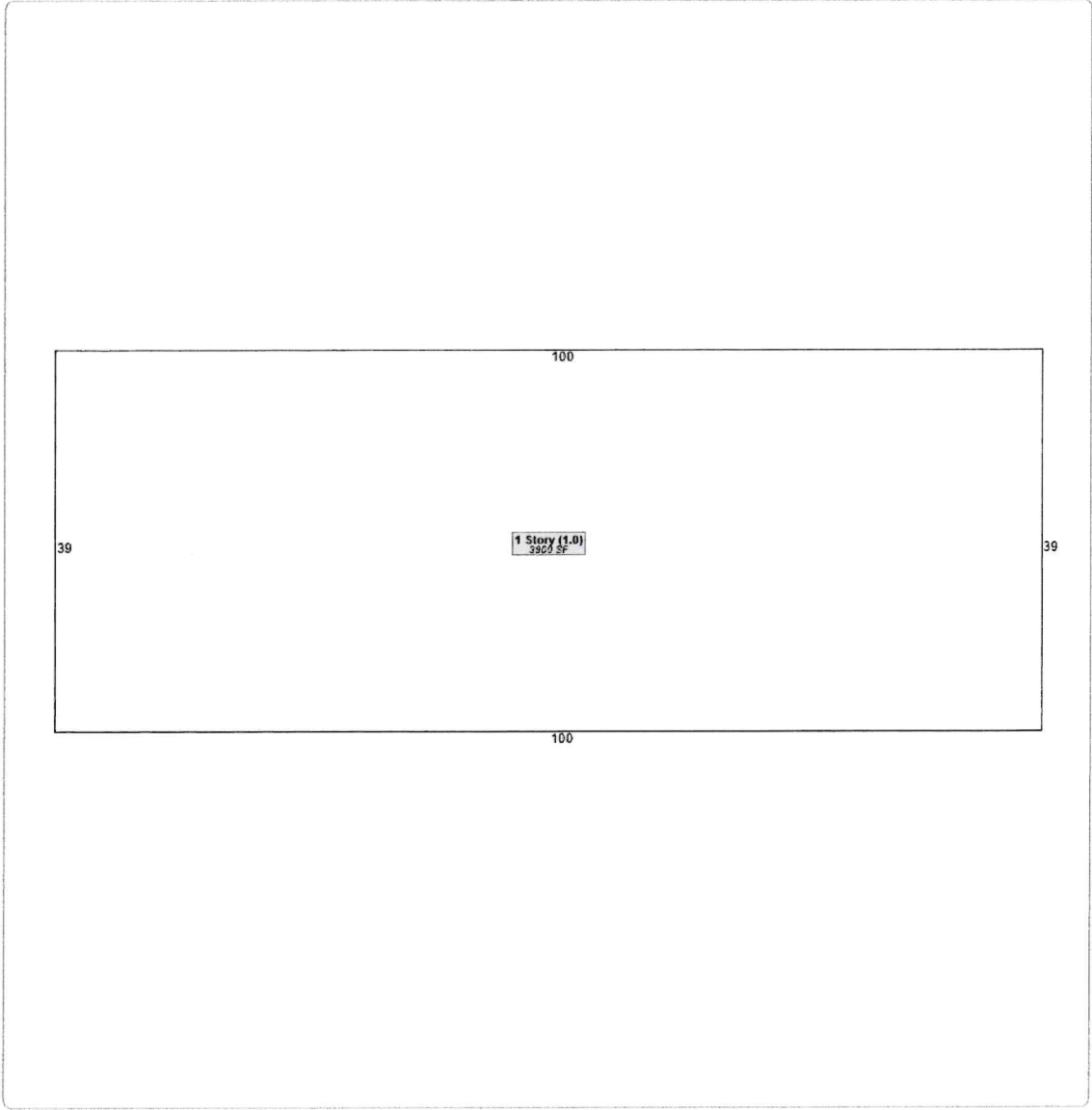
**Photos**











No data available for the following modules: Rural Land, Manufactured Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/7/2024, 9:43:01 AM

[Contact Us](#)



# GARDNER LAW FIRM

114 N. BROAD ST. | PO Box 310  
WINDER, GA 30680

ROBERT M. GAR Section 5, Item D.  
[RG@GARDNERLAWFIRM.COM](mailto:RG@GARDNERLAWFIRM.COM)

A. VINCE RAY  
[VR@GARDNERLAWFIRM.COM](mailto:VR@GARDNERLAWFIRM.COM)

PHONE (678) 963-5045  
FAX (678) 806-4870  
[GARDNERLAWFIRM.COM](http://GARDNERLAWFIRM.COM)

March 8, 2024

City of Loganville  
Planning and Zoning Department

Re: Letter of intent regarding 164 Bobby Boss Dr. Loganville, Ga.

Dear City of Loganville:

Please consider the instant document as the letter of intent of E&S Rentals, LLC for their proposed modification to property located at 164 Bobby Boss Dr., Loganville, Ga. The instant proposal, in general, concerns the addition of two commercial buildings to the unimproved portion of the property, and for a number of variances which would be required in order to do so.

The Property:

164 Bobby Boss Dr. is a 2.47 acre parcel presently zoned CH within the city of Loganville. The parcel, as shown on the attached exhibit, is an L-shaped parcel with two existing smaller buildings adjacent to Bobby Boss Drive and two larger commercial buildings located behind the smaller ones and accessed from Bobby Boss Drive. The owner is proposing to add two more large commercial buildings directly to the northeast of the existing commercial buildings on what is now a grassy slope which leads from the existing large buildings to Tommy Lee Fuller Drive.

Variances (as shown and numbered on the attached parcel):

Variance 1: This request involves a reduction in the existing 50 foot buffer to a 15 foot buffer within the setback on the northeastern portion of the property. As the detention pond referenced in Variance 2 requires access, this variance will allow the applicant to remove an existing gravel area and to grade an area to allow access to the western portion of the property from the eastern, and to allow access to the detention pond for maintenance.

Variance 2: The most involved request for a variance concerns the placement of a detention pond on the portion of the property adjacent to Tommy Lee Fuller Drive. For reasons set forth extensively in the attached exhibits, a requirement for a detention facility with a 4 to 1 slope would require too much land in order to accomplish on this particular parcel, and make the applicant unable to place any new commercial buildings on the property. Any alternative requirement for underground detention given the nature of the property and the existing slope would not be economically feasible. Applicants propose a vertical-wall detention facility with

extensive landscaping which would not only beautify the existing property for adjacent property owners, but would also solve an existing and persistent flooding issue which has existed in the area for a number of years.

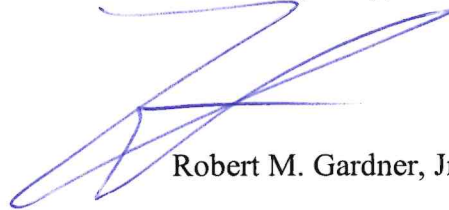
Variance 3: This would reduce the deceleration lane requirement from 200 feet to 157 feet to accommodate the correct road frontage and drainage requirements.

Variance 4: The current zoning and regulations require a 20 foot drainage easement around the detention area. The proposal calls for a reduction of this easement to 10 feet to allow for plantings within 10 feet of the detention area for increased aesthetics issues.

The applicant concedes the City's intentions to avoid unsightly detention areas within the city for aesthetic and safety reasons, but the existing requirements would not allow the applicant to improve what is now a thriving commercial area within the city. While this may seem as the applicant's bad fortune, the property as it now stands is a sloped field which has contributed to serious flooding issues for the City and the surrounding property owners for a number of years. It is our understanding the City has made efforts to create ditches or other means of alleviating the flooding in this area to no avail due to a lack of sewerage infrastructure in the area. As shown on the attached exhibits by applicants own engineers, the proposal by the applicants, though not exactly what the City may have desired when changes to their ordinance was made, would substantially alleviate the flooding issues in the area, and the proposed aesthetic improvements to be made should the application be approved would be a vast improvement to neighboring properties, who now see only a grassy slope and the backside of older commercial buildings.

We would be happy to sit down with any of your elected officials, engineers, planners, or other employees to discuss these proposals at any time, and look forward to hearing from you.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Robert M. Gardner, Jr.", written over a horizontal line.

Robert M. Gardner, Jr  
For the Firm

List of Adjacent Property Owners

Geneva Haney  
c/o Connie Haney  
168 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Hillcrest Cemetery  
Magnolia St. & Pear St.  
Bobby Boss Dr.  
Loganville, Ga. 30052

Alison Foskey  
207 Magnolia St.  
Loganville, Ga. 30052

Fouad Badshah & Tipu Jahangir  
685 Pressing Dr.  
Alpharetta, Ga. 30004

Jane Williams  
220 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Morning Star Baptist Church  
233 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

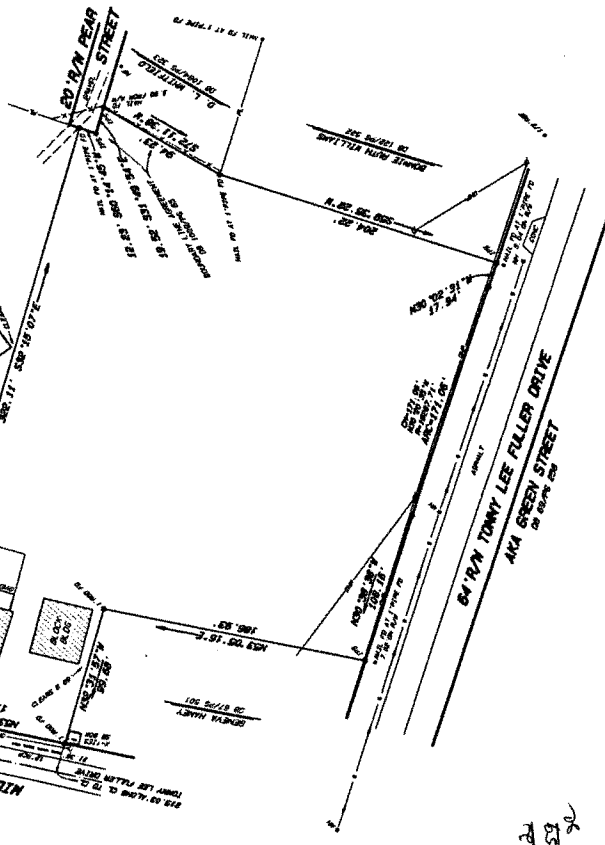
Charles Randy Fletcher  
197 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Fesco Systems, LLC  
147 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

### **Property Description**

**All that tract or parcel of land lying and being in Land Lot 185 of the 4<sup>th</sup> District, City of Loganville, Walton County, Georgia being 2.46781 acres, more or less, as shown on a plat of survey for Elizabeth J. McMillian, dated December 13, 2001, revised December 26, 2001, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., certified by Miles H. Hannon, Georgia Registered Surveyor, and being recorded in Plat Book 87, page 159, in the Office of the Clerk of the Superior Court for Walton County, Georgia, which recorded plat is incorporated herein by reference and made a part of this description.**

NOTES:  
 1. THIS PLAN WAS PREPARED BY THE ENGINEER AND SURVEYOR AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF GEORGIA.  
 2. THE FIELD DATA AND CALCULATIONS WERE OBTAINED FROM THE SURVEY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.  
 4. THE BOUNDS OF THE LOT ARE TO BE CONSIDERED AS SHOWN ON THIS PLAN.  
 5. THE BOUNDS OF THE LOT ARE TO BE CONSIDERED AS SHOWN ON THIS PLAN.  
 6. THE BOUNDS OF THE LOT ARE TO BE CONSIDERED AS SHOWN ON THIS PLAN.



LEGEND:  
 1. CENTERLINE OF HIGHWAY  
 2. CENTERLINE OF RAILROAD  
 3. CENTERLINE OF CANAL  
 4. CENTERLINE OF DRAINAGE  
 5. CENTERLINE OF TRENCH  
 6. CENTERLINE OF UTILITY LINE  
 7. CENTERLINE OF BOUNDARY  
 8. CENTERLINE OF RIGHT-OF-WAY  
 9. CENTERLINE OF FENCE  
 10. CENTERLINE OF CONCRETED DRIVE  
 11. CENTERLINE OF DRIVE  
 12. CENTERLINE OF PATH  
 13. CENTERLINE OF ALLEY  
 14. CENTERLINE OF TRAIL  
 15. CENTERLINE OF ROAD  
 16. CENTERLINE OF BRIDGE  
 17. CENTERLINE OF TUNNEL  
 18. CENTERLINE OF PIPE

FILED AND RECORDED 1-18-02  
 AT 10:00 AM  
 FLATBROOK GA PAGE 153  
 MARY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

APPROVED  
 FOR FILING  
*Carol A. Keller*  
 CITY OF LOGANVILLE

SPECIAL NOTICE  
 THE ENGINEER AND SURVEYOR HAS BEEN ADVISED BY THE  
 DEVELOPER AND PRESENTATION OF THIS PLANING  
 DEVELOPMENT AND PRESENTATION OF THIS PLANING  
 DEVELOPMENT AND PRESENTATION OF THIS PLANING  
 DEVELOPMENT AND PRESENTATION OF THIS PLANING

AMMONS, NEEDS & BARNELL, SURVEYORS & ENGINEERS, INC.  
 148 E. MAIN ST.  
 WALTON COUNTY, GEORGIA 30280  
 TELEPHONE: 770-933-9889  
 FAX: 770-933-9890

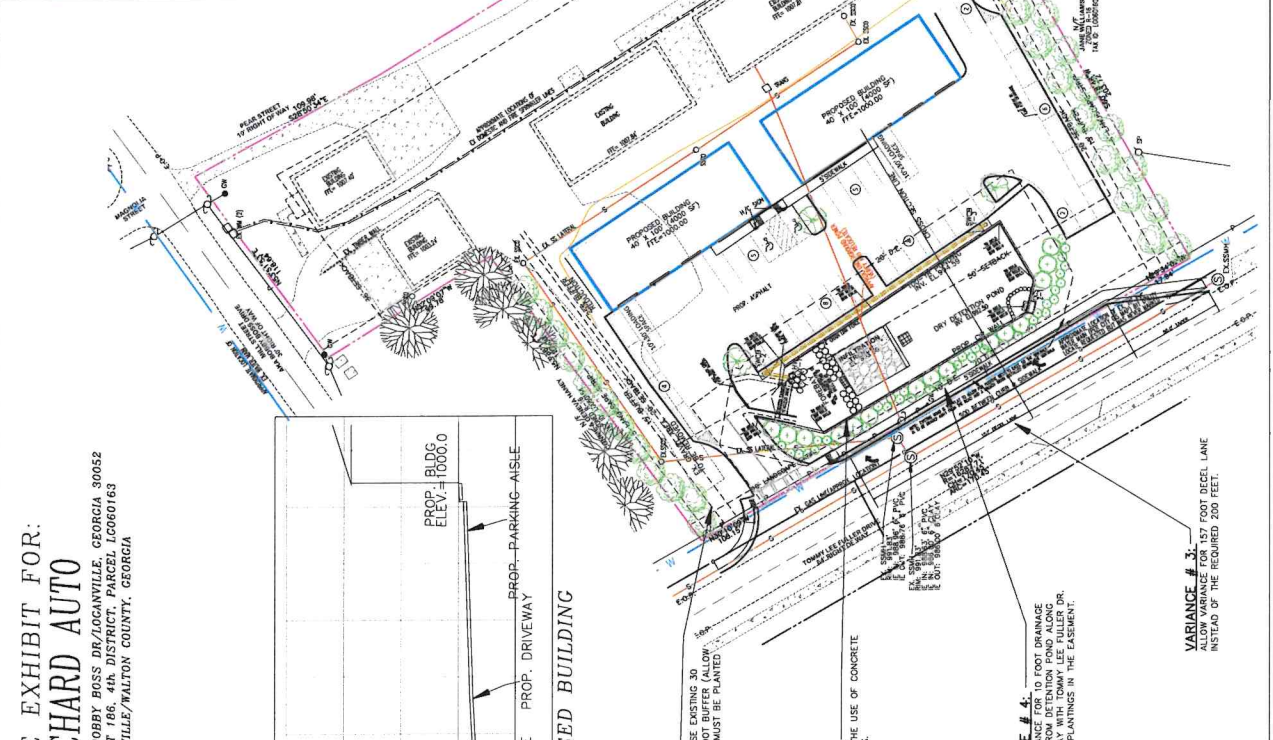
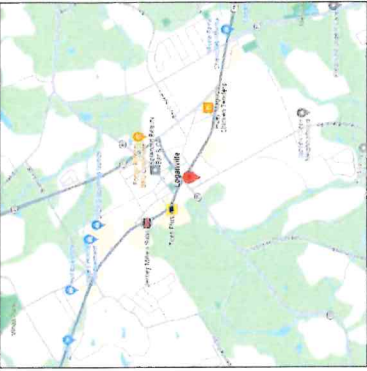


|                    |                        |        |               |
|--------------------|------------------------|--------|---------------|
| SURVEY FOR         | ELIZABETH J. MCMILLIAN | DATE:  | DEC. 15, 2001 |
| LAND LOT 188       | OF THE 4TH DISTRICT    | DATE:  | DEC. 15, 2001 |
| CITY OF LOGANVILLE | GEORGIA                | SCALE: | 1"=50'        |
| WALTON COUNTY,     | 2.4671 ACRES           | DATE:  | DEC. 15, 2001 |

