



CITY COUNCIL WORK SESSION AGENDA

Monday, May 05, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

- A. Roll Call
- B. Approval of Agenda

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #R25-003** – The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 27.85+/- acres located at Twin Lakes Road Loganville, GA 30052, Map/Parcel #LG140020, Walton County, GA. The property owner is Twin Lakes Road LLC. The current zoning is CH and the requested zoning is RM-6 with the proposed development of 149 residential units.
- B. **Case #R25-004** – Chris Barber, filed an application to rezone 1.07+/- acres located at 220 CS Floyd Road, Loganville, GA 30052. Map/Parcel #LG050094, Walton County, GA. The property owner is Chris Barber. The current zoning is O&I. The requested zoning is R-44 with no proposed development.
- C. **Case #A25-005**– Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. 2.00+/- acres.
- D. **Case #R25-006** – Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. The property owner is Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.
- E. **Case #A25-007** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. 2.00+/- acres.
- F. **Case #R25-008** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.
- G. **Case #A25-009** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. 17.57+/- acres.
- H. **Case #R25-010** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 17.57+/- acres located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is R-16 / A-1. The requested zoning is RM-4 for a multi-family development.
- I. **Case #A25-011** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, requests annexation of property located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. 4.103+/- acres.
- J. **Case #R25-012** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, filed an application to rezone 4.103+/- acres located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel

#C0220010, Walton County, GA. The property owner is Eddie H Atha and Regina M. Atha. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

[K.](#) **Case #V25-017** – Kevin Hornbuckle, requested a Major Variance for the property Fuller Station located Tommy Lee Fuller Drive, Loganville, GA 30052. Map/Parcel #LG060129B00, Walton County, GA. Present zoning is R3-8. Ordinance and Section from which relief is sought is Roadway Design and Construction Stand Specifications 15.2.1 (ii)(a) Roadway Construction Criteria Setback. Request for variance to remove the requirement for a beauty strip on the interior roads within the Fuller Station community. The beauty stirp will not be removed from the entrance road frontage along Tommy Lee Fuller Dr

[L.](#) Green Rivers Builders Inc. request to relief from the Variance Reapplication Timeline

[M.](#) Approval of RFQ for Zoning Ordinance Re-Write

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

[A.](#) Juneteenth Holiday Designation

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

[A.](#) 2026 CDBG Application, Resolution and Engineering - CDBG Application Submittal by EMI \$5,500.00 / EMI Engineering Fees \$91,350.00 (5% Contingency Included) 100-4200-531112 / 100-4200-531110

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

[A.](#) Toddler Park Engineering Proposal - \$54,600.00 (Includes 5% Contingency) (321-6200)

[B.](#) Lights on Town Green \$15,210.00 (100-4100-531600)

[C.](#) LRA Resolution and Engineering - \$30,000.00 (100-4200-531112 / 100-4200-531110)

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

[A.](#) Discussion - Sidewalks

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

[A.](#) 2025 Occupational Tax Update

10. PUBLIC COMMENT

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

11. EXECUTIVE SESSION - Legal Matters

12. ITEMS FOR THURSDAY NIGHT

[A.](#) Last Months Minutes

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

13. ADJOURNMENT

*Denotes Non-Budgeted Items subject to Reserve Funds

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

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



Date: 2-6-25

Application # R 25-003

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP	NAME:	Twin Lakes Road LLC
ADDRESS:	1550 North Brown Road, Suite 125	ADDRESS:	1785 Oak Road
CITY:	Lawrenceville	CITY:	Snellville
STATE:	Georgia Zip: 30043	STATE:	Georgia Zip: 30078
PHONE:	770 232 0000	PHONE:	770 232 0000
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Shane Lanham		PHONE: 770 232 0000	
EMAIL: slanham@mptlawfirm.com		FAX: 678 518 6880	
gsechalle@mptlawfirm.com			
PROPERTY INFORMATION			
MAP & PARCEL # LG140020		PRESENT ZONING: CH	
		REQUESTED ZONING: RM-6	
ADDRESS: Twin Lakes Road		COUNTY: Walton	
		ACREAGE: +/- 27.85	
PROPOSED DEVELOPMENT: 149 Residential Units			

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: 1-16-25

Accepted by Planning & Development: Shane Lanham

DATE: 2-6-25

FEE PAID: \$500.00

Paid ONLINE
CHECK # NGC75QWQDM
RECEIPT # 312125
TAKEN BY: 4-6-25

DATE OF LEGAL NOTICE: 3/2/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor

City Clerk

Date



CITY OF LOGANVILLE

Section 2, Item A.

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: 2-6-25Application # **R 25-003****REQUEST FOR ZONING MAP AMENDMENT**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP	NAME:	Twin Lakes Road LLC
ADDRESS:	1550 North Brown Road, Suite 125	ADDRESS:	1785 Oak Road
CITY:	Lawrenceville	CITY:	Snellville
STATE:	Georgia Zip: 30043	STATE:	Georgia Zip: 30078
PHONE:	770 232 0000	PHONE:	770 232 0000
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Shane Lanham		PHONE: 770 232 0000	
EMAIL: slanham@mptlawfirm.com		FAX: 678 518 6880	
<u>gschaller@mptlawfirm.com</u>			
PROPERTY INFORMATION			
MAP & PARCEL # <u>LG140020</u>		PRESENT ZONING: <u>CH</u>	
		REQUESTED ZONING: <u>RM-6</u>	
ADDRESS: <u>Twin Lakes Road</u>		COUNTY: <u>Walton</u>	
		ACREAGE: <u>+/- 27.85</u>	
PROPOSED DEVELOPMENT: <u>149 Residential Units</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: 1-16-25Accepted by Planning & Development: [Signature]DATE: 2-6-25FEE PAID: \$500.00

PAID ONLINE NGC7JQWQDM
CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: 3/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☒ No Recommendation (tabled)Commission Chairman: [Signature]DATE: 3/27/25

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

Mayor _____

City Clerk _____

Date _____

Application # R 25-003

Applicant's Certification

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

Applicant's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

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

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

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

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

A. Scott Briscoe _____ 1/23/25
Owner's Signature Date

A. Scott Briscoe, President of Twin Lakes Road, LLC
Print Name and Title

Sworn to and subscribed before me this 23rd day of January, 2025.



Kelley Pollard
Signature of Notary Public

Application # R 25-003

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] 2-3-25
Applicant's Signature Date

Neville Allen, Managing Partner
Print Name and Title

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



[Signature]
Signature of Notary Public

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

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

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

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

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 25-003

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

Gabrielle Schaller

12/26/24

Gabrielle Schaller

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 XX _____ NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

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

DATE OF
CONTRIBUTION

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

Application # **R** 25-003

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?**
Please see attached
- 3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
Please see attached
- 4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
Please see attached
- 5. How does the proposed zoning provide protection of property against blight and depreciation?**
Please see attached
- 6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
Please see attached
- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?**
Please see attached
- 8. What is the impact upon adjacent property owners if the request zoning is not approved?**
Please see attached
- 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.**
Please see attached

APPLICANT'S RESPONSE TO EVALUATION CRITERIA

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?** The proposed development would improve the overall appearance of the City and aesthetics conditions of adjacent parcels, because the Applicant is proposing to construct a new residential community on the site that would utilize attractive architectural design and building materials. The site is currently underdeveloped.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?** The proposed use would not cause a significant detriment to thoroughfare congestion and traffic safety. The Property has convenient access to Highway 78 and Twin Lakes Road.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?** The proposed use would attract newcomers to the city and contribute to the city's goal of a live, work, play environment.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?** The proposed use would not overburden the existing utilities.
5. **How does the proposed zoning provide protection of property against blight and depreciation?** The proposed development would enhance the aesthetics of the property. The property is currently underdeveloped. The proposed development will bring activity to an otherwise underutilized property.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?** The Property is located along Highway 78 and the proposed use is compatible with surrounding uses and existing development patterns. The proposed development also responds to the Comprehensive Plan's goal to provide attractive high-quality housing for newcomers.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?** The proposed zoning would not likely affect adjacent property owners if the request is approved. The proposed use is relatively low intensity compared to the neighboring commercial uses.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?** The Property will likely not be developed or will be placed on the market.
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 Applicant respectfully submits that the proposed use of the Property is compatible with the land use policies of the City of Loganville and is more compatible with the adjacent West Walton Park than the current CH zoning district.

Legal Description

All that tract or parcel of land lying and being in Land Lot 151, 4th District of Walton County, Georgia, being more particularly described as follows:

Beginning at the centerline intersection of Georgia Highway number 81 (100' r/w) and Twin Lakes Road (40' r/w), Thence South 76 degrees 44 minutes 17 seconds West for a distance of 904.86 feet to a point on the Northwestern right-of-way of Twins Lake Road (40' r/w); said point being THE TRUE POINT OF BEGINNING.

THENCE North 25 degrees 46 minutes 49 seconds West for a distance of 536.15 feet to a one inch open top pipe leaving the aforesaid right-of-way;

THENCE North 25 degrees 30 minutes 14 seconds East for a distance of 1023.10 feet to a one-half inch open top pipe;

THENCE North 13 degrees 10 minutes 46 seconds East for a distance of 374.40 feet to a one-half inch rebar on the Southerly right-of-way of U.S Highway 78/Georgia State Route number 10;

THENCE along the aforesaid right-of-way South 77 degrees 56 minutes 38 seconds East for a distance of 456.06 feet to a point;

THENCE South 00 degrees 36 minutes 01 seconds East for a distance of 357.00 feet to a point, leaving the aforesaid right-of-way;

THENCE South 31 degrees 07 minutes 20 seconds East for a distance of 333.64 feet to a point;

THENCE South 07 degrees 29 minutes 54 seconds West for a distance of 112.23 feet to a point;

THENCE South 84 degrees 17 minutes 17 seconds West for a distance of 127.03 feet to a 3/4 inch open top pipe;

THENCE South 04 degrees 35 minutes 54 seconds West for a distance of 64.06 feet to a one-half inch open top pipe;

THENCE South 29 degrees 29 minutes 54 seconds East for a distance of 361.20 feet to a point on the Northwestern right-of-way of Twin Lakes Road (40' r/w);

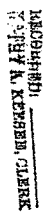
THENCE along the aforesaid right-of-way the following two courses and distances;

THENCE South 59 degrees 57 minutes 00 seconds West for a distance of 583.56 feet to a point;

THENCE South 61 degrees 37 minutes 00 seconds West for a distance of 501.76 feet to a point;

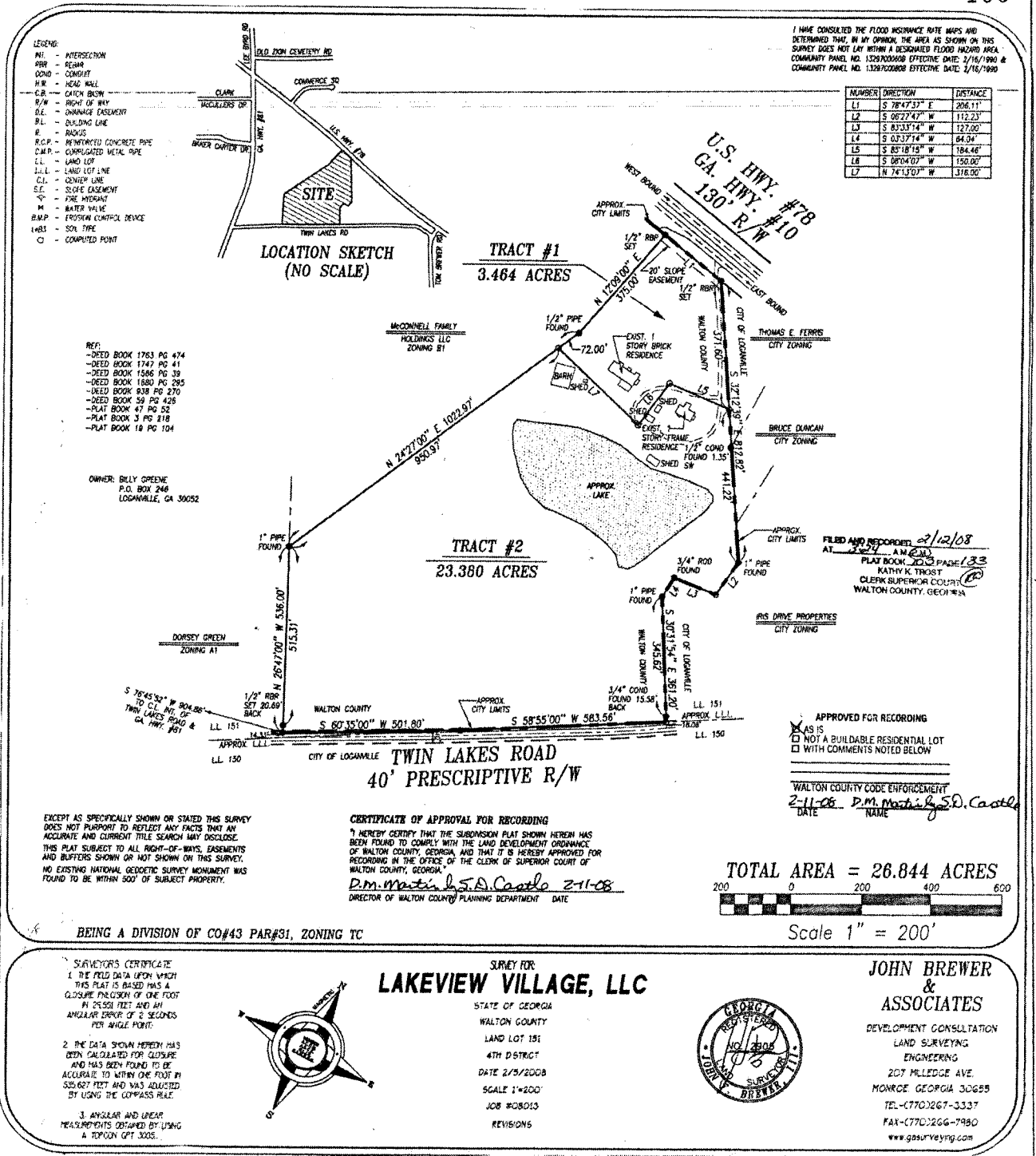
Said point being THE TRUE POINT OF BEGINNING.