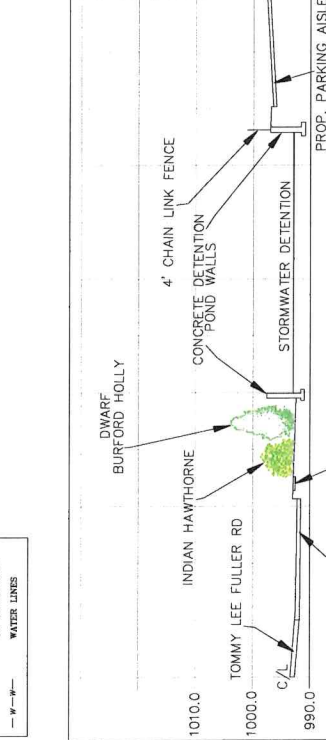
SEP. NO. 16961-01 R. 16081861



REVISION: LDC: 01-26-24  
 PROJECT NAME & ADDRESS: BLANCHARD AUTO, 164 BOBBY BOSS DR, LOGANVILLE, GEORGIA 30052  
 BUTLARD LAND PLANNING, 3700 CANNONWOOD DR, SMITLIE, GEORGIA 30039, CONTACT: BOBBY BUTLARD, (678) 344-1298, (770) 978-9857 FAX, bbutlard@bellelith.net  
 PROFESSIONAL SEALS: [Professional Seal]  
 SCALE: AS SHOWN  
 JOB NUMBER: 23-2141  
 DATE: 01-26-24



**VARIANCE EXHIBIT FOR:**  
**BLANCHARD AUTO**  
 PROPERTY ADDRESS: 164 BOBBY BOSS DR/LOGANVILLE, GEORGIA 30052  
 LOCATED IN LAND LOT 186, 4th DISTRICT, PARCEL LC060163  
 CITY OF LOGANVILLE/MALTON COUNTY, GEORGIA



**GRAPHIC LEGEND**

- EXISTING UTILITY
- BOUNDARY
- EX. SIDEWALK
- PROP. FENCE
- EX. SEWER LINES
- PROP. SEWER LINES
- EX. FORCE MAIN
- PROP. FORCE MAIN
- EX. POWER LINES
- PROP. POWER LINES
- EX. TELEPHONE
- PROP. TELEPHONE
- WATER LINES

**TREE REPLACEMENT SCHEDULE**

| QTY | COMMON NAME          | BOTANICAL NAME     | SIZE (DBH) | SPACING  | REMARKS      |
|-----|----------------------|--------------------|------------|----------|--------------|
| 3   | TRINITY MAPLE        | ACER BUCHERANIANUM | MIN 6" DBH | AS SHOWN | BAR OR CONT. |
| 30  | GREEN OAK ARBORIZING | QUERCUS GRANTII    | MIN 6" DBH | AS SHOWN | CONTAINER    |
| 30  | GREEN OAK ARBORIZING | QUERCUS GRANTII    | MIN 6" DBH | AS SHOWN | CONTAINER    |
| 15  | PRINCE OF WALES PALM | WAX PALM           | 1 GALLON   | AS SHOWN | CONTAINER    |
| 15  | PRINCE OF WALES PALM | WAX PALM           | 2 GALLON   | AS SHOWN | CONTAINER    |

**LANDSCAPE LEGEND**

PROPOSED TREES

- TRINITY MAPLE
- GREEN OAK ARBORIZING
- PROPOSED SHRUBS
- INDIAN HAWTHORNE
- BURFORD HOLLY



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-015

**LANDOWNERS:** E&S Rentals LLC

**APPLICANT:** E&S Rentals LLC

**PROPERTY ADDRESS:** 164 Bobby Boss Drive

**MAP/PARCEL #:** LG060163

**PARCEL DESCRIPTION:** Four commercial buildings exist on the land

**AREA:** 2.47 acres

**EXISTING ZONING:** CH

**PROPOSED ZONING:** CH

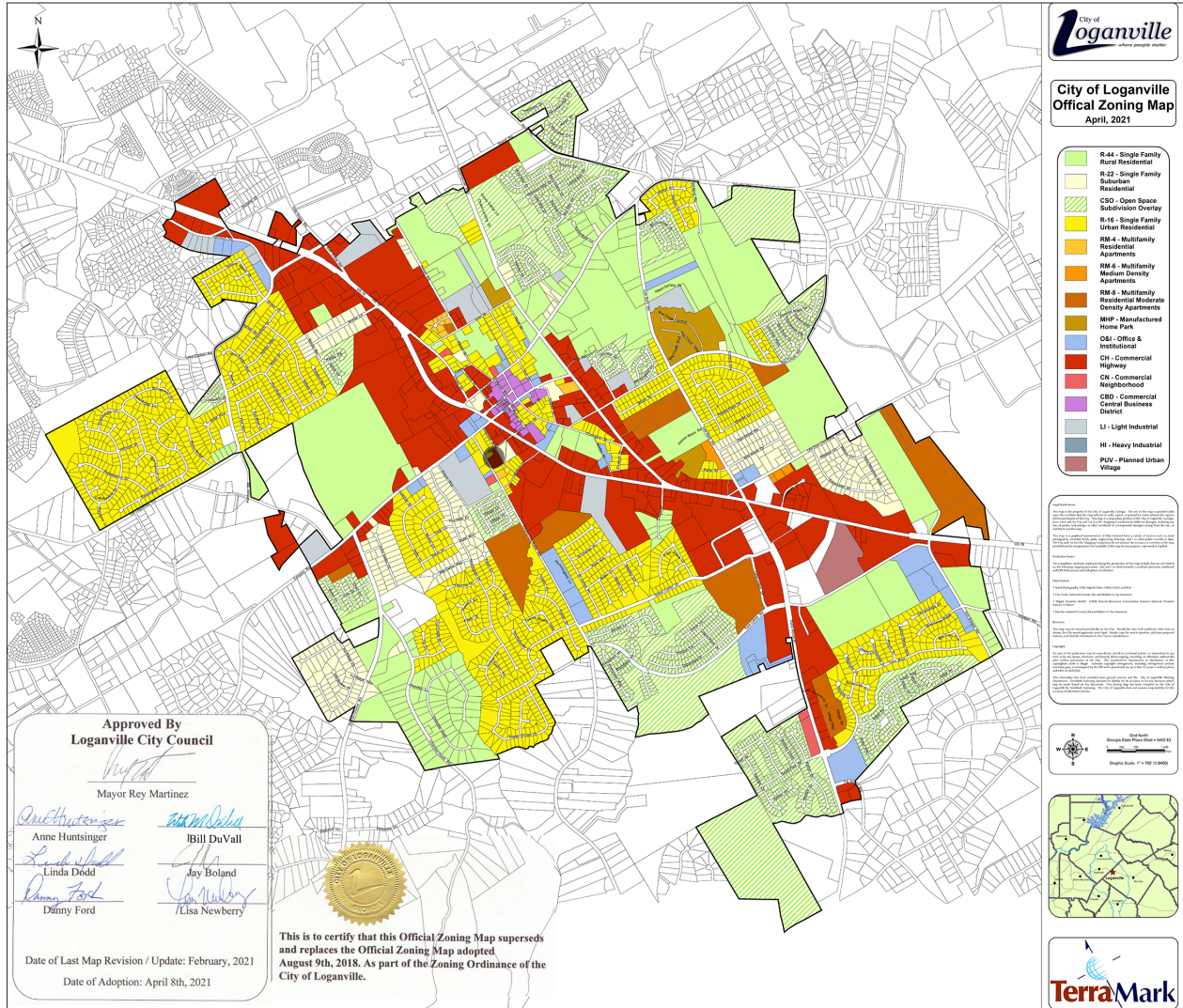
**FUTURE LAND USE MAP:** Residential

**REASON FOR REQUEST:** Relief from City of Loganville Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has requested this reduced to 15 feet.

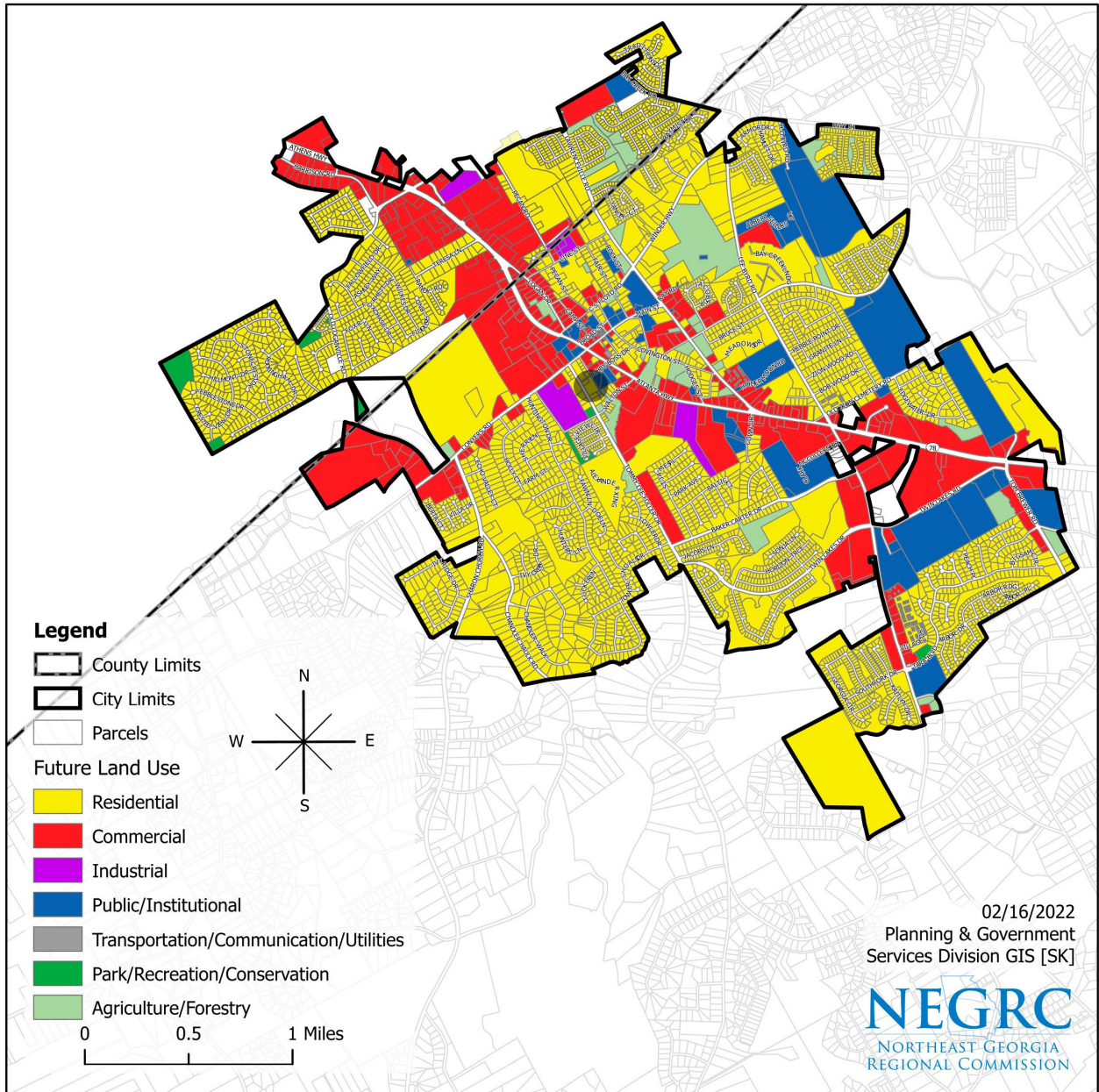
**PLANNING COMMISSION HEARING:** April 25, 2024

**CITY COUNCIL HEARING:** May 6 & 9, 2024

# ZONING MAP



## FUTURE LAND USE MAP



## AREA ZONING



### Applicant's Request

The applicant has applied for a variance to reduce the existing 30-foot buffer required for CH zoning where adjacent to residential zoning to 15 feet along the northwestern and southeastern portions of the property.

### Existing Conditions

This property has been zoned CH dating back to the 1980s and contains a 1,410-square-foot single-family home, a 3,200-square-foot warehouse/office building, and a 3,900-square-foot warehouse/office building. According to records, a garage was added in 1960, paving done in 1985, a metal storage building was added in 2018 and a build out was done on one of the buildings on site in September 2022. City records indicate that a permit was pulled for this address for a sign for a tattoo parlor that went 6 months without any work being done and a "no inspection" letter was included in the file.

The immediate vicinity of this project includes CH and R-16 zoning.



**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?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** The hardship that relief is being sought for is a result of the design of their project.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** While the project is conducive to what already exists on the parcel, a reduction in the buffer could potentially have a negative impact on the adjacent residences.

**Recommended action:** City of Loganville Code of Ordinances Section 119-34(b) stipulates “relief may be granted only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage of interest over similarly zoned properties.” The applicant has not shown that complying with the minimum buffer standards would create a true hardship for this project. 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?** 8 inches

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

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

**Capacity of the sewer line?** Undetermined

**Estimated waste generated by proposed development?** To be determined.

### 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?**  
Tommy Lee Fuller (major collector), Bobby Boss Drive (minor collector)



**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 5,320 cars per day on Tommy Lee Fuller Road between Alexander Crossing and the Ingles driveway. Most comments in the City's Comprehensive Traffic Study were related to the needed improvements at Tommy Lee Fuller Road and Highway 20.

**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?** Not in the immediate area.

**Transportation improvements in the area? If yes, what are they?** Potentially the improvements that will result from GDOT discussions with the City related to the realignment of Tommy Lee Fuller Road with Highway 20.

#### **EMERGENCY SERVICES**

**Nearest city or county fire station from the development?** Station 18 @ Old Loganville Road

**Distance of the nearest station?** 2 miles

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

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.





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

Date: 3/7/2024

Application # V 24-018

APPLICATION FOR MAJOR VARIANCE

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION\*, CONTACT PERSON, PROPERTY INFORMATION. Includes fields for name, address, city, state, zip, phone, and zoning details.

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: \_\_\_\_\_

Accepted by Planning & Development: [Signature] DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 9102 RECEIPT # 20269261 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

Application # V 24-018


**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] \_\_\_\_\_ Date 3/8/24

Robert M. Gardner, Jr., Attorney for Applicant  
\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

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

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

[Signature] \_\_\_\_\_ Date 3-8-24

Mitchell Blanchard, CEO  
\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

(Seal) 

[Signature]  
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?**

The size and topography of the property is such that a 4:1 pond slope, 30 foot buffer for driveway, 20 foot drainage easement, and 200 foot decel lane would not allow for any development of the site. The requested variance in retention pond slope, as well as reduction of buffers, would allow the site (and surrounding neighborhood) to be greatly beautified along with a badly-needed reduction in stormwater volume and flow.

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

The site, as well as the surrounding streets, are currently subject to flooding in large storms. Allowing the proposed development would result in a 41% decrease in flow for a typical storm, and a 32% decrease in flow in a 5-year storm. The proposed variance will allow for a change in the property which would actually improve neighboring property by reducing existing flooding.

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

Requirements for the existing buffer, decel lane, and a 4 to 1 slope for a detention pond would take up nearly all of the unimproved portion of the tract, allowing for no development whatsoever. This would deprive the owner of the highest and best use of the property and continue a flooding hazard to existing properties.

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

No. Applicant proposes that the proposed use of the property with the variances would create an improvement to the public good by decreasing an existing flooding issue which has been prevalent in the area where the property is located. Additionally, as the purpose and intent of the applicable ordinance is to decrease unsightly detention areas and to decrease flooding, the landscaping and design proposed by the applicant is entirely consistent with the purpose and intent of such ordinance.

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

No. The use of the proposed structures are consistent with what is currently allowed in the existing zoning classification

# GARDNER LAW FIRM

114 N. BROAD ST. | PO Box 310  
WINDER, GA 30680

ROBERT M. GARDNER, JR  
[RG@GARDNERLAWFIRM.COM](mailto:RG@GARDNERLAWFIRM.COM)

A. VINCE RAY  
[VR@GARDNERLAWFIRM.COM](mailto:VR@GARDNERLAWFIRM.COM)

PHONE (678) 963-5045  
FAX (678) 806-4870  
[GARDNERLAWFIRM.COM](http://GARDNERLAWFIRM.COM)

March 8, 2024

City of Loganville  
Planning and Zoning Department

Re: Letter of intent regarding 164 Bobby Boss Dr. Loganville, Ga.

Dear City of Loganville:

Please consider the instant document as the letter of intent of E&S Rentals, LLC for their proposed modification to property located at 164 Bobby Boss Dr., Loganville, Ga. The instant proposal, in general, concerns the addition of two commercial buildings to the unimproved portion of the property, and for a number of variances which would be required in order to do so.

The Property:

164 Bobby Boss Dr. is a 2.47 acre parcel presently zoned CH within the city of Loganville. The parcel, as shown on the attached exhibit, is an L-shaped parcel with two existing smaller buildings adjacent to Bobby Boss Drive and two larger commercial buildings located behind the smaller ones and accessed from Bobby Boss Drive. The owner is proposing to add two more large commercial buildings directly to the northeast of the existing commercial buildings on what is now a grassy slope which leads from the existing large buildings to Tommy Lee Fuller Drive.

Variances (as shown and numbered on the attached parcel):

Variance 1: This request involves a reduction in the existing 50 foot buffer to a 15 foot buffer within the setback on the northeastern portion of the property. As the detention pond referenced in Variance 2 requires access, this variance will allow the applicant to remove an existing gravel area and to grade an area to allow access to the western portion of the property from the eastern, and to allow access to the detention pond for maintenance.

Variance 2: The most involved request for a variance concerns the placement of a detention pond on the portion of the property adjacent to Tommy Lee Fuller Drive. For reasons set forth extensively in the attached exhibits, a requirement for a detention facility with a 4 to 1 slope would require too much land in order to accomplish on this particular parcel, and make the applicant unable to place any new commercial buildings on the property. Any alternative requirement for underground detention given the nature of the property and the existing slope would not be economically feasible. Applicants propose a vertical-wall detention facility with

extensive landscaping which would not only beautify the existing property for adjacent property owners, but would also solve an existing and persistent flooding issue which has existed in the area for a number of years.

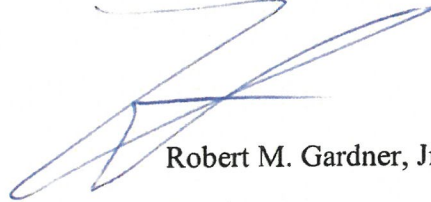
Variance 3: This would reduce the deceleration lane requirement from 200 feet to 157 feet to accommodate the correct road frontage and drainage requirements.

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The applicant concedes the City's intentions to avoid unsightly detention areas within the city for aesthetic and safety reasons, but the existing requirements would not allow the applicant to improve what is now a thriving commercial area within the city. While this may seem as the applicant's bad fortune, the property as it now stands is a sloped field which has contributed to serious flooding issues for the City and the surrounding property owners for a number of years. It is our understanding the City has made efforts to create ditches or other means of alleviating the flooding in this area to no avail due to a lack of sewerage infrastructure in the area. As shown on the attached exhibits by applicants own engineers, the proposal by the applicants, though not exactly what the City may have desired when changes to their ordinance was made, would substantially alleviate the flooding issues in the area, and the proposed aesthetic improvements to be made should the application be approved would be a vast improvement to neighboring properties, who now see only a grassy slope and the backside of older commercial buildings.

We would be happy to sit down with any of your elected officials, engineers, planners, or other employees to discuss these proposals at any time, and look forward to hearing from you.

Yours very truly,



Robert M. Gardner, Jr  
For the Firm

# Walton County, GA

## Summary

**Parcel Number** LG060163  
**Location Address** 164 BOBBY BOSS DR  
**Legal Description** 2.47AC  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** CH  
**Tax District** Loganville (District 03)  
**Millage Rate** 44.425  
**Acres** 2.47  
**Neighborhood** 09700 - WHSE OFFICE ENC (09700)  
**Homestead Exemption** No (S0)  
**Landlot/District** 186 / 4

[View Map](#)



## Owner

**E & S RENTALS LLC**  
 P O BOX 628  
 MONROE, GA 30655

## Land

| Type       | Description                    | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|--------------------------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | 09111-SF-LOGANVILLE CITY SECON | Square Feet        | 107,467        | 0        | 0     | 2.47  | 1    |

## Residential Improvement Information

**Style** Single Family  
**Heated Square Feet** 1410  
**Exterior Walls** Concrete Block  
**Foundation** Masonry  
**Basement Square Feet** 0  
**Year Built** 1958  
**Roof Type** Composite Shingle  
**Heating Type** Central Heat/ AC  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Value** \$56,400

## Commercial Improvement Information

**Description** WHSE OFFICE ENC  
**Value** \$109,100  
**Actual Year Built** 2014  
**Effective Year Built** 2014  
**Square Feet** 3200  
**Wall Height** 16  
**Wall Frames** Steel  
**Exterior Wall** Galvanized Metal  
**Roof Cover** Galvanized Metal  
**Interior Walls** Unfinished  
**Floor Construction** Re-inforced Concrete  
**Floor Finish** Concrete  
**Ceiling Finish** No Ceiling  
**Lighting** Standard  
**Heating** No Heating  
**Number of Buildings** 1

**Description** WHSE OFFICE ENC  
**Value** \$198,300  
**Actual Year Built** 2018  
**Effective Year Built** 2018  
**Square Feet** 3900  
**Wall Height** 18  
**Wall Frames** Steel  
**Exterior Wall** Enamel Steel  
**Roof Cover** Enamel Steel  
**Interior Walls** 38% Sheetrock/Panel  
 62% Unfinished

**Floor Construction** Concrete on Ground  
**Floor Finish** 38% Asphalt Tile  
                           62% Concrete  
**Ceiling Finish** 38% Acoustical Tile  
                           62% No Ceiling  
**Lighting** Standard  
**Heating** 38% CH A/C  
                   62% Suspended Heating  
**Number of Buildings** 1

**Accessory Information**

| Description                | Year Built | Dimensions/Units | Identical Units | Value   |
|----------------------------|------------|------------------|-----------------|---------|
| Paving-Conc(L) 4" 500-1000 | 1985       | 0x0 / 1570       | 1               | \$840   |
| Residential Garages-Avg    | 1960       | 36x40 / 0        | 1               | \$6,900 |

**Permits**

**Sales**

| Sale Date  | Sale Price  |
|------------|-------------|
| 6/29/2022  | \$1,070,000 |
| 10/19/2017 | \$0         |
| 1/9/2013   | \$183,000   |
| 4/2/2004   | \$250,000   |
|            | \$0         |

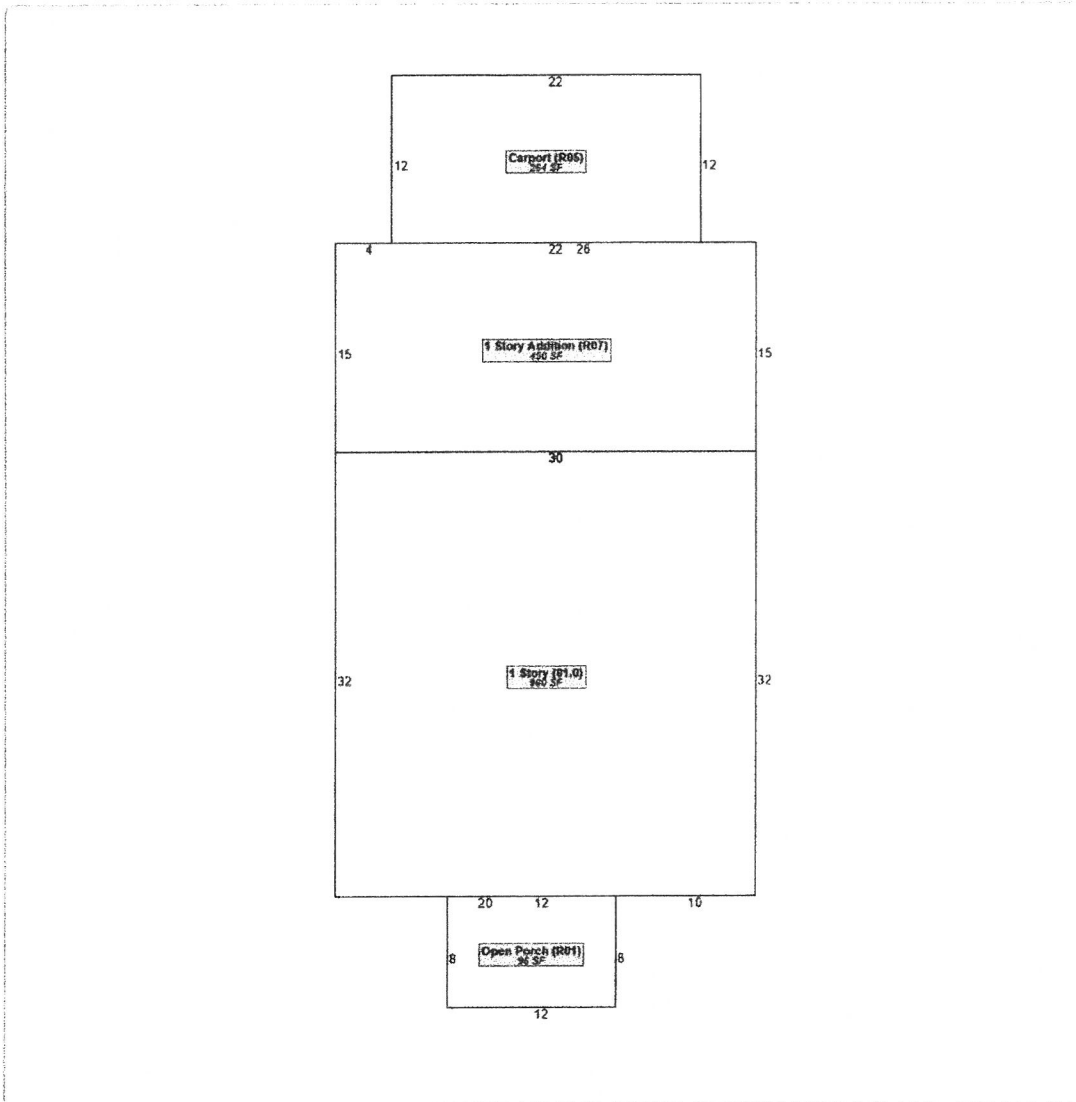
**Valuation**

|                     | 2023      | 2022      | 2021      | 2020      |
|---------------------|-----------|-----------|-----------|-----------|
| Previous Value      | \$436,630 | \$433,130 | \$433,030 | \$433,130 |
| Land Value          | \$295,500 | \$214,900 | \$214,900 | \$214,900 |
| + Improvement Value | \$363,800 | \$214,300 | \$210,800 | \$210,700 |
| + Accessory Value   | \$7,740   | \$7,430   | \$7,430   | \$7,430   |
| = Current Value     | \$667,040 | \$436,630 | \$433,130 | \$433,030 |