Said property having an area of 27.850 acres.



APR 17 1989

RECORDED: _____, 19____
KATHY K. KEESEE, CLERK



**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

The undersigned below, making application for Rezoning, has 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 on forms provided.

☐ Check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

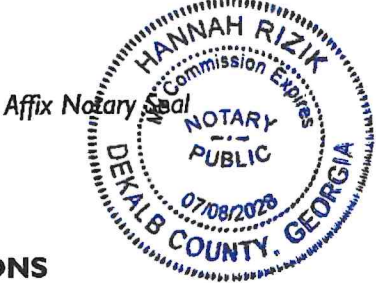
 2-3-25
Signature of Applicant Date

Neville Allison, Managing Partner
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

Hannah Rizik 2/3/2025
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

☐ YES ☒ NO YOUR NAME: Neville Allison, The Revive Land Group, LLC

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
Shane M. Lanham
Julia A. Maxwell

Jeffrey R. Mahaffey
John N. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 27.846-acre tract of land located along Atlanta Highway (U.S. Route 78) with additional road frontage on Twin Lakes Road (the “Property”). The Property is currently unoccupied and includes two residential dwellings with additional outbuildings. The Property is currently zoned CH (Commercial Highway District) in the City of Loganville (Walton County). The Applicant requests the city rezone the Property to the RM-6 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into a master planned residential community with a total of 149 units. The community would offer both townhomes and single-family detached options to potential residents. Access to the community would be provided off both Atlanta Highway (Hwy 78) and Twin Lakes Road. The Property’s location on Highway 78 would provide easy, convenient access for residents to major transportation corridors. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the large lake at the center of the Property and mulched walking trails. The residents would also have convenient access to West Walton Park, which is located just across Twin Lakes Road from the Property. The homes would be constructed with attractive architectural design and building materials. The proposed development will include 471 parking spaces and an additional 40 guest spaces.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The proposed development is compatible with surrounding uses including West Walton Park, Loganville High School, and the new apartment development known as The Cottages at Loganville; and will contribute to the mix of uses in the surrounding area as it will draw new residents and contribute to increased walkability from the proposed development to the park.

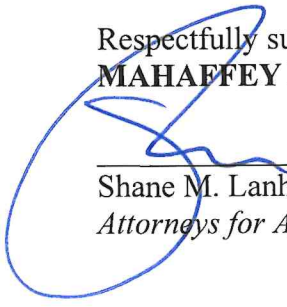
The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. Additionally, the proposed development preserves a large area greenspace and places critical mass in an area with a mix of uses to promote a live/work/play environment, which will encourage healthy living and provide safe spaces for walking, biking and greenspace for residents to commune with neighbors. The proposed development includes mulched walking trails throughout the community; sidewalk; a community gathering area with a fire pit and pavilion; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population. The proposed development will meet this need by providing high quality housing options, including townhomes, which tend to attract younger residents. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The townhome units included in the proposed development meet this need. The Comp Plan also encourages building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather. The proposed development is located in close proximity to a school, employment centers, and a public park, providing residents with the option to walk instead of drive to nearby destinations. The close proximity to the park and large greenspace areas on the subject property will encourage the residents to gather with neighbors and the larger Loganville community.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & 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.

This 6th day of February, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant



THE IRVINE LAND GROUP
Part of The Irvine Group

SOURCE: ENTITLE, BEVIE
ONE ALLIANCE CENTER
3300 DIXIE ROAD
ATLANTA, GEORGIA 30328
WWW.IRVINELANDGROUP.COM

SOMERSET
AT
TWIN LAKES
A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

24017
JANUARY 7, 2025

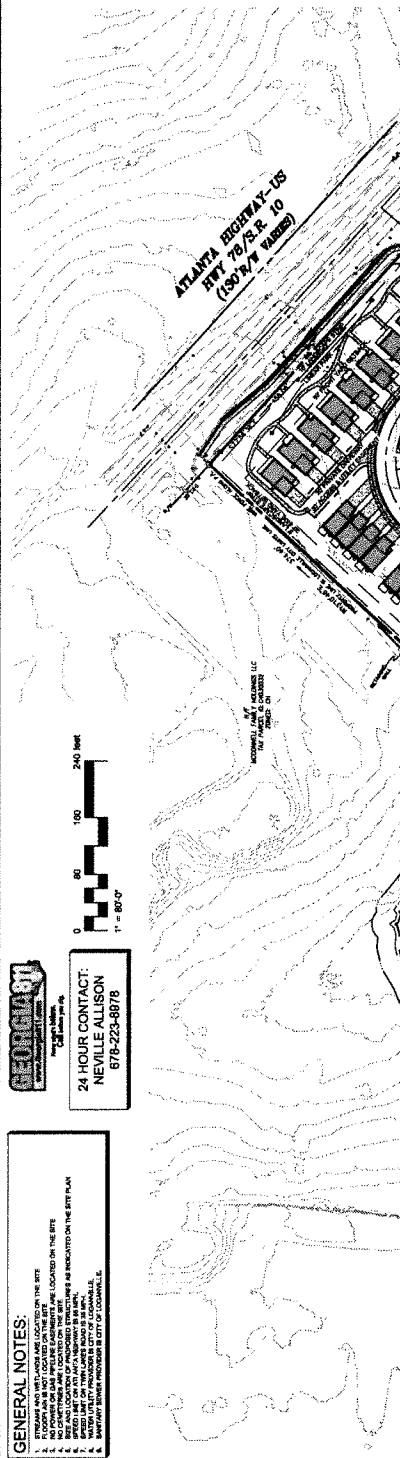
ONE ALLIANCE CENTER
3300 DIXIE ROAD
ATLANTA, GEORGIA 30328
C: 678-223-8878
WWW.IRVINELANDGROUP.COM



THE IRVINE LAND GROUP
Part of The Irvine Group

Section 2, Item A.
CONC
SITE
2

ITEM	DESCRIPTION	QUANTITY	UNIT
1	72,000 SQUARE FEET	1	SQ. FT.
2	CONCRETE DRIVEWAY (20' WIDE)	1	LINEAL FOOT
3	CONCRETE DRIVEWAY (10' WIDE)	1	LINEAL FOOT
4	CONCRETE DRIVEWAY (5' WIDE)	1	LINEAL FOOT
5	CONCRETE DRIVEWAY (2' WIDE)	1	LINEAL FOOT
6	CONCRETE DRIVEWAY (1' WIDE)	1	LINEAL FOOT
7	CONCRETE DRIVEWAY (0.5' WIDE)	1	LINEAL FOOT
8	CONCRETE DRIVEWAY (0.25' WIDE)	1	LINEAL FOOT
9	CONCRETE DRIVEWAY (0.125' WIDE)	1	LINEAL FOOT
10	CONCRETE DRIVEWAY (0.0625' WIDE)	1	LINEAL FOOT
11	CONCRETE DRIVEWAY (0.03125' WIDE)	1	LINEAL FOOT
12	CONCRETE DRIVEWAY (0.015625' WIDE)	1	LINEAL FOOT
13	CONCRETE DRIVEWAY (0.0078125' WIDE)	1	LINEAL FOOT
14	CONCRETE DRIVEWAY (0.00390625' WIDE)	1	LINEAL FOOT
15	CONCRETE DRIVEWAY (0.001953125' WIDE)	1	LINEAL FOOT
16	CONCRETE DRIVEWAY (0.0009765625' WIDE)	1	LINEAL FOOT
17	CONCRETE DRIVEWAY (0.00048828125' WIDE)	1	LINEAL FOOT
18	CONCRETE DRIVEWAY (0.000244140625' WIDE)	1	LINEAL FOOT
19	CONCRETE DRIVEWAY (0.0001220703125' WIDE)	1	LINEAL FOOT
20	CONCRETE DRIVEWAY (0.00006103515625' WIDE)	1	LINEAL FOOT
21	CONCRETE DRIVEWAY (0.000030517578125' WIDE)	1	LINEAL FOOT
22	CONCRETE DRIVEWAY (0.0000152587890625' WIDE)	1	LINEAL FOOT
23	CONCRETE DRIVEWAY (0.00000762939453125' WIDE)	1	LINEAL FOOT
24	CONCRETE DRIVEWAY (0.000003814697265625' WIDE)	1	LINEAL FOOT
25	CONCRETE DRIVEWAY (0.0000019073486328125' WIDE)	1	LINEAL FOOT
26	CONCRETE DRIVEWAY (0.00000095367431640625' WIDE)	1	LINEAL FOOT
27	CONCRETE DRIVEWAY (0.000000476837158203125' WIDE)	1	LINEAL FOOT
28	CONCRETE DRIVEWAY (0.0000002384185791015625' WIDE)	1	LINEAL FOOT
29	CONCRETE DRIVEWAY (0.00000011920928955078125' WIDE)	1	LINEAL FOOT
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99	CONCRETE DRIVEWAY (0.0000000000000000000000000001009741958682779166622215128598510046874716710558935714284375' WIDE)	1	LINEAL FOOT
100	CONCRETE DRIVEWAY (0.00000000000000000000000000005048709793413895833111075642992552234374716710558935714284375' WIDE)	1	LINEAL FOOT



GENERAL NOTES:
1. STRIPES AND LOT LINES ARE LOCATED ON THE SITE.
2. ALL LOT LINES ARE TO BE LOCATED ON THE SITE.
3. THE STRIPES AND LOT LINES ARE TO BE LOCATED ON THE SITE.
4. THE STRIPES AND LOT LINES ARE TO BE LOCATED ON THE SITE.
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9. THE STRIPES AND LOT LINES ARE TO BE LOCATED ON THE SITE.
10. THE STRIPES AND LOT LINES ARE TO BE LOCATED ON THE SITE.

ABUTTING PROPERTY OWNERS

Name/Address	Parcel
MCCONNELL FAMILY HOLDINGS LLC 161 HARRINGTON LN SAINT SIMONS ISLAND, GA 31522	C0430032
GREEN DORSEY MRS & JONES JANICE G, BENNETT GLORIA G 3709 GEORGIA HIGHWAY 81 LOGANVILLE, GA 30052	C0210008
IRIS DRIVE PROPERTIES INC C/O FELLERS SCHEWE SCOTT P O BOX 450233 ATLANTA, GA 31145	LG140012
HOLT FOOD SYSTEMS INC 13 ROBERTA DRIVE GREENVILLE, SC 29615	LG140013

PORTERFIELD HOLDINGS LLC
1960 PLEASANT VALLEY RD NE
MONROE, GA 30655

BOBBIE MAC INVESTMENTS LLC
3025 WOOD VALLEY CT
LOGANVILLE, GA 30052

WALTON COUNTY GEORGIA
303 S HAMMOND DRIVE
SUITE 330
MONROE, GA 30655

JUSTIFICATION FOR REZONING OF PROPERTY AT TWIN LAKES ROAD

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

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


The Property is presently suitable for development and use under the RM-6 classification as requested by the Applicant, and is not economically suitable for development under the present CH zoning classification of the City of Loganville. A denial of this Application would constitute an arbitrary and capricious act by the Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City to rezone the Property to the RM-6 classification with such conditions as agreed to by the Applicant, so as to permit Applicant’s feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the RM-6 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner’s utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the Application submitted by the Applicant relative to the Property be approved and the Property rezoned as shown on the application.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



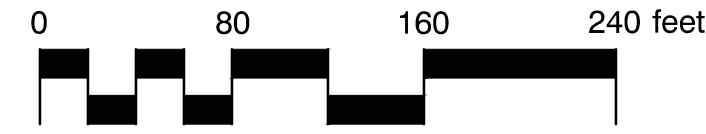
Gabrielle H. Schaller
Attorneys for Applicant

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. FLOODPLAIN IS NOT LOCATED ON THE SITE
3. NO POWER OR GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
6. SPEED LIMIT ON ATLANTA HIGHWAY IS 55 MPH.
7. SPEED LIMIT ON TWIN LAKES ROAD IS 35 MPH.
8. WATER UTILITY PROVIDER IS CITY OF LOGANVILLE.
9. SANITARY SEWER PROVIDER IS CITY OF LOGANVILLE.