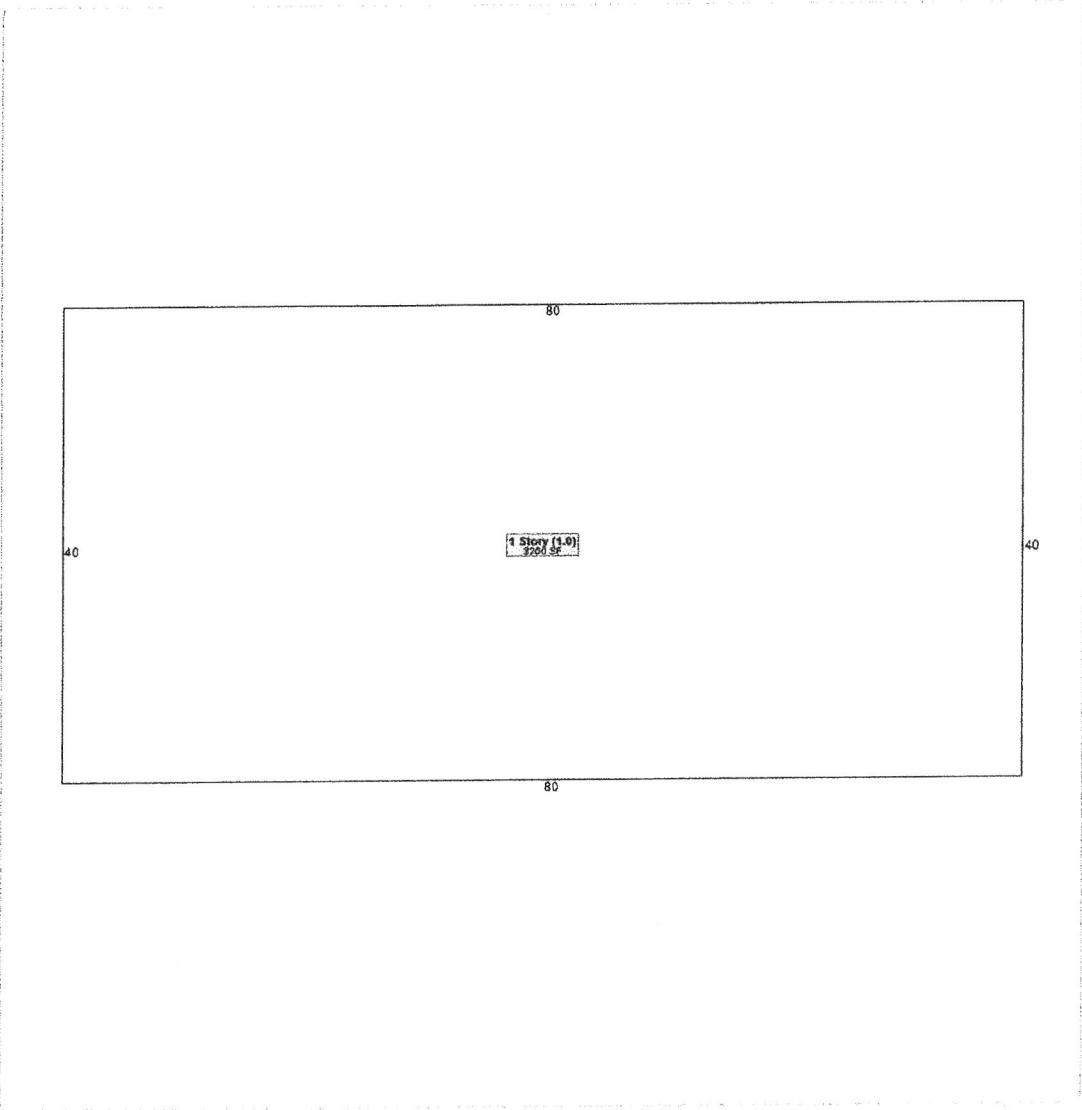
**Photos**

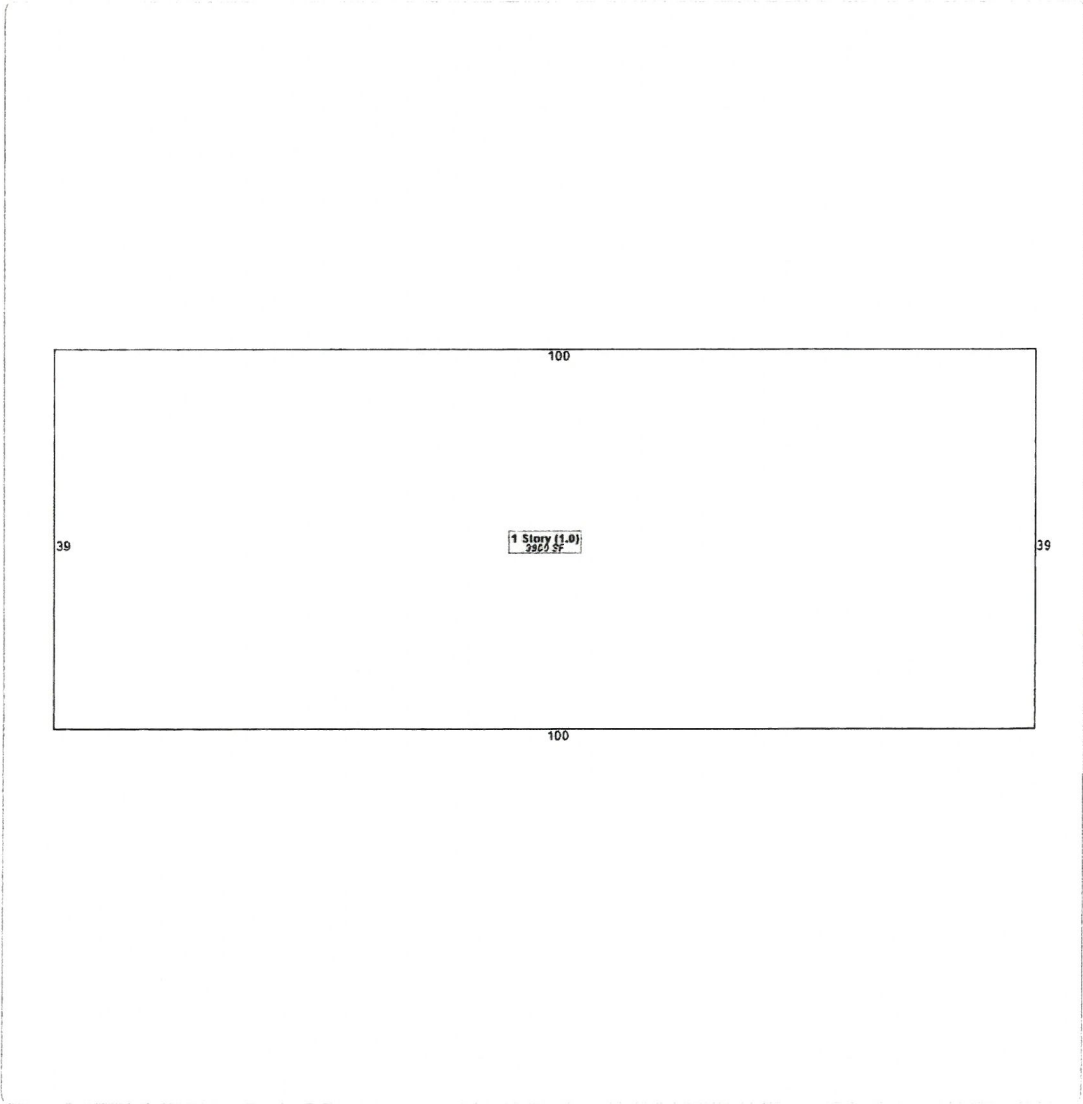


Sketches









No data available for the following modules: Rural Land, Manufactured Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.  
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/7/2024, 9:43:01 AM

[Contact Us](#)



# GARDNER LAW FIRM

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March 8, 2024

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Planning and Zoning Department

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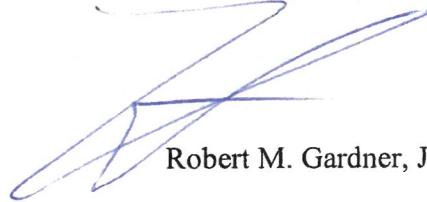
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Yours very truly,



Robert M. Gardner, Jr  
For the Firm

List of Adjacent Property Owners

Geneva Haney  
c/o Connie Haney  
168 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Hillcrest Cemetery  
Magnolia St. & Pear St.  
Bobby Boss Dr.  
Loganville, Ga. 30052

Alison Foskey  
207 Magnolia St.  
Loganville, Ga. 30052

Fouad Badshah & Tipu Jahangir  
685 Pressing Dr.  
Alpharetta, Ga. 30004

Jane Williams  
220 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Morning Star Baptist Church  
233 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

Charles Randy Fletcher  
197 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

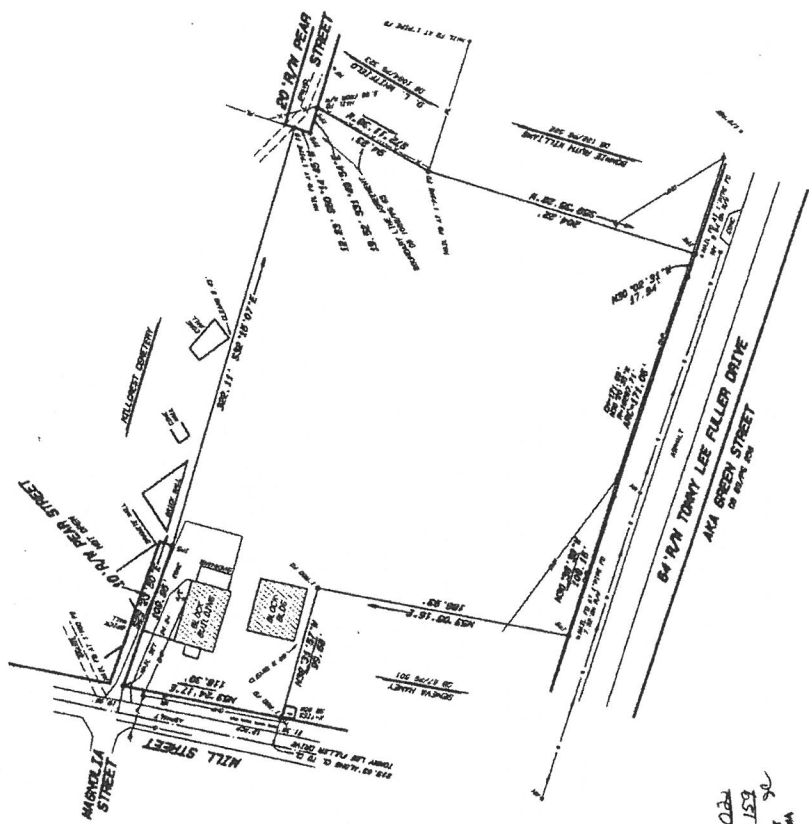
Fesco Systems, LLC  
147 Tommy Lee Fuller Dr.  
Loganville, Ga. 30052

### **Property Description**

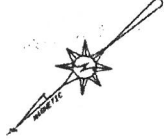
**All that tract or parcel of land lying and being in Land Lot 185 of the 4<sup>th</sup> District, City of Loganville, Walton County, Georgia being 2.46781 acres, more or less, as shown on a plat of survey for Elizabeth J. McMillian, dated December 13, 2001, revised December 26, 2001, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., certified by Miles H. Hannon, Georgia Registered Surveyor, and being recorded in Plat Book 87, page 159, in the Office of the Clerk of the Superior Court for Walton County, Georgia, which recorded plat is incorporated herein by reference and made a part of this description.**

**NOTES**

1. SURVEY MADE BY MEASUREMENTS AND CALCULATIONS.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL CORNERS ARE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD.
5. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD.
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9. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD.
10. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD.



- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OF ROAD
  - CENTER LINE OF RAILROAD
  - CENTER LINE OF CANAL
  - CENTER LINE OF DRAINAGE
  - CENTER LINE OF FENCE
  - CENTER LINE OF UTILITY
  - CENTER LINE OF WATER
  - CENTER LINE OF SEWER
  - CENTER LINE OF GAS
  - CENTER LINE OF TELEPHONE
  - CENTER LINE OF CABLE
  - CENTER LINE OF LIGHT
  - CENTER LINE OF POWER
  - CENTER LINE OF WATER
  - CENTER LINE OF SEWER
  - CENTER LINE OF GAS
  - CENTER LINE OF TELEPHONE
  - CENTER LINE OF CABLE
  - CENTER LINE OF LIGHT
  - CENTER LINE OF POWER



FILED AND RECORDED 1-18-02  
 AT 11:30 A.M. IN PLAT BOOK 4, PAGE 153  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

**SPECIAL NOTICE**  
 THE SURVEYING AND ENGINEERING SOCIETY OF GEORGIA HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREOF. THE SOCIETY OF GEORGIA HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREOF. THE SOCIETY OF GEORGIA HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREOF.



**APPROVAL FOR FILING**  
 Elizabeth J. McMillian  
 CITY OF LOGANVILLE

**SURVEY FOR**  
**ELIZABETH J. MCMILLIAN**

**LAND LOT 188**  
**CITY OF LOGANVILLE**  
**WALTON COUNTY, GEORGIA**

**DATE** DEC. 13, 2001  
**SCALE** 1"=50'  
**ACRES** 2.4871

**CITY OF LOGANVILLE**

**HANNON MEERS & BAGWELL SURVEYORS & ENGINEERS, INC.**  
 1000 W. 10th Street  
 Loganville, Georgia 30054  
 Phone: 706-887-7800  
 Fax: 706-887-7801  
 E-Mail: hmeers@hannonsurveyors.com

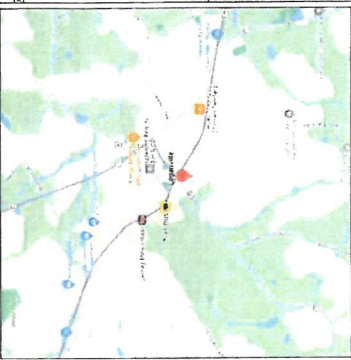
REVISION, DATE  
BY

PROJECT NAME & ADDRESS  
BLANCHARD AUTO  
164 BOBBY BOSS DR  
LOGANVILLE, GEORGIA 30052

LAND PLANNING  
BULLARD  
390 CANNONHOLE DR  
SNELFLEET, GEORGIA 30089  
CONTACT: BOBBY BULLARD  
TEL: 770-938-8857 FAX  
bpbobby@bksouth.net



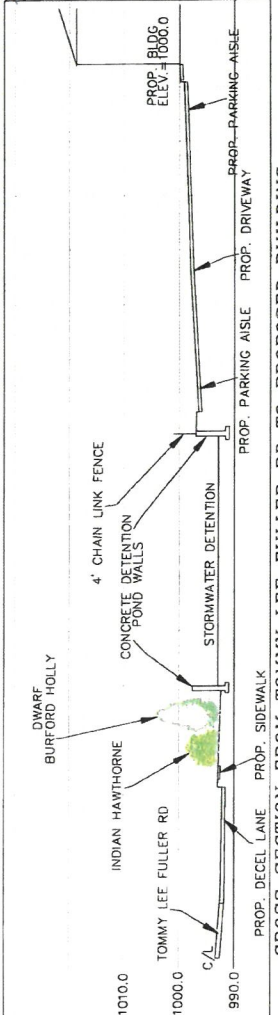
SCALE: AS SHOWN  
JOB NUMBER: 23-2141  
DATE: 01-26-24  
SHEET: 1 OF 1



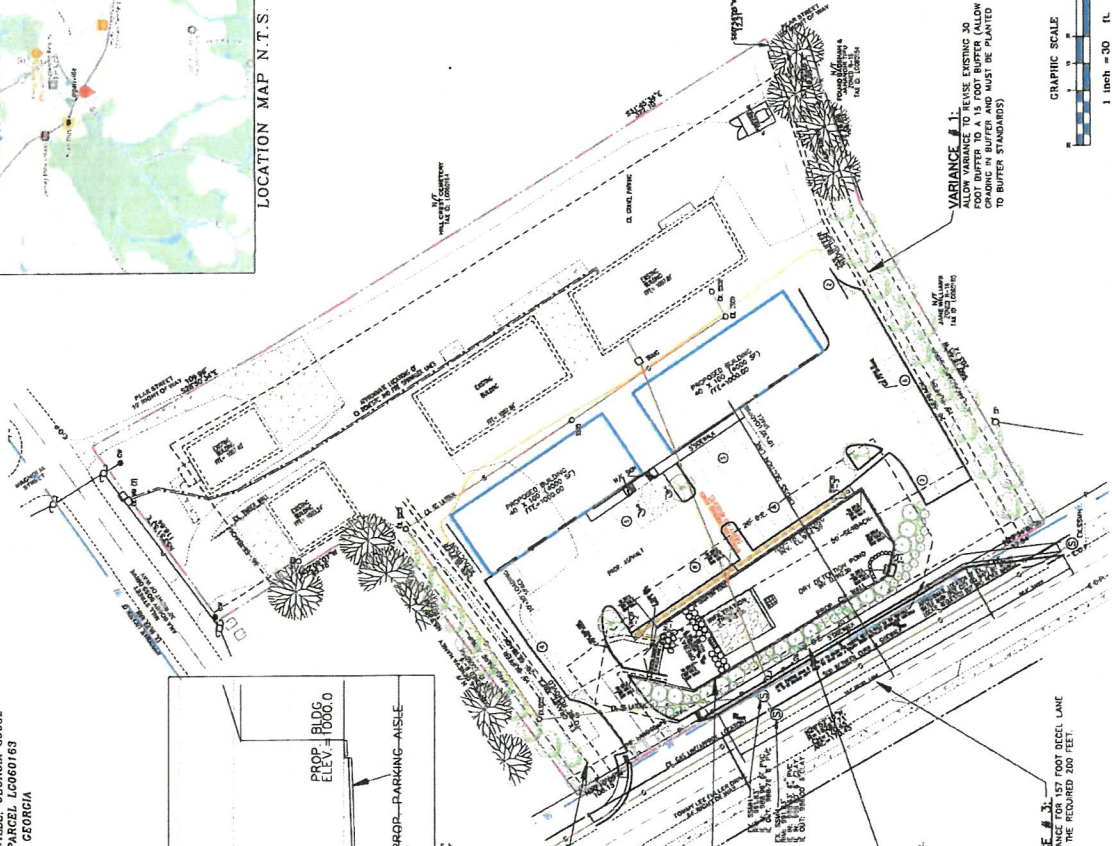
VARIANCE EXHIBIT FOR:  
**BLANCHARD AUTO**  
PROPERTY ADDRESS: 164 BOBBY BOSS DR/LOGANVILLE, GEORGIA 30052  
LOCATED IN LAND LOT 186, 4TH DISTRICT, PARCEL LCO60163  
CITY OF LOGANVILLE/WALTON COUNTY, GEORGIA

GRAPHIC LEGEND

|  |                      |
|--|----------------------|
|  | UTILITY LINES        |
|  | BOUNDARY             |
|  | EASEMENT             |
|  | PROP FENCE           |
|  | SEWER LINES          |
|  | STORM SEWER LINES    |
|  | FORCE MAIN           |
|  | STORMWATER DETENTION |
|  | WATER LINES          |



CROSS SECTION FROM TOMMY LEE FULLER RD TO PROPOSED BUILDING  
SCALE: 1" = 10'-0"



- VARIANCE # 1: ALLOW VARIANCE TO REVISE EXISTING 30' DETENTION POND TO 20' DETENTION POND. GRASSING IN BUFFER AND MUST BE PLANTED TO BUFFER STANDARDS)
- VARIANCE # 2: ALLOW THE USE OF CONCRETE DETENTION POND WALLS.
- VARIANCE # 3: ALLOW 10' FOOT ORANGE CASEMENT FROM DETENTION POND ALONG RIGHT OF WAY WITH TOMMY LEE FULLER DR. AND ALLOW PLANTINGS IN THE CASEMENT.
- VARIANCE # 4: ALLOW 50' FOOT DECEL LAKE INSTEAD OF THE REQUIRED 200 FEET.

VEGETATION REPLACEMENT SCHEDULE

| CITY | CONTRACT | PLANTING | PLANTING | PLANTING | PLANTING | PLANTING | PLANTING |
|------|----------|----------|----------|----------|----------|----------|----------|
| 3    | 1        | 4        | 5        | 6        | 7        | 8        | 9        |
| 10   | 11       | 12       | 13       | 14       | 15       | 16       | 17       |
| 18   | 19       | 20       | 21       | 22       | 23       | 24       | 25       |
| 26   | 27       | 28       | 29       | 30       | 31       | 32       | 33       |

LANDSCAPE LEGEND

|  |                        |
|--|------------------------|
|  | DWARF BURFORD HOLLY    |
|  | DWARF INDIAN HAWTHORNE |
|  | DWARF NANDINA          |
|  | DWARF NYMPHAEA         |
|  | DWARF NYMPHAEA         |
|  | DWARF NYMPHAEA         |





## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-018

**LANDOWNERS:** E&S Rentals LLC

**APPLICANT:** E&S Rentals LLC

**PROPERTY ADDRESS:** 164 Bobby Boss Drive

**MAP/PARCEL #:** LG060163

**PARCEL DESCRIPTION:** Four commercial buildings exist on the land

**AREA:** 2.47 acres

**EXISTING ZONING:** CH

**PROPOSED ZONING:** CH

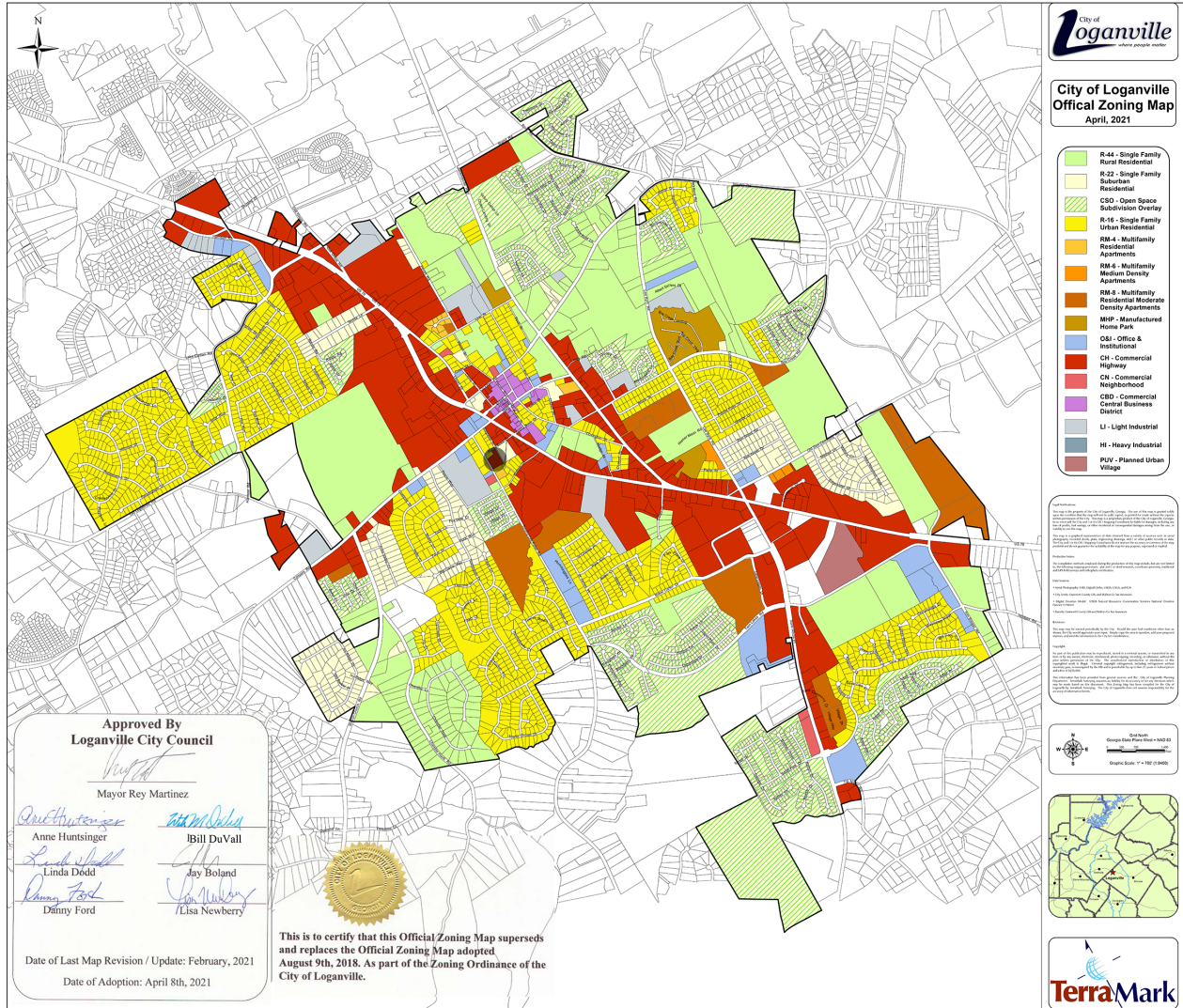
**FUTURE LAND USE MAP:** Residential

**REASON FOR REQUEST:** Relief from City of Loganville Development Regulations 6.3.3(c) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

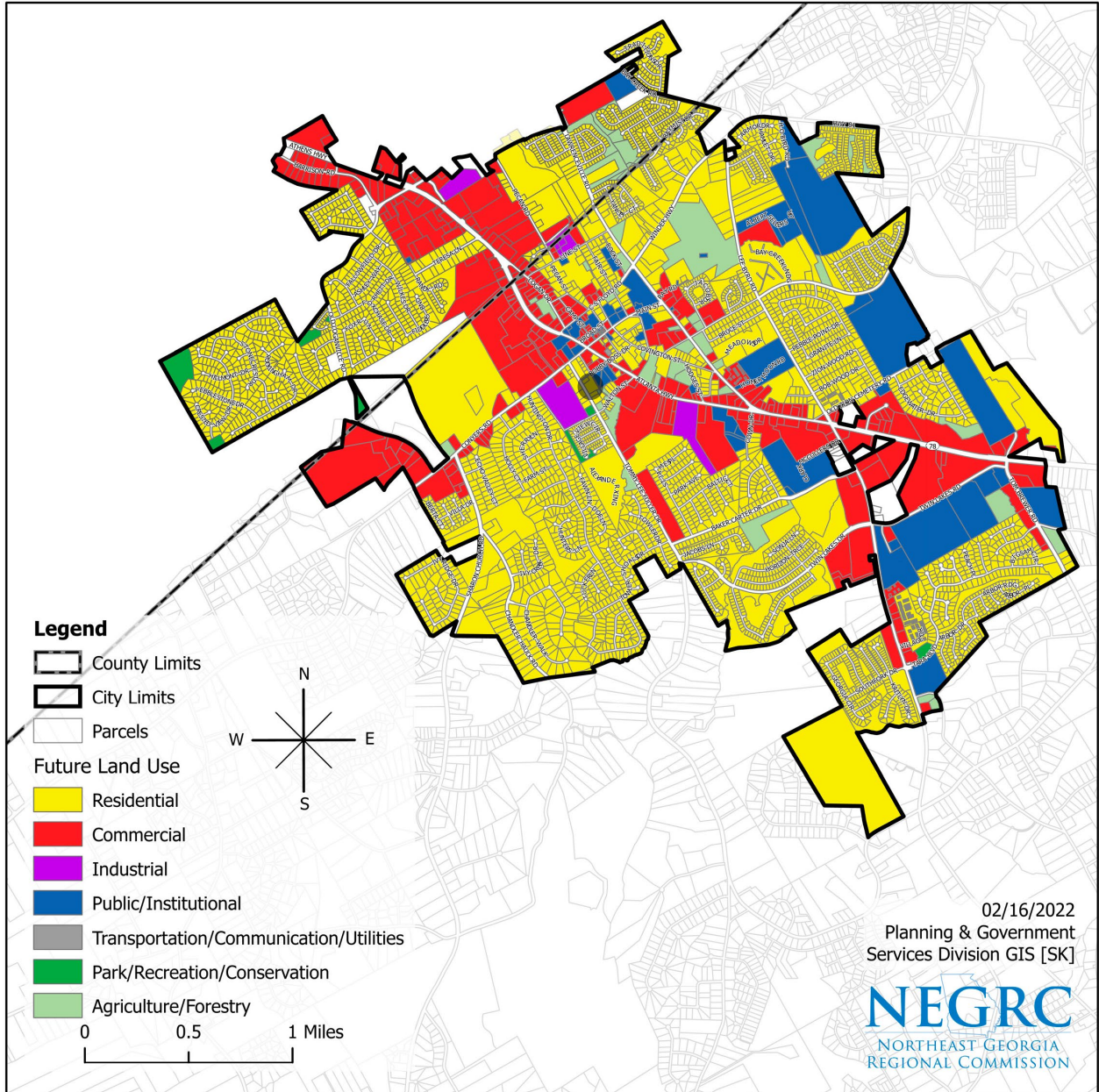
**PLANNING COMMISSION HEARING:** April 25, 2024

**CITY COUNCIL HEARING:** May 6 & 9, 2024

# ZONING MAP



**FUTURE LAND USE MAP**



## AREA ZONING



### Applicant's Request

The applicant has applied for a variance to reduce the length of the deceleration lane required from the project from 200 feet to 157 feet.

### Existing Conditions

This property has been zoned CH dating back to the 1980s and contains a 1,410-square-foot single-family home, a 3,200-square-foot warehouse/office building, and a 3,900-square-foot warehouse/office building. According to records, a garage was added in 1960, paving done in 1985, a metal storage building was added in 2018 and a build out was done on one of the buildings on site in September 2022. City records indicate that a permit was pulled for this address for a sign for a tattoo parlor that went 6 months without any work being done and a "no inspection" letter was included in the file.

The immediate vicinity of this project includes CH and R-16 zoning.



**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 road frontage available for this property along Tommy Lee Fuller Road.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** The established City standards for a deceleration lane result in a hardship due to the limited amount of road frontage along Tommy Lee Fuller Road.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** No, as the City has provided similar relief in comparable situations.

**Recommended action:** Recommendation is for approval 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?** 8 inches

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

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

**Capacity of the sewer line?** Undetermined

**Estimated waste generated by proposed development?** To be determined.

### 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 effected by the proposed change? What is the classification of the road?**  
Tommy Lee Fuller (major collector), Bobby Boss Drive (minor collector)



**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 5,320 cars per day on Tommy Lee Fuller Road between Alexander Crossing and the Ingles driveway. Most comments in the City's Comprehensive Traffic Study were related to the needed improvements at Tommy Lee Fuller Road and Highway 20.

**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?** Not in the immediate area.

**Transportation improvements in the area? If yes, what are they?** Potentially the improvements that will result from GDOT discussions with the City related to the realignment of Tommy Lee Fuller Road with Highway 20.

#### **EMERGENCY SERVICES**

**Nearest city or county fire station from the development?** Station 18 @ Old Loganville Road

**Distance of the nearest station?** 2 miles

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

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



Date: 3/8/24

Application # V 24-016

**APPLICATION FOR MAJOR VARIANCE**

| APPLICANT INFORMATION  | PROPERTY OWNER INFORMATION*  |
|--|--|
| NAME: <u>Southern / Ankee</u><br>ADDRESS: <u>4411 Sulfur Dam Rd.</u><br>CITY: <u>Suwanee</u><br>STATE: <u>GA</u> Zip: <u>30518</u><br>PHONE: <u>404-791-0468</u> | NAME: <u>Ann R. Jones</u><br>ADDRESS: <u>DD Park Ln</u><br>CITY: <u>Loganville</u><br>STATE: <u>GA</u> Zip: <u>30052</u><br>PHONE: <u>678-858-1766</u><br>(*attach additional pages if necessary to list all owners) |

Applicant is:  Property Owner  Contract Purchaser  Agent  Attorney

CONTACT PERSON: Zeb Barbee PHONE: 404-791-0468  
 EMAIL: Zebbarbee@yahoo.com FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

MAP & PARCEL # LG11008A PRESENT ZONING: R44 ACREAGE: 6.86  
 ADDRESS: SW Corner of Covington St and Hodges St COUNTY: \_\_\_\_\_  
 Ordinance and Section from Which Relief is Sought: Section 119-208.c - Minimum Lot Width  
 Description of Request: Request to reduce minimum lot width of proposed lots 1,2,4 &5 from 150' to 140'.

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: \_\_\_\_\_  
 Accepted by Planning & Development: Sam Black DATE: 3/8/24 FEE PAID: \$500.00  
 CC# 9110 CHECK# \_\_\_\_\_ RECEIPT# 20067009 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION:  Approve  Approve w/conditions  Deny  No Recommendation  
 Commission Chairman: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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



Application # V

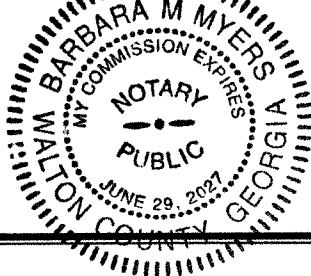
**Applicant's Certification**

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]  
Applicant's Signature 3/8/24  
Date

Zeb Barber  
Print Name and Title  
GADL 055059363 exp. 8-27-2025

Sworn to and subscribed before me this 8<sup>th</sup> day of March, 2024.

(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)

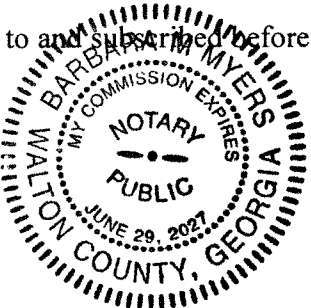
- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Ann R. Jones  
Owner's Signature 3-8-2024  
Date

Ann R. Jones, Owner  
Print Name and Title

Sworn to and subscribed before me this 8<sup>th</sup> day of March, 2024.

(Seal)  [Signature]  
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?

Due to lay out this is the  
Best use of Property.

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

We are trying to make use of  
the property.

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

We are trying to get the  
Best use out of the  
Property.

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

NO

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

NO

From: Brian Hughes [brian.hughes@rwsdesignbuild.com](mailto:brian.hughes@rwsdesignbuild.com)  
Date: Mar 18, 2024 at 6:26:13 AM  
To: Zeb Barbee [zeb.zbhomes@yahoo.com](mailto:zeb.zbhomes@yahoo.com)

---

3/14/20024

City of Loganville  
P.O. Box 39  
Loganville, GA 30052

Request for Variance on property located on corner of Covington and Hodges Street.

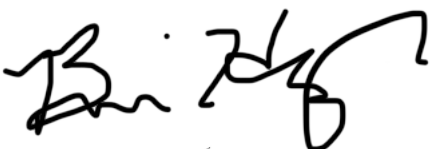
Greetings:

This variances requests concerns two tracts of tract of land located at the corner of Hodges Street and Covington Street. The property will be developed for a minor single family subdivision under the R-44 zoning. The homes in the development will have brick, stone, stucco or masonry siding..

There

is a pocket part of open space behind the lots and between the lots and adjoining property owners.

The variance request is to reduce the lot width from 150 feet to 140 feet. Based on the shape of the property and existing road frontage this is the only way to make the property economically viable.