0 80 160 240 feet

1" = 80'-0"



<u>RM-6 PARKING REQUIREMENTS</u>	
REQUIRED RESIDENT SPACES	1 PER BEDROOM OR 471 SPACES
PROPOSED RESIDENT SPACES	1 PER BEDROOM OR 471 SPACES
GUEST SPACES	40 SPACES



ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

MASTER PLANNED
RESIDENTIAL DEVELOPMENT

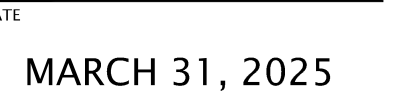
CITY OF LOGANVILLE
ALTON COUNTY
GEORGIA

THE REVIVE LAND GROUP
Part of Peachtree Group

NE ALLIANCE CENTER
100 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
(678) 223-8978
HEREVIVELANDGROUP.COM

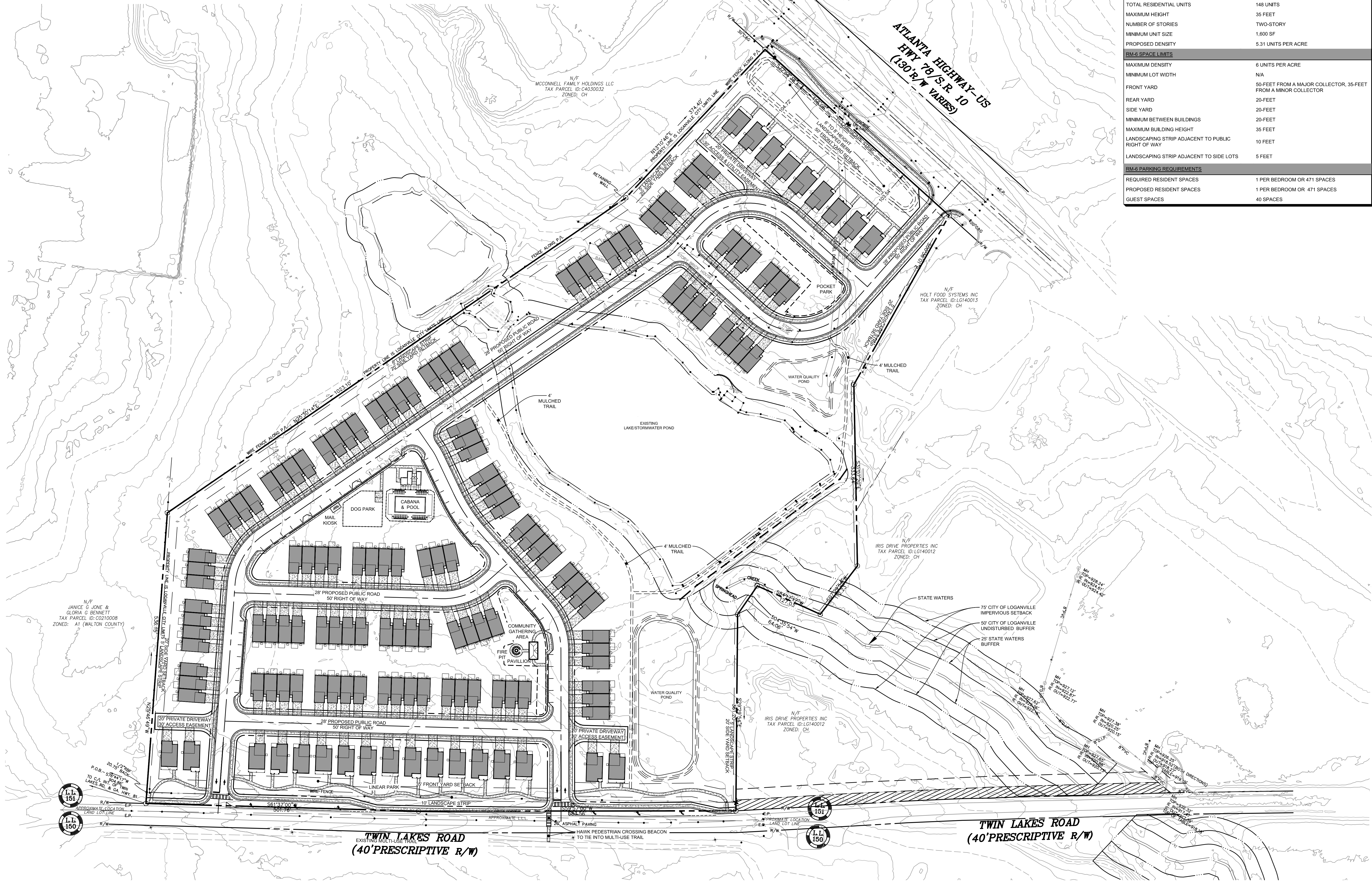
PROJECT NUMBER
24017

AL



MEET

21



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-003

LANDOWNERS: Twin Lakes Road LLC

APPLICANT: The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP

PROPERTY ADDRESS: 3520 Atlanta Highway

MAP/PARCEL #: LG140020

PARCEL DESCRIPTION: Former residential

AREA: 27.85 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

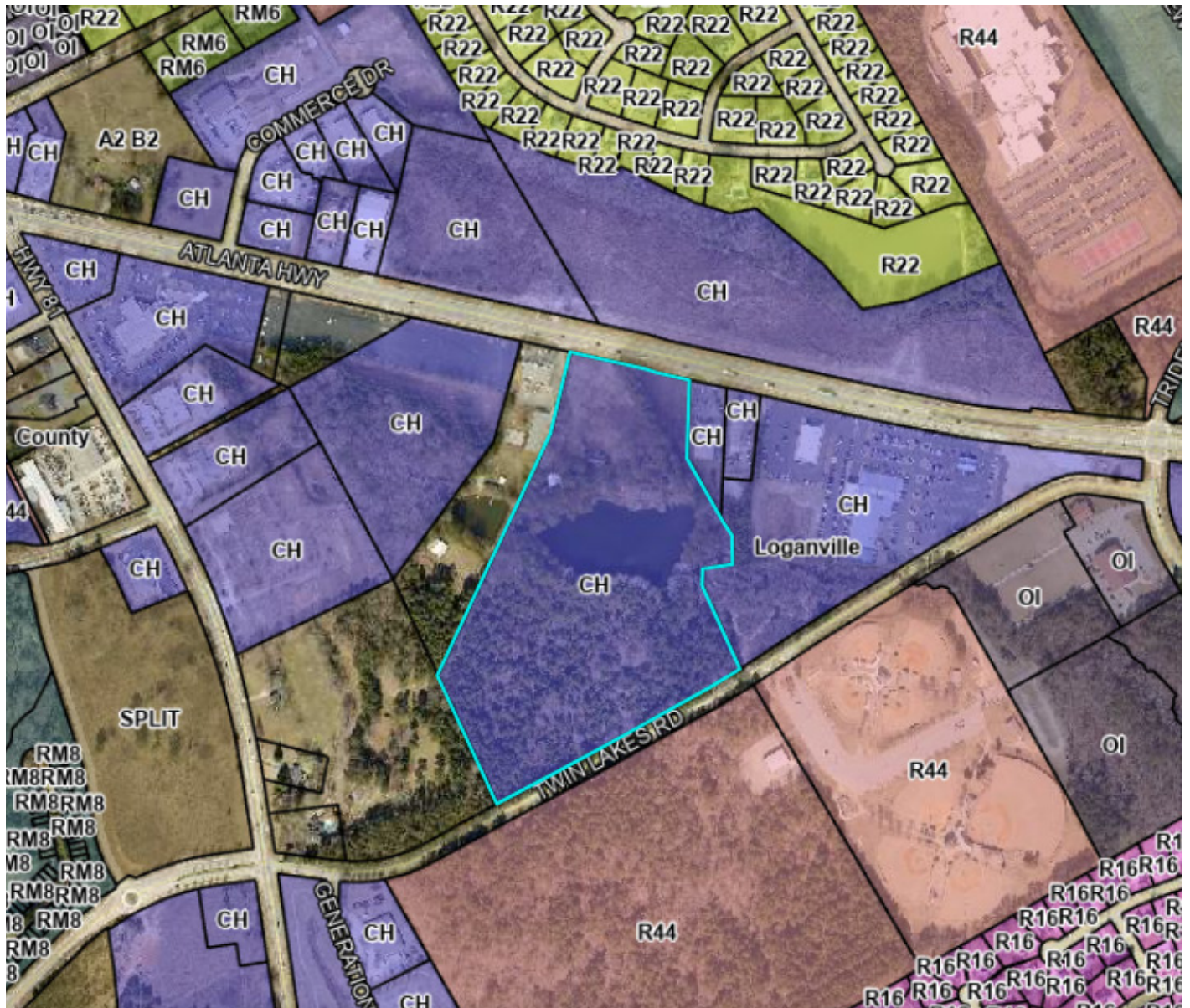
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: The applicant wants to build a master planned residential community with a combination of townhomes and single-family homes totaling 149 residences.

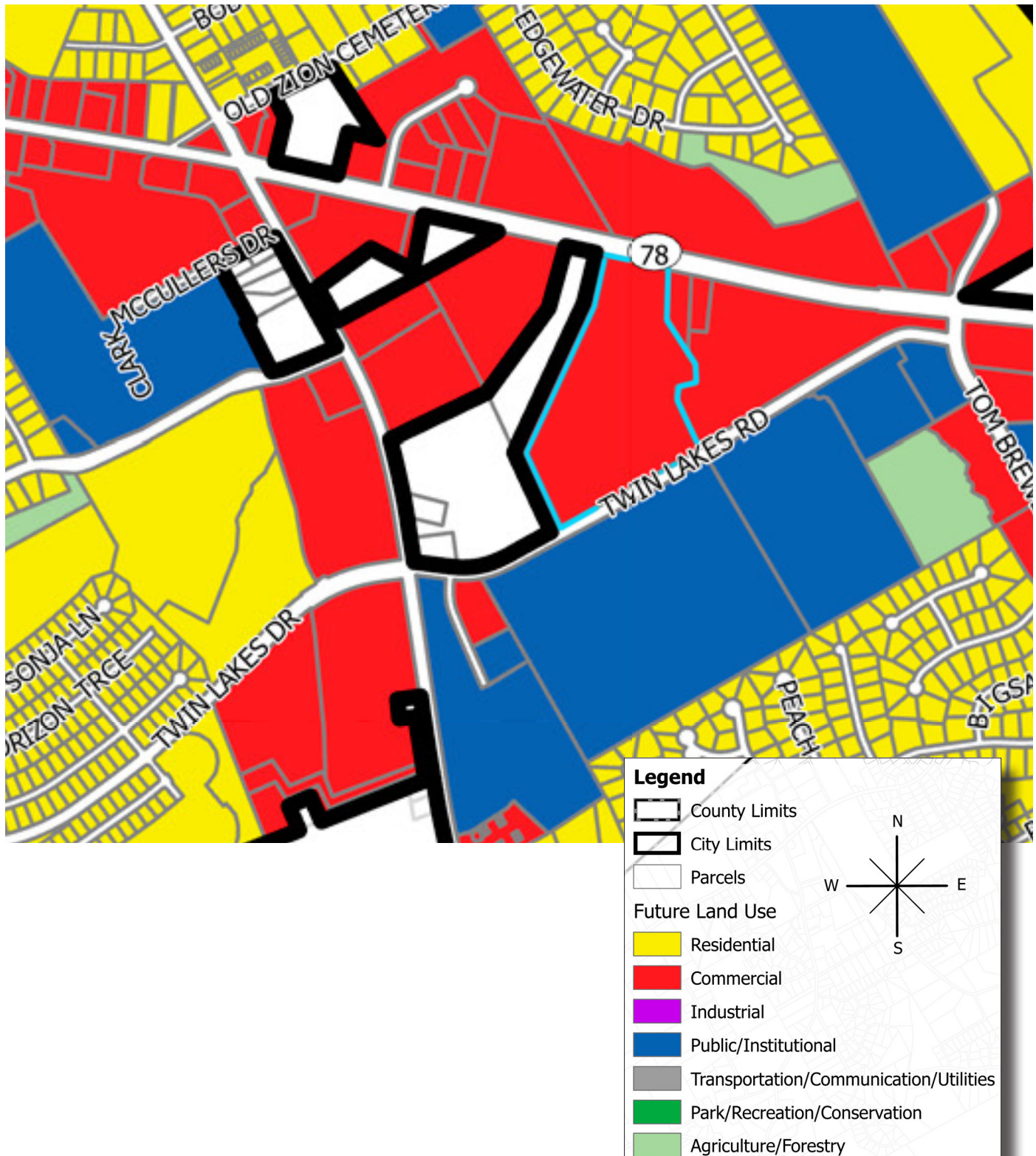
PLANNING COMMISSION HEARING: March 27, 2025

CITY COUNCIL HEARING: April 7 & 10, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant wants to build a master planned residential community with a combination of townhomes and single-family homes totaling 149 residences.