Brian Hughes  
Southern Yankee Capital  
678-315-4551  
[Brian.Hughes@rwsdesignbuild.com](mailto:Brian.Hughes@rwsdesignbuild.com)



## LAND DESCRIPTION

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

To find the **POINT OF COMMENCEMENT**, begin at a Mag Nail Found at the Centerline Intersection of Hodges Street (Apparent 40' R/W) and Covington Street (Apparent 40' R/W); THENCE leaving said intersection, South 52 degrees 01 minutes 54 seconds West for a distance of 24.27 feet to an Iron Pin Set at the intersection of the Westerly Right-of-Way of Hodges Street and the Southerly Right-of-Way of Covington Street, said point being THE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along aforesaid Westerly Right-of-Way of Hodges Street, South 26 degrees 37 minutes 27 seconds East for a distance of 544.61 feet to a Point; THENCE leaving said Right-of-Way, South 43 degrees 54 minutes 15 seconds West for a distance of 190.11 feet to a ½" Rebar Found; THENCE North 65 degrees 39 minutes 15 seconds West for a distance of 270.26 feet to a ½" Rebar Found; THENCE North 67 degrees 50 minutes 40 seconds West for a distance of 348.96 feet to a ½" Rebar Found (Disturbed); THENCE North 14 degrees 31 minutes 08 seconds East for a distance of 507.21 feet to a ½" Rebar Found on the aforesaid Southerly Right-of-Way of Covington Street; THENCE continuing along said Right-of-Way, South 71 degrees 32 minutes 14 seconds East for a distance of 347.94 feet to an Iron Pin Set, said point being THE POINT OF BEGINNING.

Said property contains 6.864 Acres.

# Adjacent Property Owners Info for Covington & Hodges Street

139 Hodges St, Loganville, GA 30052-3365, Loganville, Walton County

APN LG1100000016000 CLIP 4542158859 Expired Listing Print Email

[BACK](#) [PROPERTY DETAILS](#) [COMPARABLES](#) [MARKET TRENDS](#) [NEIGHBORS](#) [NEIGHBORHOOD PROFILE](#) [ASSESSOR MAP](#) [FLOOD MAP](#)



| Beds | Full Baths | Half Baths | Sale Price | Sale Date  | MLS Sq Ft | Lot Sq Ft | MLS Yr Built | Type     |
|------|------------|------------|------------|------------|-----------|-----------|--------------|----------|
| N/A  | N/A        | N/A        | \$240,000  | 07/29/2022 | 3,222     | 36,155    | 1983         | OFC BLDG |

Owner Information

|                          |  |                   |       |
|--------------------------|--|-------------------|-------|
| Owner Name               | Beautiful Weddings Limited Liability Company | Tax Billing Zip   | 30052 |
| Tax Billing Address      | 4054 Bay Creek Rd                            | Tax Billing Zip+4 | 8611  |
| Tax Billing City & State | Loganville, GA                               | Owner Occupied    | No    |

4580 Atlanta Hwy, Loganville, GA 30052-2640, Loganville, Walton County

APN LG1100000012000 CLIP 9332592537 Print Email

[BACK](#) [PROPERTY DETAILS](#) [COMPARABLES](#) [MARKET TRENDS](#) [NEIGHBORS](#) [NEIGHBORHOOD PROFILE](#) [ASSESSOR MAP](#) [FLOOD MAP](#)



| Beds | Full Baths | Half Baths | Sale Price | Sale Date  | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type       |
|------|------------|------------|------------|------------|------------|-----------|----------|------------|
| N/A  | N/A        | N/A        | \$184,816  | 02/01/1996 | 9,976      | 55,321    | N/A      | AUTO SALES |

Owner Information

|                          |                  |                   |       |
|--------------------------|------------------|-------------------|-------|
| Owner Name               | Moseley Elaine F | Tax Billing Zip   | 65801 |
| Tax Billing Address      | Po Box 9167      | Tax Billing Zip+4 | 9167  |
| Tax Billing City & State | Springfield, MO  |                   |       |

4577 Atlanta Hwy, Loganville, GA 30052-2636, Loganville, Walton County

APN LG1100000011000 CLIP 2966432558 Print Email

[BACK](#) [PROPERTY DETAILS](#) [COMPARABLES](#) [MARKET TRENDS](#) [NEIGHBORS](#) [NEIGHBORHOOD PROFILE](#) [ASSESSOR MAP](#) [FLOOD MAP](#)



| Beds | Full Baths | Half Baths | Sale Price | Sale Date | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type       |
|------|------------|------------|------------|-----------|------------|-----------|----------|------------|
| N/A  | N/A        | N/A        | N/A        | 00/1974   | 4,967      | 122,839   | N/A      | FIN'L BLDG |

Owner Information

|                          |                     |                   |       |
|--------------------------|---------------------|-------------------|-------|
| Owner Name               | Athens First Bank & | Tax Billing Zip   | 30655 |
| Tax Billing Address      | 140 E Washington St | Tax Billing Zip+4 | 1618  |
| Tax Billing City & State | Monroe, GA          | Owner Occupied    | No    |

299 Covington St, Loganville, GA 30052, Loganville, Walton County

APN LG1100000007000 CLIP 1192957435 Print Email

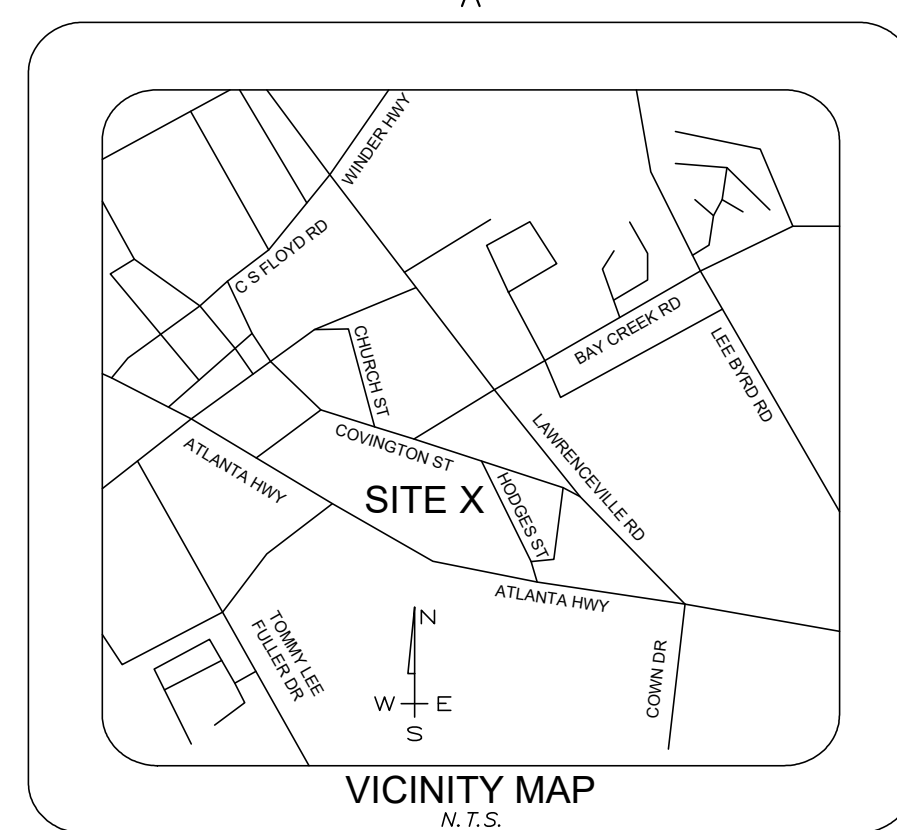
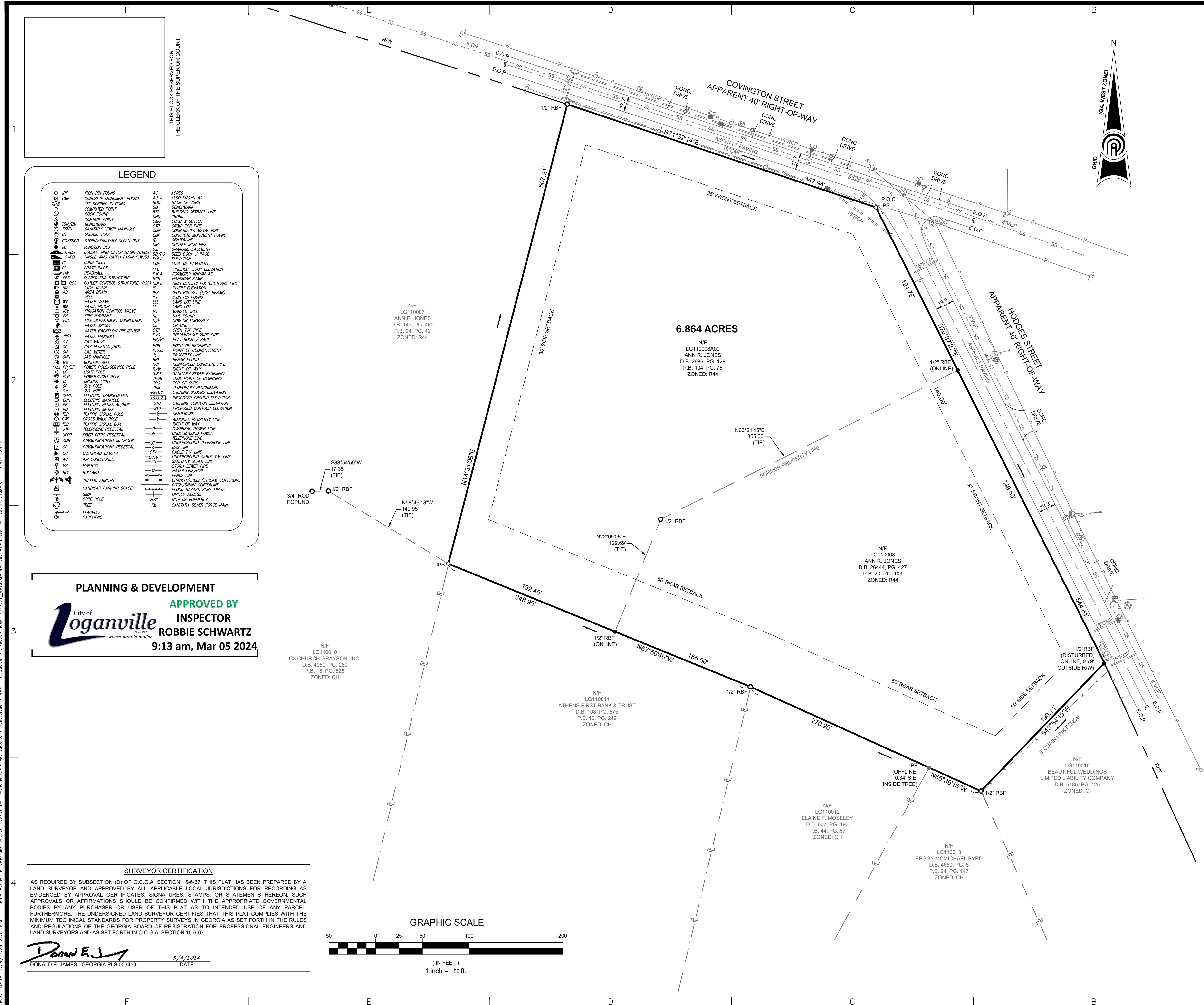
[BACK](#) [PROPERTY DETAILS](#) [COMPARABLES](#) [MARKET TRENDS](#) [NEIGHBORS](#) [NEIGHBORHOOD PROFILE](#) [ASSESSOR MAP](#) [FLOOD MAP](#)



| Beds | Full Baths | Half Baths | Sale Price | Sale Date | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type |
|------|------------|------------|------------|-----------|------------|-----------|----------|------|
| N/A  | 1          | N/A        | N/A        | 00/1978   | 2,084      | 168,577   | 1925     | SFR  |

Owner Information

|                          |                |                   |       |
|--------------------------|----------------|-------------------|-------|
| Owner Name               | Jones Ann R    | Tax Billing Zip   | 30052 |
| Tax Billing Address      | Po Box 408     | Tax Billing Zip+4 | 0408  |
| Tax Billing City & State | Loganville, GA |                   |       |



**PROPERTY INFORMATION:**  
 COVINGTON & HODGES STREET  
 LOGANVILLE, GEORGIA 30052

TAX PARCELS: LG11000800 & LG110008  
 ZONING: R44 (SINGLE FAMILY RURAL RESIDENTIAL)  
 ZONING INFORMATION TAKEN FROM CITY OF LOGANVILLE ZONING MAPS, DATED APRIL 2021.  
 LOCATED IN BIG HAYNES & ALCOVY WATERSHED PROTECTION OVERLAY DISTRICT (W-P1) (WALTON COUNTY)

**PLAT & DEED REFERENCES:**  
 AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF WALTON COUNTY, GEORGIA.

**SURVEY NOTES:**

- 1) ALL AREA INCLUDES EASEMENTS WITHIN.
- 2) 1/2" REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.
- 3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**EQUIPMENT USED:**  
 A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1, L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

**FIELD CLOSURE STATEMENT:**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,224 & AN ANGULAR ERROR OF 6.9 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 2/14/2024.

**PLAT CLOSURE STATEMENT:**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 315,584 FEET.

**HORIZONTAL & VERTICAL DATUM:**  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.  
 UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.  
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

**FLOOD 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 ELEVATIONS 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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PURSUANT TO RULE 198-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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 IN THAT LIGHT 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 HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

**LEGEND**

|         |                                |                      |                                     |
|---------|--------------------------------|----------------------|-------------------------------------|
| IPF     | IRON PIN FOUND                 | AC                   | ACRES KNOWN AS                      |
| CMF     | CONCRETE MONUMENT FOUND        | A.K.A                | BACK OF CURB                        |
| BM      | BENCHMARK                      | "X" SCRIBED IN CONC. | BENCHMARK                           |
| CP      | COMPUTED POINT                 | BSL                  | BUILDING SETBACK LINE               |
| CD      | CONC DRIVE                     | CD                   | CURB & GUTTER                       |
| TRM/BM  | TRIM/BENCHMARK                 | CTP                  | CONCRETE TOP PIPE                   |
| SSM/H   | SANITARY SEWER MANHOLE         | CMP                  | CORRUGATED METAL PIPE               |
| OT      | OPEN TRENCH                    | CMF                  | CONCRETE MONUMENT FOUND             |
| CS/SSCO | STORM/SANITARY CLEAN OUT       | E                    | ENTRANCE                            |
| JB      | JUNCTION BOX                   | DIP                  | DUCTILE IRON PIPE                   |
| DMBS    | DOUBLE WING CATCH BASIN (DMBS) | GB                   | GRANITE CASSEMENT                   |
| WB      | WATER BOX                      | SS                   | SEED BOOK / PAGE                    |
| CI      | CURB INLET                     | EOP                  | EDGE OF PAVEMENT                    |
| HW      | HEADWALL                       | FFE                  | FINISHED FLOOR ELEVATION            |
| CS      | CLERK OF SUPERIOR COURT        | F.A.A                | FORMERLY KNOWN AS                   |
| OC      | OUTLET CONTROL STRUCTURE (OCS) | HDRP                 | HIGH DENSITY POLYURETHANE PIPE      |
| AD      | AREA DRAIN                     | IP                   | IRON PIN SET (1/2" REBAR)           |
| WV      | WATER VALVE                    | IPF                  | IRON PIN FOUND                      |
| WM      | WATER METER                    | LL                   | LAND LOT LINE                       |
| ICV     | IRRIGATION CONTROL VALVE       | LL                   | LAND LOT LINE                       |
| FI      | FIRE HYDRANT                   | ML                   | MARKED TREE                         |
| FC      | FIRE DEPARTMENT CONNECTION     | NL                   | NAIL FOUND                          |
| WS      | WATER SPOUT                    | OL                   | OPEN TOP PIPE                       |
| WBP     | WATER BACKFLOW PREVENTER       | OP                   | OPEN TOP PIPE                       |
| MMH     | WATER MANHOLE                  | PVC                  | POLYVINYLCHLORIDE PIPE              |
| GV      | GAS VALVE                      | PR/P                 | PLAST PIPE                          |
| GC      | GAS CISTERN                    | PR/P                 | POINT OF BEGINNING                  |
| GM      | GAS MANHOLE                    | P.O.C.               | POINT OF COMMENCEMENT               |
| MM      | MONITOR WELL                   | R                    | REBAR FOUND                         |
| PP/SP   | POWER POLE/SERVICE POLE        | R/C                  | REINFORCED CONCRETE PIPE            |
| LP      | LIGHT POLE                     | R/W                  | RIGHT-OF-WAY                        |
| PLP     | POWER/LIGHT POLE               | S                    | SANITARY SEWER EASEMENT             |
| OP      | OPEN PIPE                      | SPB                  | TRUE POINT OF BEGINNING             |
| OT      | OPEN TRENCH                    | TM                   | TOP OF CURB                         |
| OT      | OPEN TRENCH                    | TM                   | TEMPORARY BENCHMARK                 |
| ET      | ELECTRIC TRANSFORMER           | #1/2                 | EXISTING GROUND ELEVATION           |
| EM      | ELECTRIC MANHOLE               | #3/4                 | PROPOSED GROUND ELEVATION           |
| EB      | ELECTRIC PEDestal/BOX          | -310-                | EXISTING CONTOUR ELEVATION          |
| EM      | ELECTRIC METER                 | -310-                | PROPOSED CONTOUR ELEVATION          |
| TS      | TRAFFIC SIGNAL                 | -E                   | CENTERLINE                          |
| TS      | TRAFFIC SIGNAL                 | -E                   | CENTERLINE                          |
| GW      | GROSS WALK POLE                | -E                   | ADJACENT PROPERTY LINE              |
| TSB     | TRAFFIC SIGNAL BOX             | -R                   | RIGHT OF WAY                        |
| UP      | TELEPHONE FEDESTAL             | -P                   | OVERHEAD POWER LINE                 |
| UOP     | UNDERGROUND POWER              | -U                   | UNDERGROUND POWER                   |
| CMH     | COMMUNICATIONS MANHOLE         | -T                   | TELEPHONE LINE                      |
| OP      | OVERHEAD CAMERA                | -C                   | CABLE TV LINE                       |
| OC      | OVERHEAD PEDESTAL              | -U/CV                | UNDERGROUND CABLE TV LINE           |
| AC      | AIR CONDITIONER                | -S                   | SANITARY SEWER PIPE                 |
| MB      | MAILBOX                        | -S                   | WATER LINE PIPE                     |
| BSL     | BOLLARD                        | -F                   | FENCE LINE                          |
| TA      | TRAFFIC ARROWS                 | -B                   | BRANDED GREEN/OLIVE/SEAM CENTERLINE |
| HP      | HANDICAP PARKING SPACE         | -L                   | LAND LOT CENTERLINE                 |
| SN      | SOIL NAIL                      | -N/F                 | NOW OR FORMERLY                     |
| BN      | BORING HOLE                    | -F                   | SANITARY SEWER FORCE MAIN           |
| T       | TREE                           |                      |                                     |
| FL      | FLAGPOLE                       |                      |                                     |
| PA      | PAYPHONE                       |                      |                                     |