Existing Conditions

Two homes as well as a barn and two utility buildings were originally built on this property in 1960. It is difficult to pinpoint the last date it served a residential purpose, but the houses have been vacant for a few years now. There is a lake encompassing approximately 3.8 acres of the site.

An application was filed in 2008 seeking to annex an adjacent 26.844 acres to be combined with the 1 acre already inside City limits seeking a PUV designation for the property for the purpose of mixed use development that included 69 flats or lofts above ground floor office or retail. The Planning Commission recommended approval with the conditions that the project be tied to a site plan submitted on March 28, 2005, the total gross floor area will not exceed 300,000 square feet without a Development of Regional Impact study, and the applicant must complete a traffic study prior to construction. The City Council approved the re-zone with conditions on Aug. 14, 2008.

Another application was filed in 2023 seeking to change the parcel from its PUV designation to the Commercial Highway zoning for a contractor's office with outdoor storage of equipment and materials. The Planning Commission approved the application Aug. 24, 2023, with the conditions that no vehicles over six wheels would be allowed on Twin Lakes Road without prior approval from the City's Streets and Highway Department. The City Council approved the application with the conditions that:

- Prior to the issuance of a certificate of occupancy, the Applicant will coordinate with the City of Loganville to perform a full depth reclamation repair on the portion of Twin Lakes Road located between the intersection of Tom Brewer Road and Twin Lakes Road, and the entrance of the Applicant's proposed development on Twin Lakes Road. The full depth reclamation repair will generally consist of 8 inches of reclaimed subgrade, 2 inches of asphalt binder, and 2 inches of asphalt topping. The City of Loganville will pay for the materials needed to perform the full depth reclamation repair in an amount not to exceed \$100,000.00, and the Applicant will donate the labor to perform the full depth reclamation repair in the approximate amount of \$135,000.00.
- Additionally, the Applicant and the City of Loganville shall endeavor to enter into a separate parking agreement ("Parking Agreement") to allow the City of Loganville to use an approximately 22,500 square foot area as a gravel parking area for patrons of West Walton Park ("Parking Area") in the approximate area shown on the Applicant's revised site plan. Nothing contained in this condition shall create or be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever. If the Applicant and the City of Loganville do not enter into a parking agreement, then Applicant's trucks with more than six (6) wheels shall not be permitted to use Twin Lakes Road (except in the case of emergency use) between the hours of 3:00 p.m. through 9:00 p.m. Mondays through Fridays, and the hours of 9:00 a.m. to 9:00 p.m. Saturdays and Sundays.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The property is predominantly surrounded by Commercial Highway zonings along the Highway 78 corridor but does have county parcels adjacent to it with B1 and A1 zoning. The property as it stands now is an outlier in that it is one of the few areas along Highway 78 inside City limits that has not been developed for commercial purposes. Development of an RM-6 would look somewhat similar to nearby multi-family housing, though none of those have residential buildings along the highway.

What is the impact upon thoroughfare congestion and traffic safety? Traffic counts along Highway 78 near this site have steadily been increasing from 27,300 in 2021 to 27,900 in 2022 and 39,600 in 2023, according to GDOT traffic counts. About 6 percent of this traffic is considered to be large trucks. It is unlikely that the project would have a significant impact on the highway, though it is unknown what the impact of this project would be on Twin Lakes Drive.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Going from a commercial to residential zoning to add 149 townhomes will have a direct impact on population density. The inclusion of multi-family housing in an area that is otherwise commercial or single-family does have the potential to impact overcrowding.

The applicant should also be aware of the fact that the RM-6 zoning does not allow for detached townhomes and would require the applicant to seek a variance or be granted a conditional use by the Council.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? While there is water readily available to the site, tying on to the City's sewer system will be a much more complicated matter. The nearest tie-in point into the City's system will be along Twin Lakes Road, but goes into a pump station that is at or near capacity. The applicant will need to work with City officials to determine what upgrades would be required for this project. Traffic improvements may be required along Twin Lakes Road for the project as well.

How does the proposed use provide protection of property against blight and depreciation? Vacant lots have a greater tendency to fall subject to blight and result in depreciation along a roadway like Highway 78, so development would potentially help.

Is the proposed use consistent with the adopted Comprehensive Plan? This parcel maintains its CH designation in the City's Future Land Use Map.

What is the impact upon adjacent property owners if the request is approved? The addition of residents could benefit the nearby business owners and increase usage of the nearby County park.

What is the impact upon adjacent property owners if the request is not approved? As this is the second project proposed for this parcel in 18+ months, the land would likely remain vacant until the next developer comes along with a different idea for this parcel.

Impact Analysis / Recommendation *(continued)*

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

Recommended action: The City's comprehensive plan calls for "missing middle" housing, but the plan also calls for growing the job base of Loganville. It is a delicate balancing act as both residents and businesses are necessary for the City to thrive. In the City's code, it states that the purpose of the Commerical Highway district is to "promote suitable areas for those business and commerical uses which primarily serve the traveling public and benefit from direct access to major streets." Staff opinion is to keep this parcel as CH. Staff recommendation is to deny the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 10 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? No - about 800 feet

Size of the sewer line? 8 inches

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

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Highway 78 (major collector), Twin Lakes Road (minor collector)

What is the traffic count for the road? 37,400 on Highway 78 near proposed entry, unknown for Twin Lakes 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? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 0.3 miles

Most likely station for 1st response? Station 16

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



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

Section 2, Item B.

Date: 2/19/2025

Application # R 25-004

REQUEST FOR ZONING MAP AMENDMENT

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chris Barber</u>	NAME: <u>Chris Barber</u>
ADDRESS: <u>P.O. Box 3375</u>	ADDRESS: <u>220 C.S. Floyd Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>770-387-6757</u>	PHONE: <u>770-985-4606</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Justin Wright</u> PHONE: <u>803 360-4278</u>	
EMAIL: <u>Justin@brysonville.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>L9050094</u> PRESENT ZONING: <u>OI</u> REQUESTED ZONING: <u>R44</u>	
ADDRESS: <u>220 C.S. Floyd Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>1.07</u>	
PROPOSED DEVELOPMENT: <u>Single-family dwelling</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: N/A

Accepted by Planning & Development: [Signature]

DATE: 2-26-2025 FEE PAID: \$500.00

CHECK # 300225 RECEIPT # 2023388 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/9/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor _____

City Clerk _____

Date _____

Application # R

25-09

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.

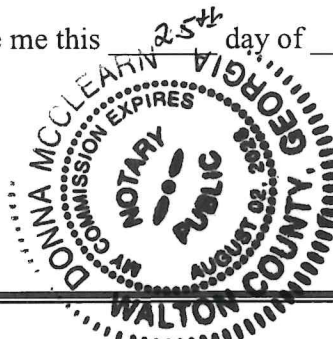
Christopher A. Barbe
Applicant's Signature

2-19-2025
Date

Christopher A. Barbe CEO
Print Name and Title

Sworn to and subscribed before me this 25th day of Feb, 20 25.

(Seal)



Donna McClean
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.

Christopher A. Barbe
Owner's Signature

2-19-2025
Date

Christopher A. Barbe
Print Name and Title

Sworn to and subscribed before me this 19 day of February, 20 25.

(Seal)



Donna McClean
Signature of Notary Public

Application # R 25-009

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
Signature of Applicant's Attorney or Agent	Date	Print Name

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

_____ YES ✓ _____ NO

If YES, complete the following:

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

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

Application # R 25-009**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

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

It will be the same

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

No impact of congestion or traffic.

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

No impact on population density small family of 4.

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

Low impact Less than Commercial use.

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

We have continued to update and maintain the property nicely

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

It will be the same.

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

They will not be impacted.

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

They will not be impacted

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.

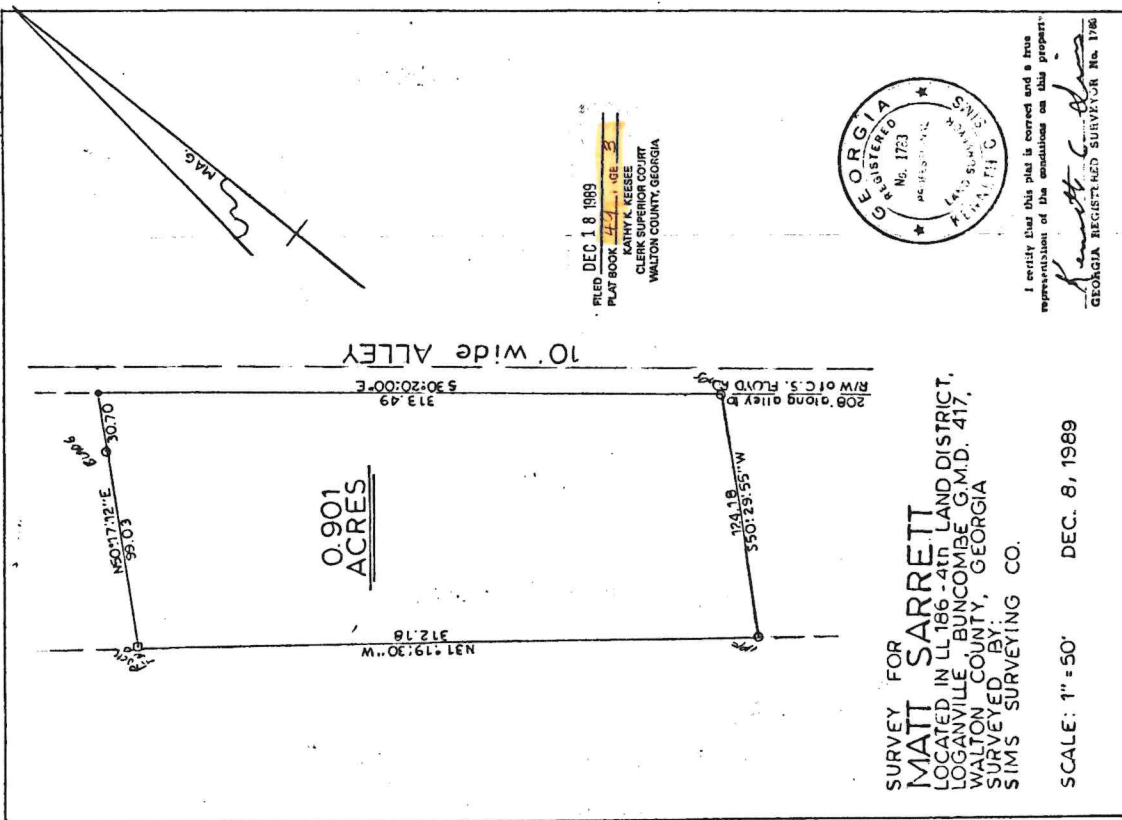
It will better fit the need for the owner of the property.

220 C S Floyd Rd. Adjoining Landowners

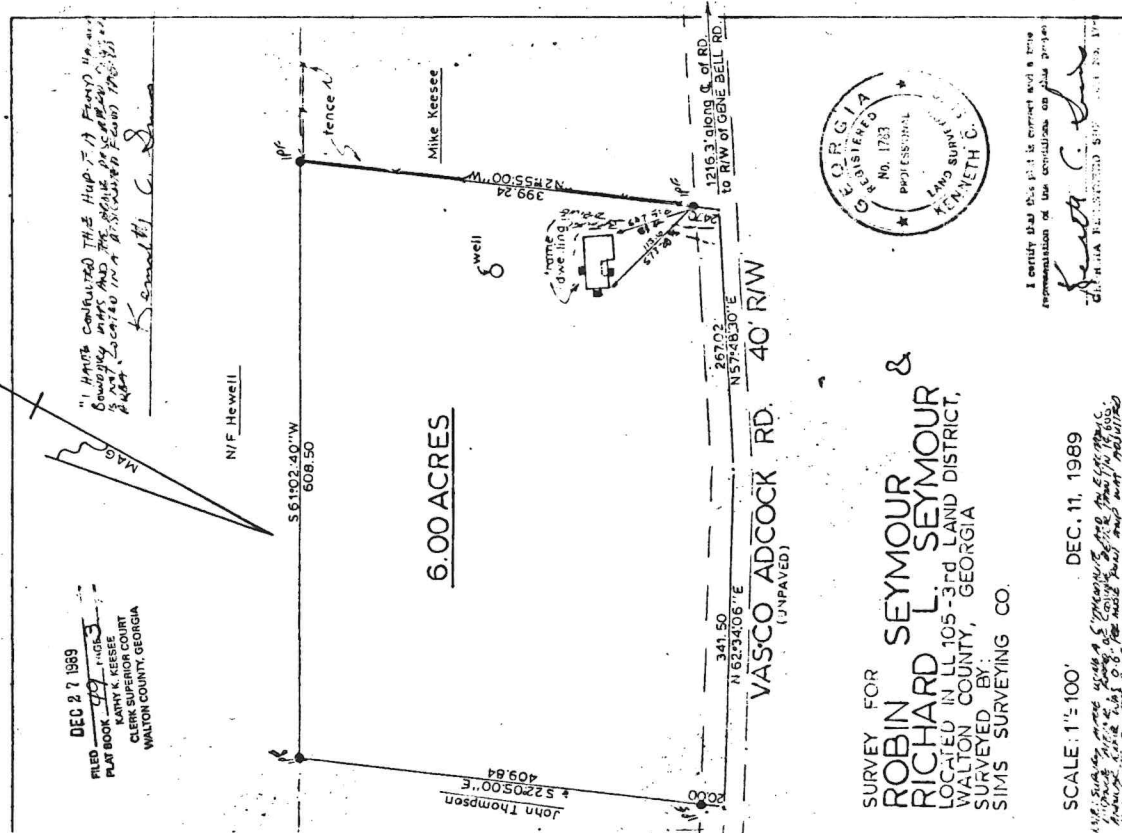
1	Parcel ID	LG050082A00	Owner	LYNCH MICHAEL P &
	Class Code	Residential		LYNCH MICHELLE L
	Taxing District	Loganville		3424 TAURUS SKY
	Acres	0.34		CONVERSE, TX 78109
			Physical Address	226 C S FLOYD RD
2	Parcel ID	LG050081	Owner	PAPE MIKE
	Class Code	Residential		3785 CREEKWOOD COURT
	Taxing District	Loganville		LOGANVILLE, GA 30052
	Acres	0.35	Physical Address	204 FAIR ST
3	Parcel ID	LG050080	Owner	CLACK DONNA T
	Class Code	Residential		PO BOX 293
	Taxing District	Loganville		CONYERS, GA 30012
	Acres	0.4	Physical Address	208 FAIR ST
4	Parcel ID	LG040026	Owner	104 ARLIE LLC
	Class Code	Residential		225 MARKET PLACE
	Taxing District	Loganville		CONNECTOR #1047
	Acres	0.57	Physical Address	PEACHTREE CITY, GA 30269
				220 FAIR ST
5	Parcel ID	LG040025	Owner	ELLISON KAREN HENDERSON &
	Class Code	Residential		HENDERSON WILLIAM RICHARD
	Taxing District	Loganville		505 WOODBROOK WAY
	Acres	1.19	Physical Address	LAWRENCEVILLE, GA 30043
				238 FAIR ST
6	Parcel ID	LG040014A00	Owner	WOMBLE MARIE &
	Class Code	Residential		GARRETT DAVID &
	Taxing District	Loganville		MILLER DEEANN
	Acres	9.87	Physical Address	4280 PECAN ST
				LOGANVILLE, GA 30052
7	Parcel ID	LG050096A00	Owner	KING LARRY D
	Class Code	Residential		1112 LORIMER ROAD
	Taxing District	Loganville		RALEIGH, NC 27606
	Acres	1.79	Physical Address	C S FLOYD RD

Loganville First United Methodist Church
221 Main Street Loganville, GA 30052

Christopher A & Amanda Kay Barber
214 CS Floyd Rd
Loganville, GA 30052



RECORDED: JAN 4 1990, 19
KATHY K. KEESEE, CLERK



RECORDED: JAN 4 1990, 19
KATHY K. KEESEE, CLERK



Planning and Development
Robbie
770-466-0911

Loganville P
Section 2, Item B.
Code Enforcement
605 Tom Brewer Road
Loganville, GA 30052
770-466-8087

OFFICIAL NOTICE OF VIOLATION

Name: M and C Investments LLC Date: 02-13-2025 @ 1051
Community Name: _____ Case: 25021195
Address: 220 CS Floyd Rd
Contact Person: Mindy Barber Phone: 678-758-2926
NOV: ☒ New ☐ 2nd Notice

A City of Loganville Code Enforcement Officer inspected this property and found violations of City Government ordinances and/or Georgia State laws as indicated below:

Property Maintenance Ordinance

- | | |
|---|-------------------|
| <input type="checkbox"/> Fence maintenance | (103-52) |
| <input type="checkbox"/> Tall grass/weeds | (103-53) |
| <input type="checkbox"/> Junk vehicle | (103-54) |
| <input type="checkbox"/> Pool maintenance | (103-58) |
| <input type="checkbox"/> Exterior maintenance - Paint | (103-90) |
| <input type="checkbox"/> Exterior maintenance - Walls | (103-91) |
| <input type="checkbox"/> Exterior maintenance - Roofs | (103-92) |
| <input type="checkbox"/> Exterior maintenance - Decks | (103-93) |
| <input type="checkbox"/> Exterior maintenance - Windows | (103-94) |
| <input type="checkbox"/> Exterior maintenance - Doors | (103-95) |
| <input type="checkbox"/> Exterior maintenance - Decorative | (103-96) |
| <input type="checkbox"/> Overcrowding | (103-125) |
| <input type="checkbox"/> Accumulation of refuse | (103-55) |
| <input type="checkbox"/> Mailbox/building numbers | (I.B.C. 501.2) |
| <input type="checkbox"/> Closing of vacant structure | (20-25-5) |
| <input checked="" type="checkbox"/> Establishment of District | <u>119-141(C)</u> |
| <input type="checkbox"/> _____ | _____ |
| <input type="checkbox"/> _____ | _____ |

Litter Ordinance (State)

- | | |
|--|----------|
| <input type="checkbox"/> Littering | (26-25) |
| <input type="checkbox"/> Signs in the right of way | (32-5) |
| <input type="checkbox"/> Outdoor storage | (103-55) |

Zoning Ordinance

- | | |
|---|-----------|
| <input type="checkbox"/> Accessory structure | (119-291) |
| <input type="checkbox"/> Sale of vehicles | (119-299) |
| <input type="checkbox"/> Commercial vehicle parking | (119-297) |
| <input type="checkbox"/> Recreation equipment parking | (119-296) |
| <input type="checkbox"/> No building permit | (111-30) |

Sign Ordinance

- | | |
|---|----------|
| <input type="checkbox"/> No sign permit (wall/ground) | (111-37) |
| <input type="checkbox"/> Prohibited signs | (111-7) |

Other Ordinances/State Laws

- | | |
|---|--------------------|
| <input type="checkbox"/> No occupation tax license | (10-40-C) |
| <input type="checkbox"/> Parking on grass | (32-47-C-2-F) |
| <input type="checkbox"/> Vehicle repair | (32-47-B-1) |
| <input type="checkbox"/> Outdoor water restrictions | (E.P.D.391-330-05) |
| <input type="checkbox"/> Solid waste | (26-57-C) |

Details of Violation: Resident is living on a property zoned for commercial use only.
Due to health reasons, The City of Loganville will allow the individual to continue residing at
the property, but the property must be rezoned for single family use.
Resident has 14 business days to contact The City of Loganville Planning and Development
Department to rezone the property, to prevent a citation from Code Enforcement.

Please bring this property into lawful compliance by: 03 / 05 / 2025

Failure to comply may result in a citation being issued and your appearance being required in the Municipal Court of the City of Loganville.

Extensions (if applicable): _____
Citation No.: _____ Charge: _____ Date: _____
Citation No.: _____ Charge: _____ Date: _____

Coile _____ 691 _____
Code Enforcement Officer Badge Number

Change
From
ONI

To find out more about City of Loganville ordinances, visit www.loganville-ga.gov or call:
Loganville Code Enforcement Office at (770) 466-8087

2-3
KB

Recorded 11/16/2017 04:09PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$217.50
Bk 04154 Pg 0394-0395

Record and Return to:
Lueder, Larkin & Hunter, LLC
143 Lee Byrd Road
Loganville, GA 30052
File No.: GA-LG-17-0775-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 13th day of November, 2017, between

GLENN HUSTON AND SANDRA G. HUSTON

as party or parties of the first part, hereinafter called Grantor, and

M & C INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 186 of the 4th District, City of Loganville, Buncombe G.M.D. 417, Walton County, Georgia, being more particularly described as follows: Beginning at an iron pin found on the northwesterly side of the right of way of C.S. Floyd Street, AKA C.S. Floyd Road, (50-foot right of way) 215.00 feet northeasterly as measured along the northwesterly side of the right of way of C.S. Floyd Street from the intersection of the northwesterly side of the right of way of C.S. Floyd Street and the centerline of Covington Street, if the northwesterly side of the right of way of C.S. Floyd Street was extended in a southwesterly direction to intersect with the centerline of Covington Street; leaving the northwesterly side of the right of way of C.S. Floyd Street and running thence north 35 degrees 10 minutes 05 seconds west 207.34 feet to an iron pin found; running thence south 50 degrees 29 minutes 55 seconds west 84.18 feet to an iron pin found; thence north 31 degrees 19 minutes 30 seconds west, 312.18 feet to a point; running thence north 50 degrees 17 minutes 12 seconds east 129.73 feet to an iron pin found on the southwesterly side of a 10-foot alley; running thence along the southwesterly side of a 10-foot alley south 30 degrees 20 minutes 00 seconds east 313.49 feet to an iron pin found; running thence south 32 degrees 25 minutes 18 seconds east 208.00 feet to an iron pin found on the northwesterly side of the right of way of C.S. Floyd Street; running thence along said right of way south 49

degrees 50 minutes 00 seconds west 30.0 feet to the iron pin found at the point of beginning, said property contain 1.068 acres as shown on individual survey prepared for Jonathan W. Scott and Teresa Scott by Kenneth C. Seams, Georgia RLS No. 1783, dated June 8, 1992, which reference is made for the purpose of incorporating the same a part hereof for a more complete description of said property.

Subject to all easements and restrictions of record.

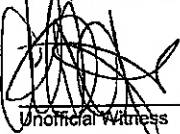
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

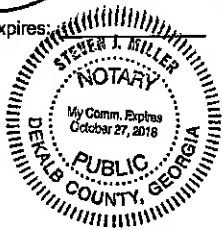
GRANTOR:


Unofficial Witness


Glenn Huston (SEAL)


Notary Public
My Commission Expires:
[Notary Seal]


Sandra G. Huston (SEAL)



M&C Investment Group LLC

Chris Barber
220 C S Floyd Rd.
Loganville, GA 30052
March 5, 2025

City of Loganville

Department of Planning and Development
Loganville/Walton County
PO Box 39
Loganville, GA 30052

Subject: Letter of Intent to Request Zoning Change

I am writing to formally request a zoning change for the commercial property located at 220 C S Floyd Rd. This request is made in consideration of the temporary residence of a family member at the property, with the intention of changing the zoning to R44.

Currently, the property is zoned for commercial use, but the tenant, who is a family member, is temporarily residing in the space until they are able to purchase a home. This arrangement has been made without the exchange of rent or any other form of compensation. The residence is only temporary, and we intend to comply with all applicable zoning laws moving forward.

The need for this change arises from the fact that the family member is in a transitional living situation, and the commercial zoning does not reflect the current use of the property. The request for this zoning change is intended to ensure that the property is in compliance with local regulations while it is being used for residential purposes.

We fully understand that the zoning change will need to meet the required criteria and undergo the necessary review process. We are prepared to provide any additional information or documentation required to facilitate this request.

Thank you for your time and consideration. Should you have any questions or need further clarification, please do not hesitate to contact me at 803-360-4278.