**PLANNING & DEVELOPMENT**

**APPROVED BY**

**INSPECTOR**

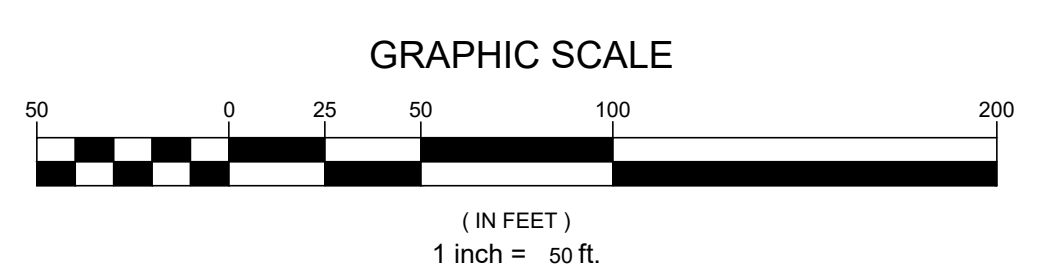
**ROBBIE SCHWARTZ**

9:13 am, Mar 05 2024

**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Donald E. James* 3/1/2024  
 DONALD E. JAMES, GEORGIA PLS 003450 DATE:



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THESE DOCUMENTS AND PERMITTED REPRODUCTIONS ARE THE PROPERTY OF PRECISION PLANNING, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF PRECISION PLANNING, INC. IS PROHIBITED. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PRECISION PLANNING, INC.

PRECISION PLANNING, INC.  
 9/11/2024

GEORGIA BOARD OF LAND SURVEYORS  
 DONALD EDWARD JAMES  
 No. L5003450  
 3/1/2024

STAMP

**PRECISION Planning Inc.**  
 planners • engineers • architects • surveyors

Georgia Land Surveying Firm COA # LSF000313  
 400 Pike Boulevard, Lawrenceville, GA 30046  
 770.338.8000 • www.ppi.us • info@ppi.us

**ZB HOMES LOGANVILLE**

LAND LOT 155, 4th DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

RECOMBINATION PLAT

|      |                 |             |         |
|------|-----------------|-------------|---------|
| DATE | NO. DESCRIPTION | SHEET TITLE |         |
|      |                 | FIELD       | BRP     |
|      |                 | CHECKED     | DEJ     |
|      |                 | DRAWN       | NAP     |
|      |                 | BRP         | RELEASE |

02/16/2024 DATE

S24021 PPI PROJECT NO.

**1 OF 1**

FILE PATH: E:\PROJECTS\2024\24021\24021-LD-ZB HOMES HODGES & COVINGTON STREET LOGANVILLE\DWG\RECOMBINATION PLAT.DWG - DONNY JAMES

PLAT DATE: 3/1/2024 2:52 PM

CRD: 24021



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V24-016

**LANDOWNERS:** Ann Jones

**APPLICANT:** Southern Yankee

**PROPERTY ADDRESS:** SW Corner of Covington Street and Hodges Street

**MAP/PARCEL #:** LG110008, LG11008A00

**PARCEL DESCRIPTION:** Vacant Property

**AREA:** 6.86 acres

**EXISTING ZONING:** R-44

**PROPOSED ZONING:** R-44

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

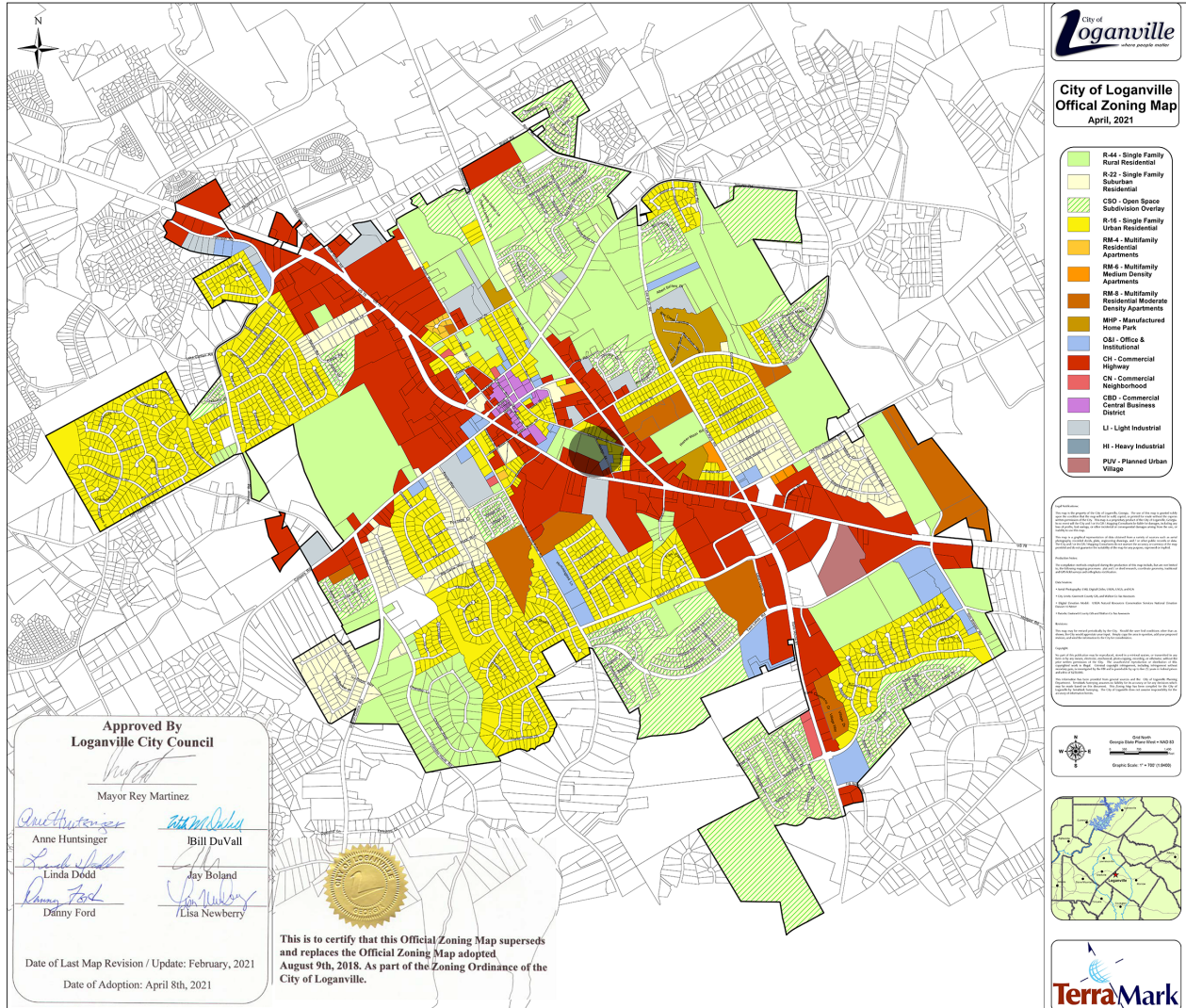
**REASON FOR REQUEST:** Relief of 119.208(c) Minimum Lot Width for minor subdivision

**PLANNING COMMISSION HEARING:** April 25, 2024

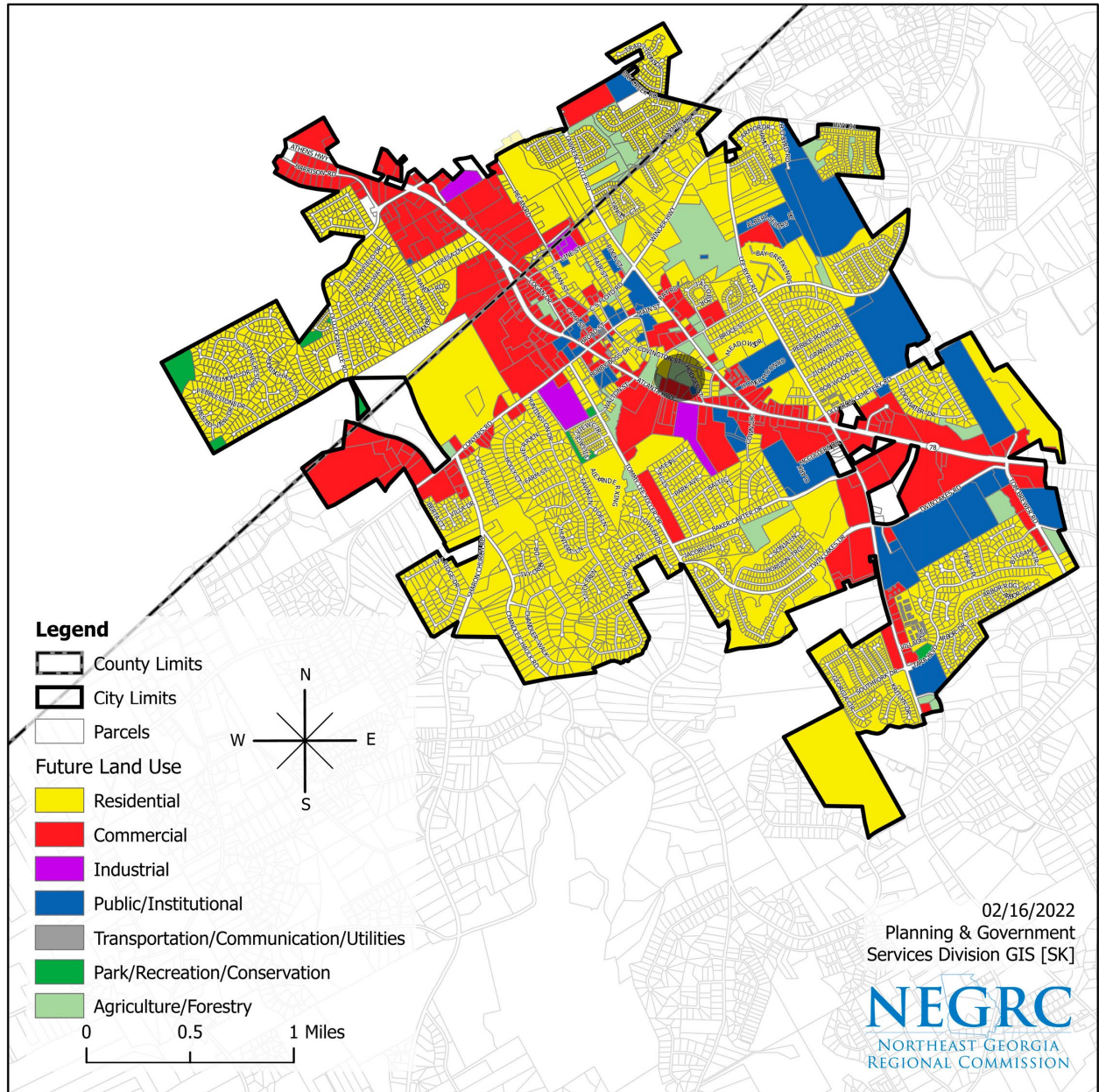
**CITY COUNCIL HEARING:** May 6 & 9, 2024



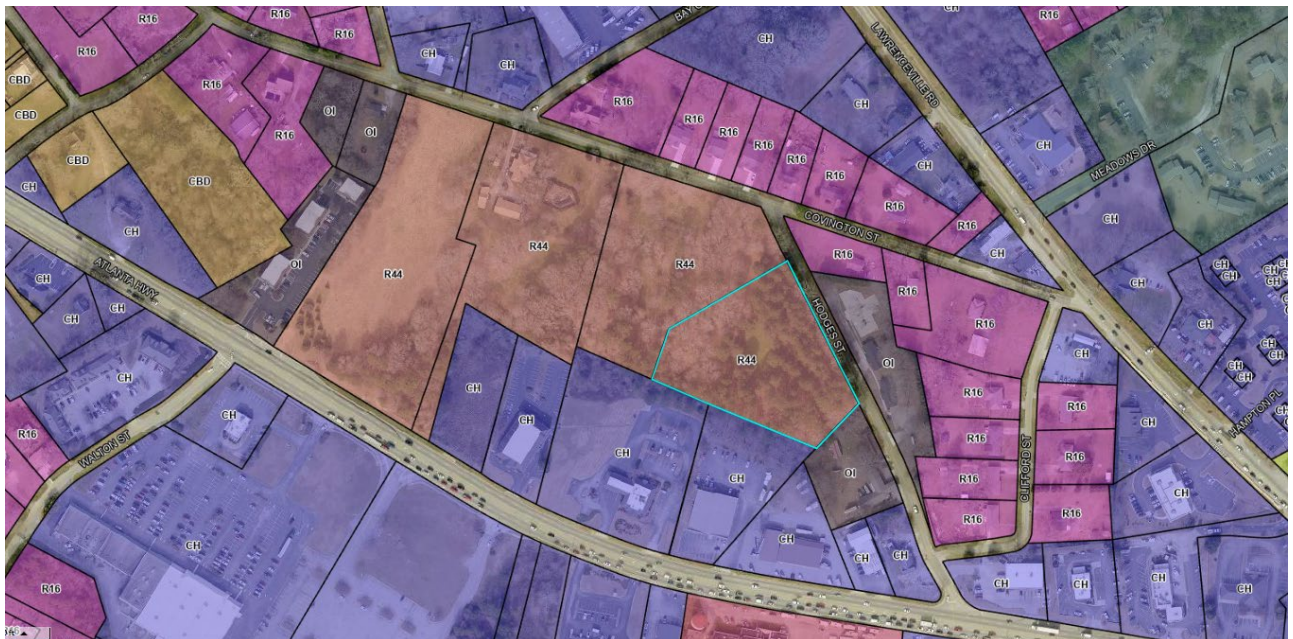
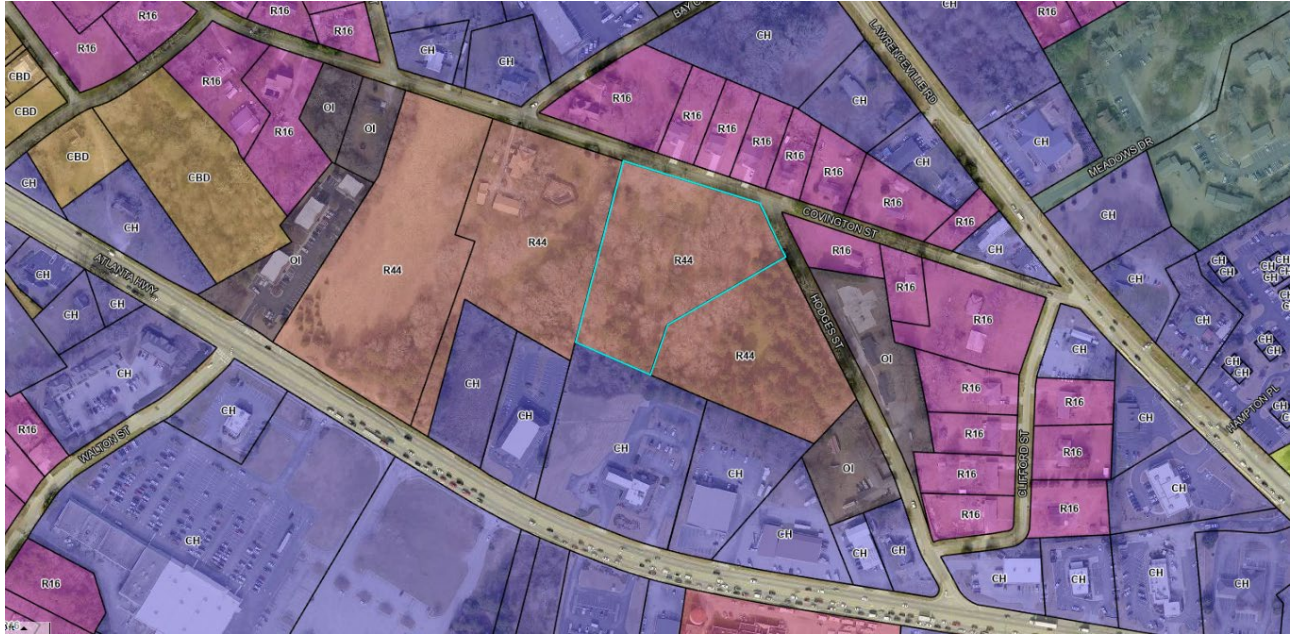
## ZONING MAP