Sincerely,
Chris Barber
Owner/Manager
M&C Investment Group, LLC



Site Plan



Overview



Legend

-  Parcels
-  Roads

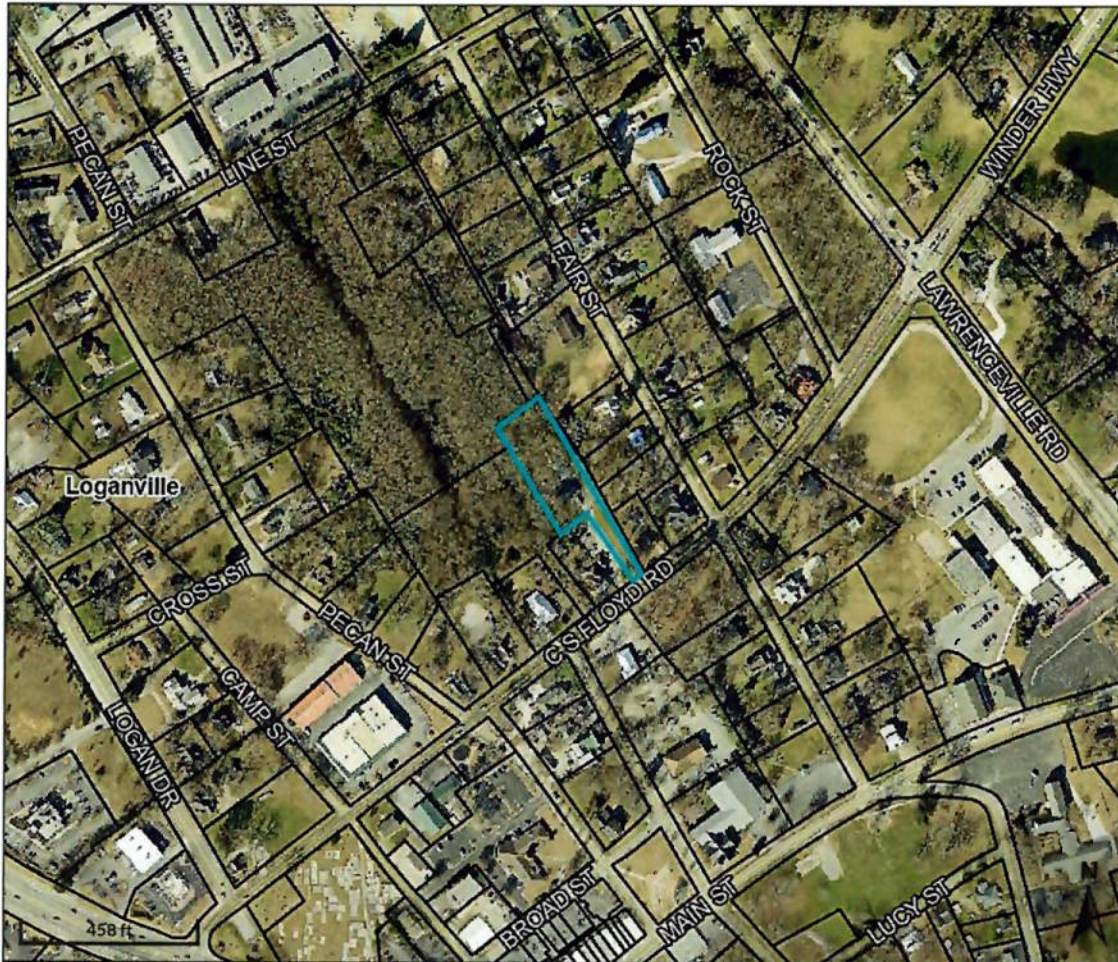
Parcel ID	LG050094	Owner	M & C INVESTMENTS LLC	Last 2 Sales			
Class Code	Commercial		P O BOX 3375	Date	Price	Reason	Qual
Taxing District	Loganville		LOGANVILLE, GA 30052	11/13/2017	\$217500	AO	U
Acres	1.07	Physical Address	220 C S FLOYD RD	9/21/2004	\$170000	FM	Q
		Appraised Value	Value \$298100				

(Note: Not to be used on legal documents)

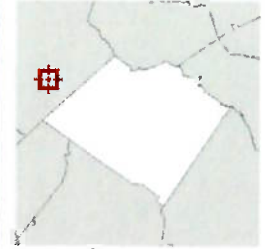
Date created: 3/5/2025
Last Data Uploaded: 3/5/2025 8:20:27 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Horse shown on map. No changes will be made.



Overview



Legend

- Parcels
- Roads

Parcel ID	LG050094	Owner	M & C INVESTMENTS LLC	Last 2 Sales			
Class Code	Commercial		P O BOX 3375	Date	Price	Reason	Qual
Taxing District	Loganville		LOGANVILLE, GA 30052	11/13/2017	\$217500	AO	U
Acres	1.07	Physical Address	220 C S FLOYD RD	9/21/2004	\$170000	FM	Q
		Appraised Value	Value \$298100				

(Note: Not to be used on legal documents)

Date created: 3/5/2025

Last Data Uploaded: 3/5/2025 8:20:27 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-004

LANDOWNERS: M&C Investments

APPLICANT: Chris Barber

PROPERTY ADDRESS: 220 CS FLoyd Road

MAP/PARCEL #: LG050094

PARCEL DESCRIPTION: Residential

AREA: 1.07 acres

EXISTING ZONING: Office & Institutional

PROPOSED ZONING: R-44

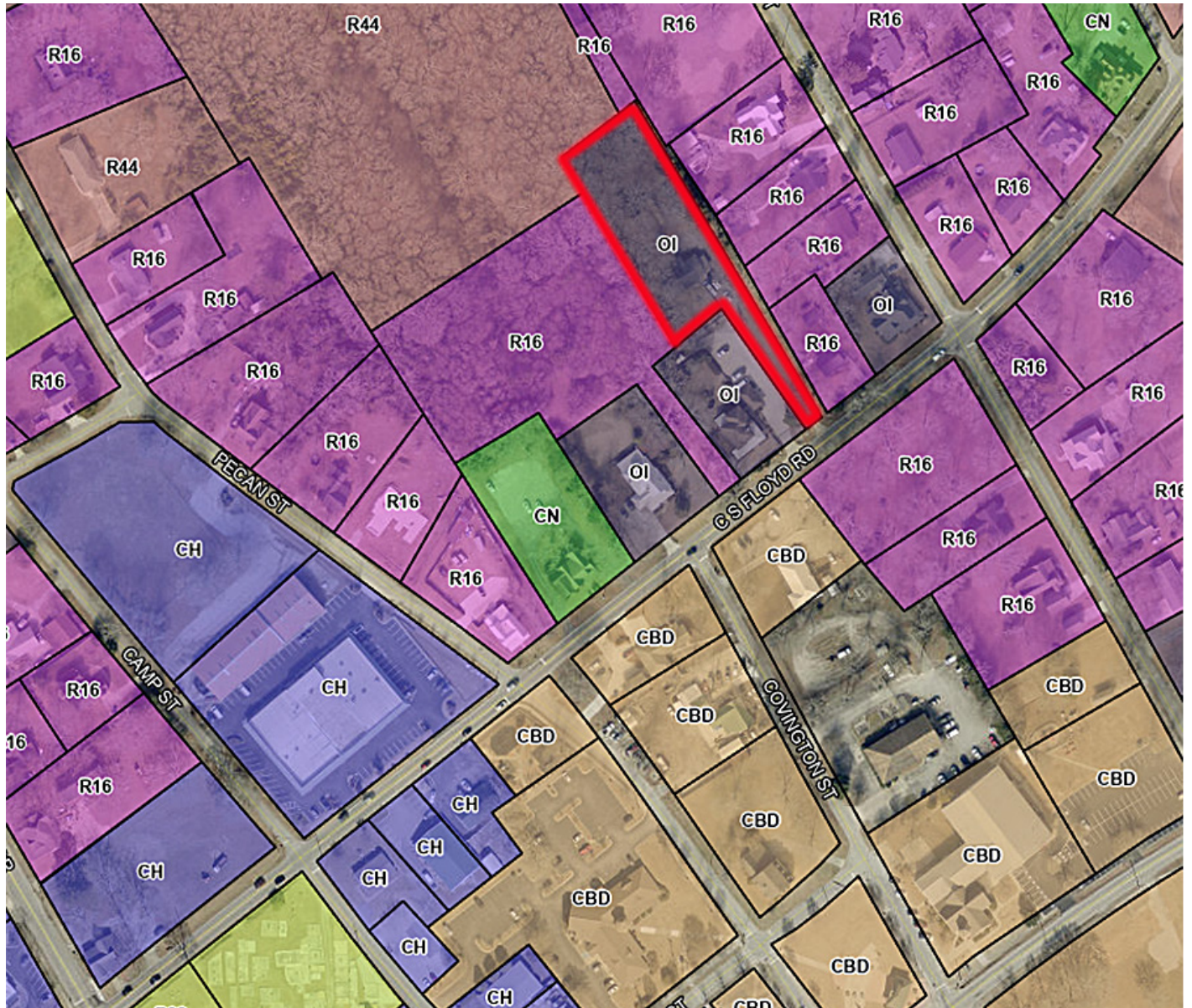
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: The applicant wants the parcel to revert back to its residential purpose.

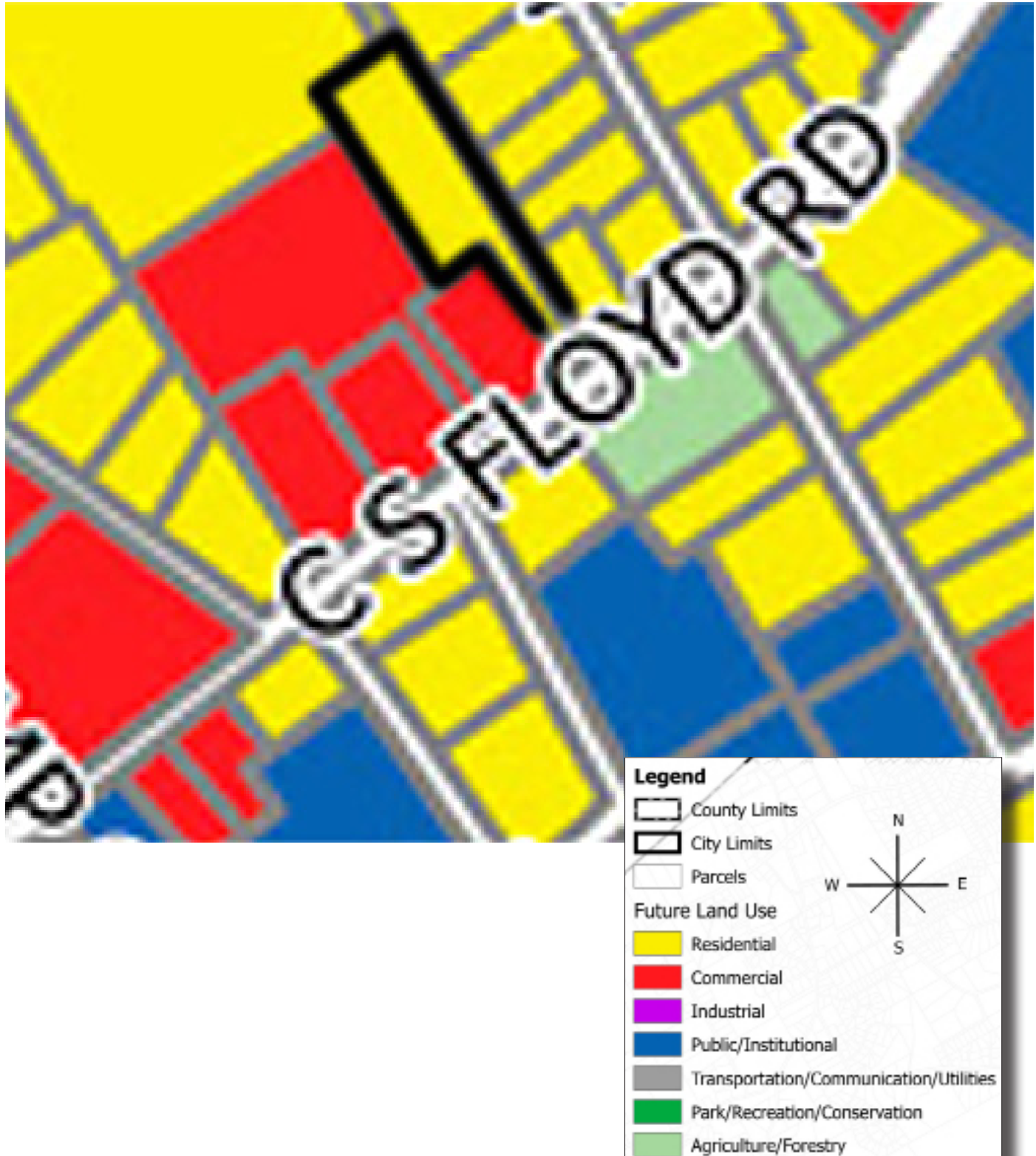
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: April 5 & 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant wants the property to revert back to residential use for the temporary housing of a family member.

Existing Conditions

The 1.07 acre tract has a 1,664-square-foot residence on the property that was constructed in 1991. County records indicate that two utility buildings were added — a 12 foot by 20 foot structure was added in 1998 and a 12x28 was added in 2002. The current owner purchased the property in 2017.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? There will be no impact since the structure is not changing its physical appearance.

What is the impact upon thoroughfare congestion and traffic safety? There would be minimal impact as the property has been functioning as residential for a period of time.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The City's zoning maps show this property was residential until 2005, after which the property was turned to O&I before the 2011 zoning map was approved. There would be minimal impact on overcrowding and urban sprawl.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There would be no impact.

How does the proposed use provide protection of property against blight and depreciation? The property owner has done well maintaining the property so it is likely there would be no impact on blight or depreciation.

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

What is the impact upon adjacent property owners if the request is approved? There would be little impact on adjacent property owners if approved.

What is the impact upon adjacent property owners if the request is not approved? The property would remain as it has for the past few years.

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

Impact Analysis / Recommendation *(continued)*

Recommended action: As the future land use has their parcel as being residential, staff has no objections to this reverting back to residential purposes as R-44. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions



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

Section 2, Item C.

Date: 3-5-25

Application # A 25-005

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o Prater Consulting LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY:	Walton ACREAGE: 2.00
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

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

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

Commission Chairman: _____

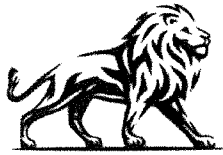
DATE: _____

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

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

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

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # A

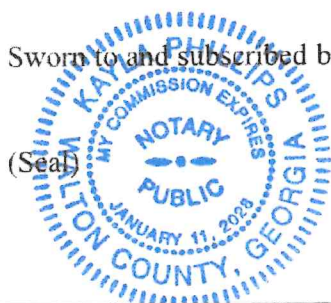
Applicant's Certification

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

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

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

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



[Signature]
Signature of Notary Public

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

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

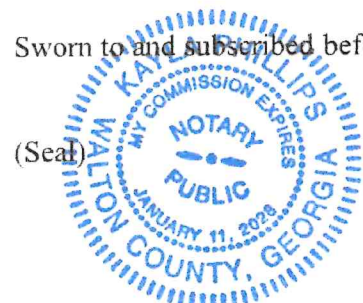
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

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

Diaria Attha Clay
Print Name and Title

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



[Signature]
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

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

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

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

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

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

2.004 ACRES

EDDIE H. ATHA & DIANE ATHA CLAY
NIF
PARCEL CO230011800
DB 4163 PG 262
PB 108 PG 192
ZONED A1

DIANE ATHA CLAY
NIF
PARCEL CO230011A00
DB 1613 PG 386
PB 90 PG 26
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Line Table

Line #	Direction	Length
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L2	N37°47'41"W	50.65'
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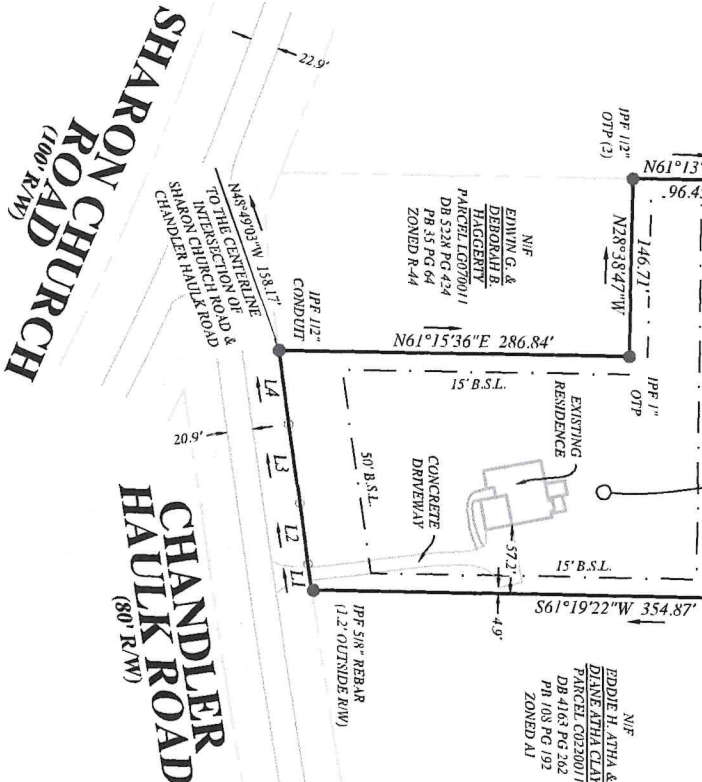
SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

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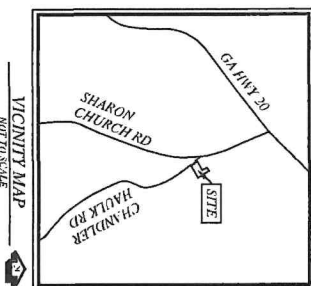
GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/23/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: DIANE ATHA CLAY
3. TITLE REFERENCES REGARDING ADJACENTS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1397C0050 WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 13085, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSED 02/23/2025.
8. MINIMUM BUILDING SETBACKS:
FRONT: 50' / SIDE: 15' / REAR: 40'
9. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFINED FOR PURPOSES OF THIS SURVEY.
11. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
12. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
13. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).



REFERENCES

DB 1613 PG 386
PB 90 PG 26



- SURVEY NOTES**
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,641 FEET, AND WAS UNADJUSTED.
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 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 213,379 FEET.

SURVEYOR'S CERTIFICATE

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

John F. Brewer, III
JOHN F. BREWER, III RLS#2005
03/04/2025
D-DATE

W&A ENGINEERING

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oriole Street, Ste. D180
Athens, GA 30601
P: 706.330.0400
www.wandaengineering.com | info@wandaengineering.com

GA WEST ZONE
1002 MAG 83

RETRACEMENT SURVEY FOR:

DIANE ATHA CLAY

4159 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

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



Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

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

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

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

Staff Report — Annexation

ZONING CASE #: A25-005

LANDOWNERS: Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4159 Chandler Haulk Road

MAP/PARCEL #: C0220011A00

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

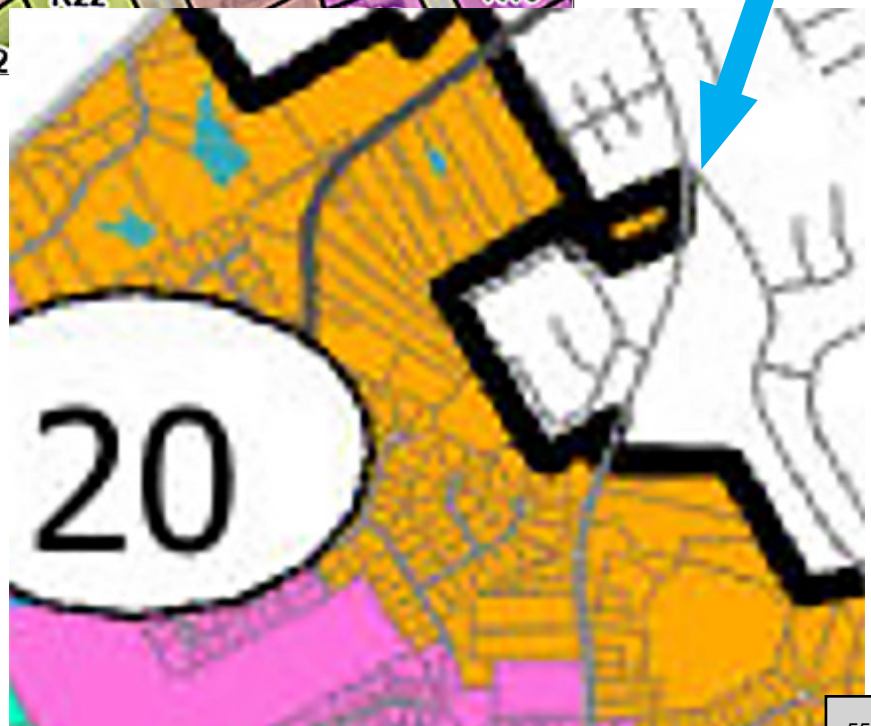
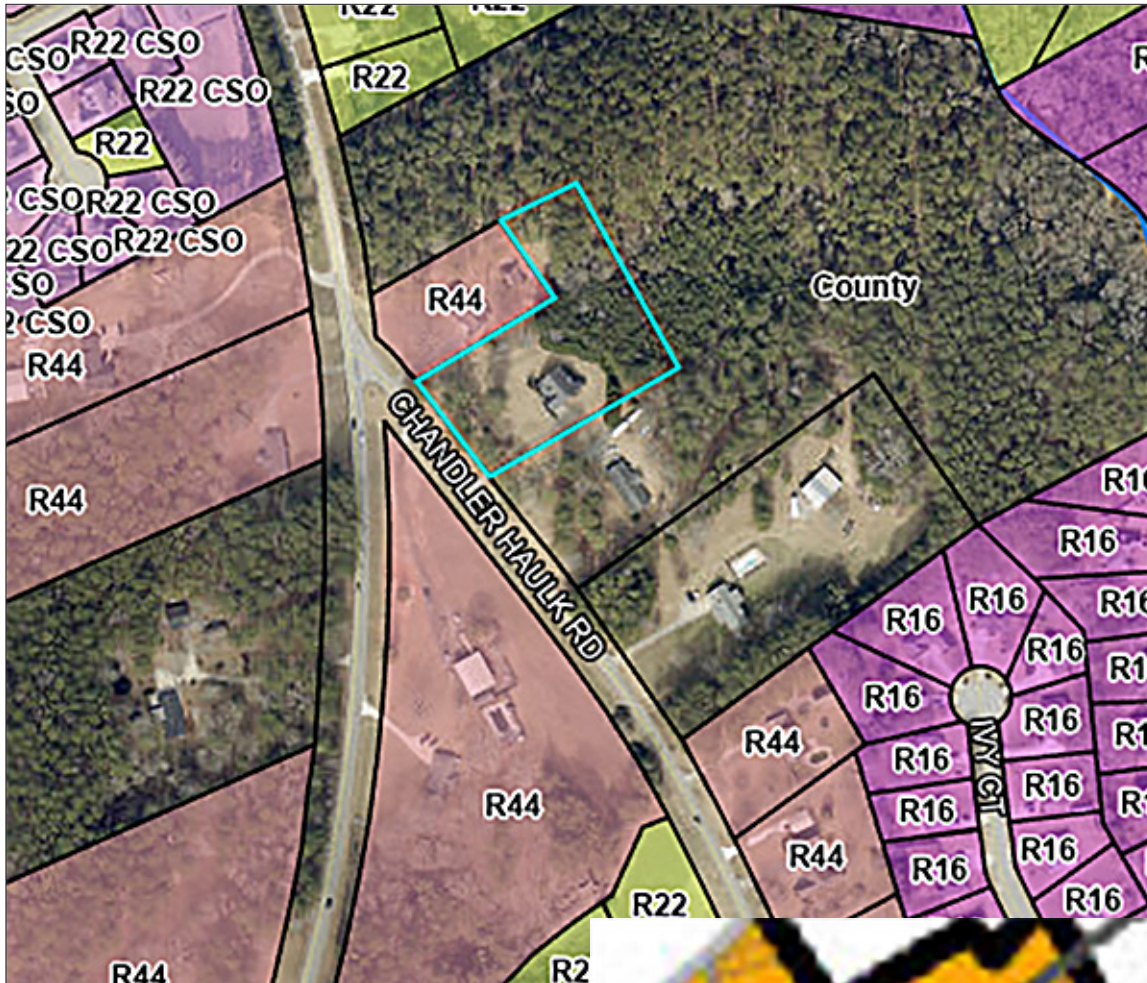
FUTURE LAND USE MAP: Residential

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

PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

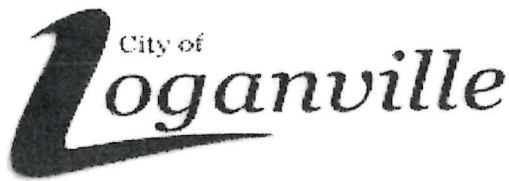
What is the impact upon adjacent property owners if the request is approved? None.