**FUTURE LAND USE MAP**



## AREA ZONING





**Applicant's Request**

The applicant has applied for a variance from the R-44 zoning requirement that each lot have a minimum lot width of 150 feet at the building line. This is not allowable under the administrative variance criteria.

**Existing Conditions**

Both parcels have remained in the Jones family for a number of years. A rezone request was made for this property in 2020 to go from R-44 to R-22 CSO with a variance to reduce lot width from 100 feet to 75 feet to allow for a small, 10-lot subdivision. The case was approved by the Planning Commission but was denied by the City Council on Feb. 11, 2021.

Covington Street maintains a mixture of R-44, R-16 as well as Office and Institutional zoning. Hodges Street also has a mixture of these zonings, with Commercial Highway zoning between Bay Creek Road, Church Street.

**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 lot is oddly shaped which creates subtle difficulties when subdividing the property in compliance with existing standards.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** Application of current standards would force the reduction of the number of parcels being developed and result in larger than normal R-44 lots.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** There would be little to no impact on the public good and should the request be granted it would not negatively affect the intent of the ordinance.

**Recommended action:** What is being asked would normally fall under the purview of an administrative variance save the fact that this one criterion is omitted from City of Loganville Code of Ordinances 119-33. The property is already zoned for R-44 and the applicant intends on building in compliance with those rules and regulations, only seeking relief on one aspect of the City's space limits. The staff recommendation is to approve this variance with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.



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Loganville, GA 30052

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**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?** 6 inches

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** To be determined.

### SEWER

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

**Size of the sewer line?** 8 inches that feeds into Logan Point and Chandler Haulk pump stations.

**Capacity of the sewer line?** Capacity analysis will be required.

**Estimated waste generated by proposed development?** To be determined.

### 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?** Potentially as there is a creek near the property line.

**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?**  
Hodges Street and Covington Street (both minor collectors).



**What is the traffic count for the road?** No official traffic counts exist for the immediate area of this project. City's Comprehensive Traffic Study does offer concerns from the public about Covington Street – more specifically no one abiding by the stop sign at Bobby Boss Drive, failure to follow the speed limit and a need for sidewalks.

**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?** No.

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

### EMERGENCY SERVICES

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

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

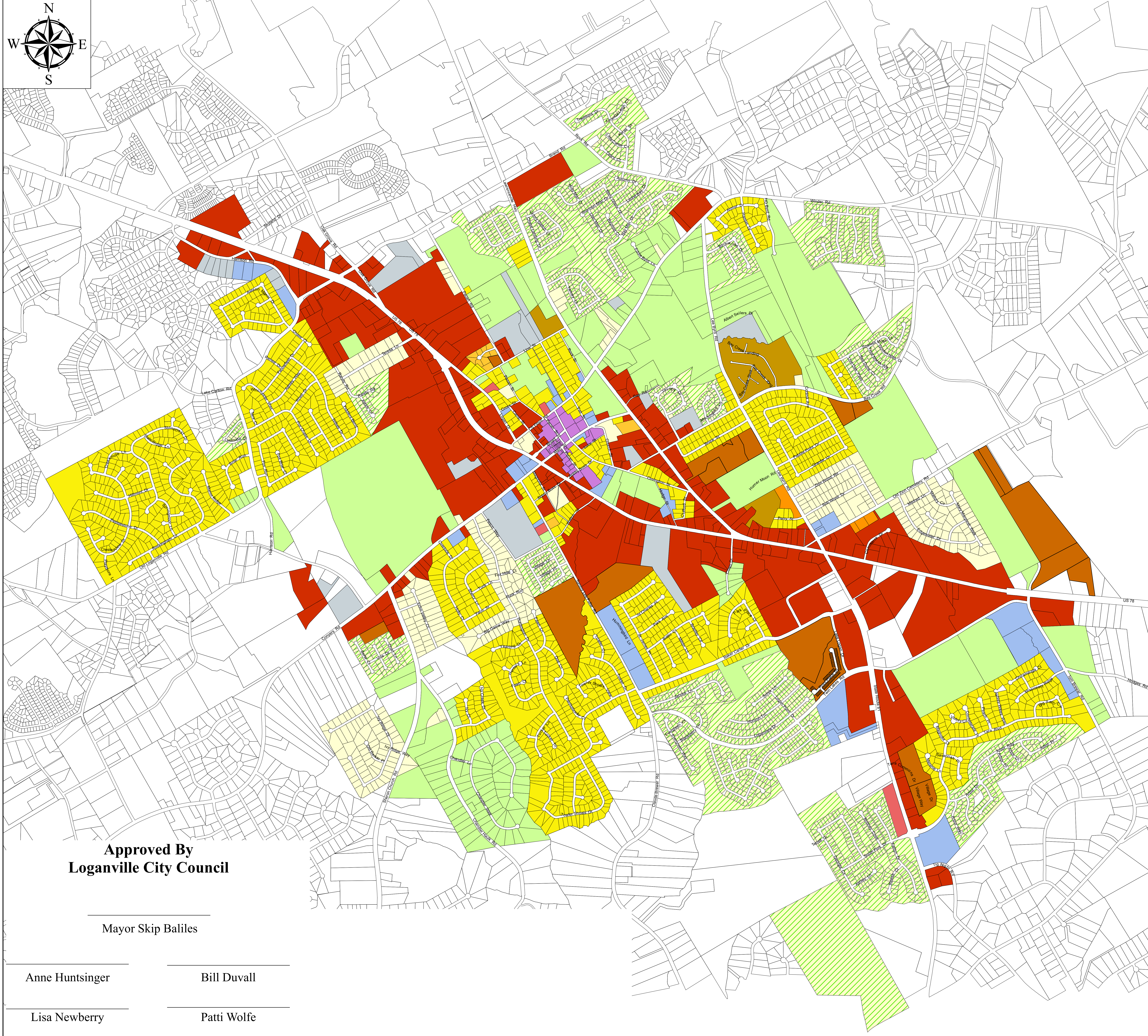
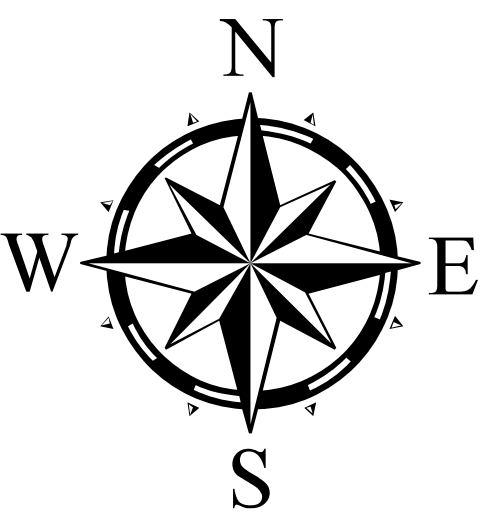
**Most likely station for 1st response?** Station 15

**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



# City of Loganville Official Zoning Map

May 9th, 2024



- R-4 - Single Family Rural Residential
- R-22 - Single Family Suburban Residential
- CSO - Open Space Subdivision Overlay
- R-16 - Single Family Urban Residential
- RM-4 - Multifamily Residential Apartments
- RM-6 - Multifamily Medium Density Apartments
- RM-8 - Multifamily Residential Moderate Density Apartments
- MHP - Manufactured Home Park
- O&I - Office & Institutional
- CH - Commercial Highway
- CN - Commercial Neighborhood
- CBD - Commercial Central Business District
- LI - Light Industrial
- HI - Heavy Industrial
- PUV - Planned Urban Village

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**Data Sources:**

- Aerial Photography: ESRI Digital Globe, USDA, LRSIS, and KCM
- City Limits: Gwinnett County GIS and Walton Co Tax Assessors
- Digital Elevation Model: USDA Natural Resources Conservation Service National Elevation Dataset (NED)
- Parcels: Gwinnett County GIS and Walton Co Tax Assessors

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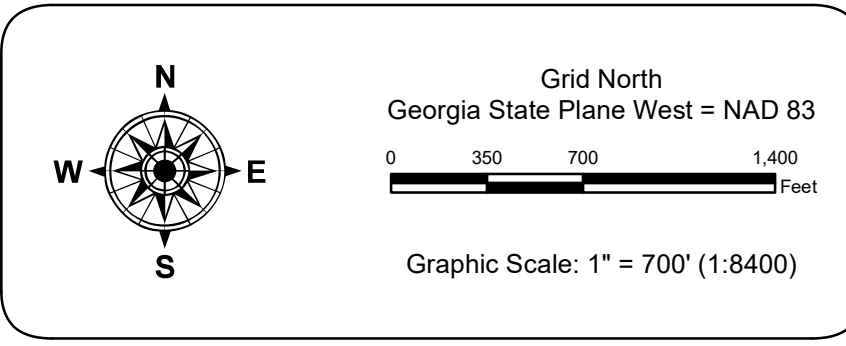
**Approved By  
Loganville City Council**

Mayor Skip Baliles

- |                          |                            |
|--------------------------|----------------------------|
| _____<br>Anne Huntsinger | _____<br>Bill Duvall       |
| _____<br>Lisa Newberry   | _____<br>Patti Wolfe       |
| _____<br>Melanie Long    | _____<br>Branden Whitfield |

Date of Last Map Revision / Update: November 22, 2023  
Date of Adoption: May 9th, 2024

**This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted April 8th, 2021, as part of the Zoning Ordinance of the City of Loganville.**





AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, SUBPART B, LAND DEVELOPMENT AND RELATED ORDINANCES, CHAPTER 119 - ZONING, ARTICLE IV. – DISTRICT REGULATIONS, SECTION 119-211. – RM-4 MULTIFAMILY RESIDENTIAL DUPLEX DISTRICT

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

**ARTICLE I.**

The Code of Ordinances of the City of Loganville, Georgia, Subpart B, Land Development and Related Ordinances, Chapter 119 - Zoning, Article IV. – District Regulations, Section 119-211. – RM-4 Multifamily Residential Duplex District, is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, stricken sections are being removed.

Sec. 119-211. RM-4 multifamily residential duplex district.

(a) *Scope and purpose.* The provisions of this section apply to the RM-4 district. The RM-4 district is intended to provide suitable areas for one and two-family dwellings at low to medium densities with access to both public water and sewer.

(b) *Permitted uses.*

(1) Two-family dwelling units including townhomes and condominiums (attached and detached units).

(2) Single-family detached dwellings, not including mobile homes so long as any portion of the parent parcel of the development prior to any subdivision is located within two thousand six hundred forty feet (2,640') from the centerline of the intersection of Main Street and Covington Street being measured by the shortest distance of direct measurement. In addition to all other requirements of this section, single-family detached dwellings must also meet the following requirements:

i. 10-foot front building setback from public right-of-way, green space, or access easements.

ii. 5-foot side building setback area between detached units.

iii. 10-foot minimum setback between detached units.

iv. Parking in front or side yards is prohibited.

v. Garages are optional, but if constructed, rear or alley-loaded garages are required.

vi. Alleys shall be a minimum of 15 feet wide.

vii. Dwellings shall have pitched roofs with a minimum of 8/12 pitch.

viii. Dwellings shall be constructed on crawl space foundations with foundation walls of brick veneer.

ix. Dwellings shall be constructed with wood, hardiplank, or other similar type of masonry siding with all lap siding having a maximum exposure of five inches.

x. Dwelling shall contain exterior door trim and shall be at least 3.5 inches wide on its face and all corner bards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of dwelling unit corners.

xi. Dwellings shall contain frieze boards with a width of at least 5.5 inches and rake moldings shall be used on all dwelling units.

xii. No unpainted treated wood is allowed on any dwelling except on porch flooring.

xiii. Window styles shall be consistent and proportional on each dwelling.

xiv. Dwellings shall contain roof overhangs with a minimum dimension of 12 inches.

xv. Dwellings shall have a covered front entry with a minimum floor area of 60 square feet with no dimension measuring less than 6 feet in width or length the front of said covered front entrance must be located within twelve feet (12') of the public right of way.

xvi. Dwellings shall provide an area of private open space in both the front and rear yards. Private open space shall separate the main entrance to the dwelling from any common open space or right-of-way by use of small hedges, picket fences or other structural material to enable visual separation. The minimum usable private open space for each dwelling shall be no less than 200 square feet in size and no dimension measuring less than 8 feet in width or length.

- (23) Home occupations.
- (34) Noncommercial horticulture or agriculture.
- (45) Signs. See chapter 111.
- (56) Off-street parking for two-family dwellings. See section 119-380.

(c) *Space limits.* Following are the space limits for the RM-4 multifamily residential duplex district:

|   |   |
|---|---|
| <del>Minimum</del> <u>Maximum density</u>                                       | 4 units per acre  |
| Minimum lot width   | N/A   |
| Minimum front yard <u>for two-family dwellings</u>                              | 50 feet for major collector streets   |
|   | 35 feet for minor collector streets   |
| Minimum rear yard <u>for two-family dwellings</u>                               | 40 feet from property line  |
| Minimum side yard <u>for two-family dwellings</u>                               | 20 feet   |
| Minimum between buildings <u>for two-family dwellings</u>                       | 20 feet   |
| Maximum building height   | 35 feet   |
| Minimum floor area (excluding garages, carports, porches, patios and basements) | The minimum heated floor space (in square feet) per unit for multiple-family dwelling units shall be as follows:<br>One bedroom—800<br>Two bedrooms—1,000<br>Three bedrooms—1,200 |

**ARTICLE II.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**ARTICLE III.**

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

**READ AND ADOPTED, this \_\_\_ day of \_\_\_\_\_, 2024.**

**CITY OF LOGANVILLE, GEORGIA**

**By: \_\_\_\_\_ (SEAL)**

**Skip Baliles, Mayor**

**Attest: \_\_\_\_\_ (SEAL)**

**Kristi Ash, Deputy Clerk**