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

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

Planning Commission Recommended Conditions

City Council Conditions



Date: 3-5-25

Application # R 25-006

REQUEST FOR ZONING MAP AMENDMENT

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
C0220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00	
PROPOSED DEVELOPMENT: No development proposed			

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

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

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

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor

City Clerk

Date

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

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


Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R**Applicant's Certification**

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


 Applicant's Signature

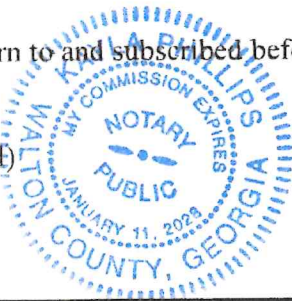
3-3-25
 Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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

(Seal)


Kayla Phillips
 Signature of Notary Public

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

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

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

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

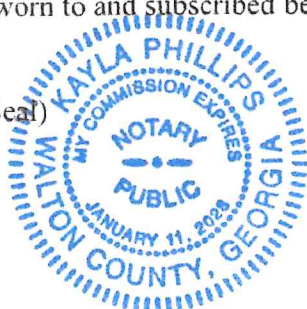
Diane Atha Clay
 Owner's Signature

3/3/25
 Date

Diane Atha Clay property owner
 Print Name and Title

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

(Seal)


Kayla Phillips
 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.

Dieneatha Clay 3/3/25
Applicant's Signature Date

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

Dieneatha Clay
Print Name

Timothy Prater
Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

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

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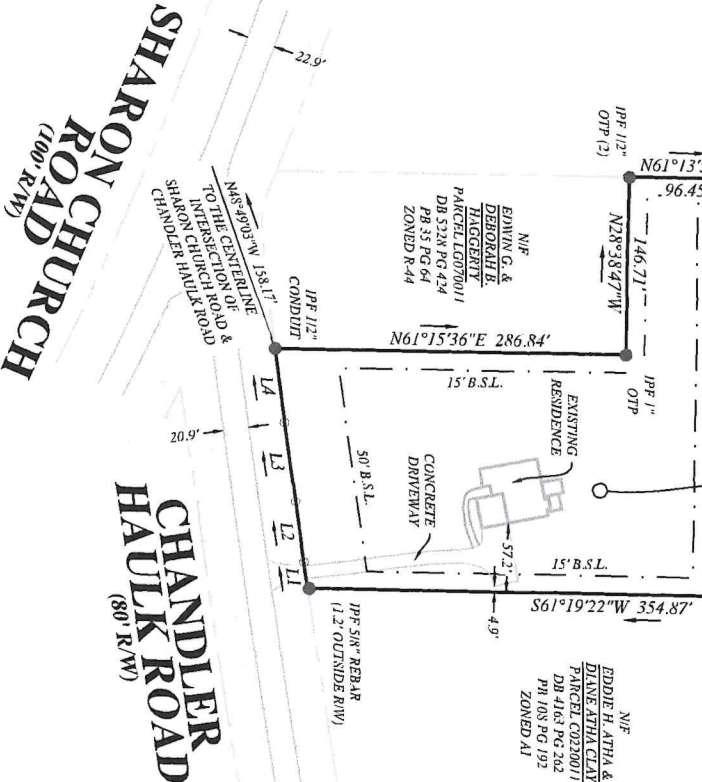
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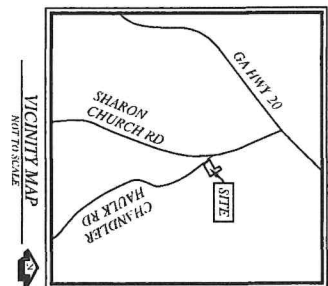
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ZONED A1



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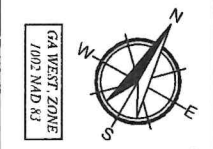
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JOHN F. BREWER, III RLS#2905
DATE 03/04/2025

W&A ENGINEERING

CIVIL, ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
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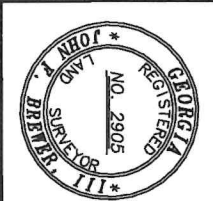
355 Oneta Street, Ste. 0100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com



RETRACEMENT SURVEY FOR:
DIANE ATHA CLAY

4139 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

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REVISIONS	DRAFTED BY:
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	REVIEWED BY:
	JB



Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

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

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

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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-006

LANDOWNERS: Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4159 Chandler Haulk Road

MAP/PARCEL #: C0220011A00

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

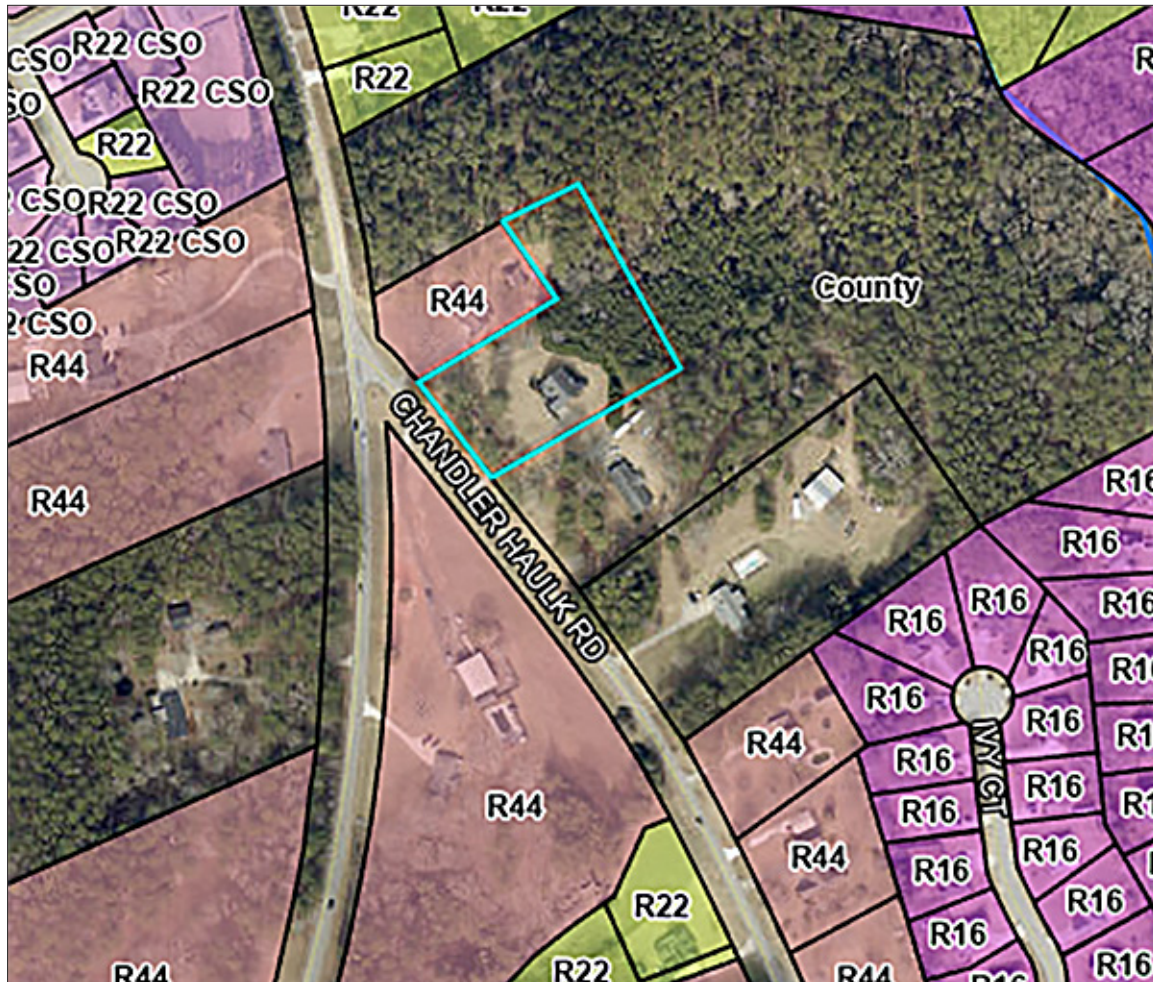
FUTURE LAND USE MAP: Residential

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

PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

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

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

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

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

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

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

Estimated number of cars generated by the proposed development? Unknown

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

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



Date: 3-5-25

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

Section 2, Item E.

Application # A 25-007

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>CO220011</u> PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)			
ADDRESS: <u>4139 Chandler Haulk Rd.</u>		COUNTY:	<u>Walton</u>
		ACREAGE:	<u>2.00 + or -</u>
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

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

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

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

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

Commission Chairman: [Signature]

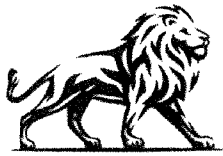
DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

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

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

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

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

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

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

Staff Report — Annexation

ZONING CASE #: A25-007

LANDOWNERS: Eddie H. Atha and Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4139 Chandler Haulk Road

MAP/PARCEL #: C0220011

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

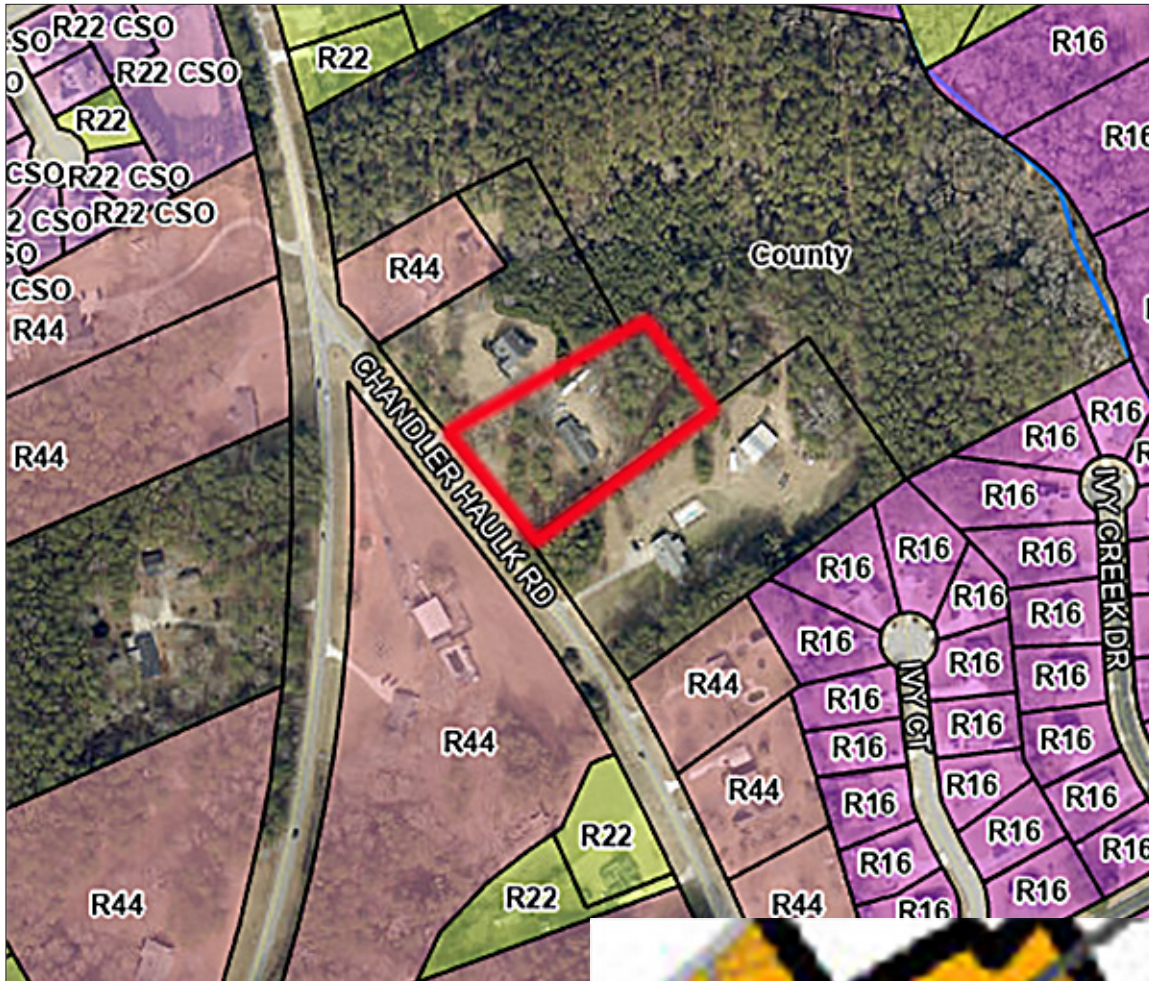
FUTURE LAND USE MAP: Residential

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

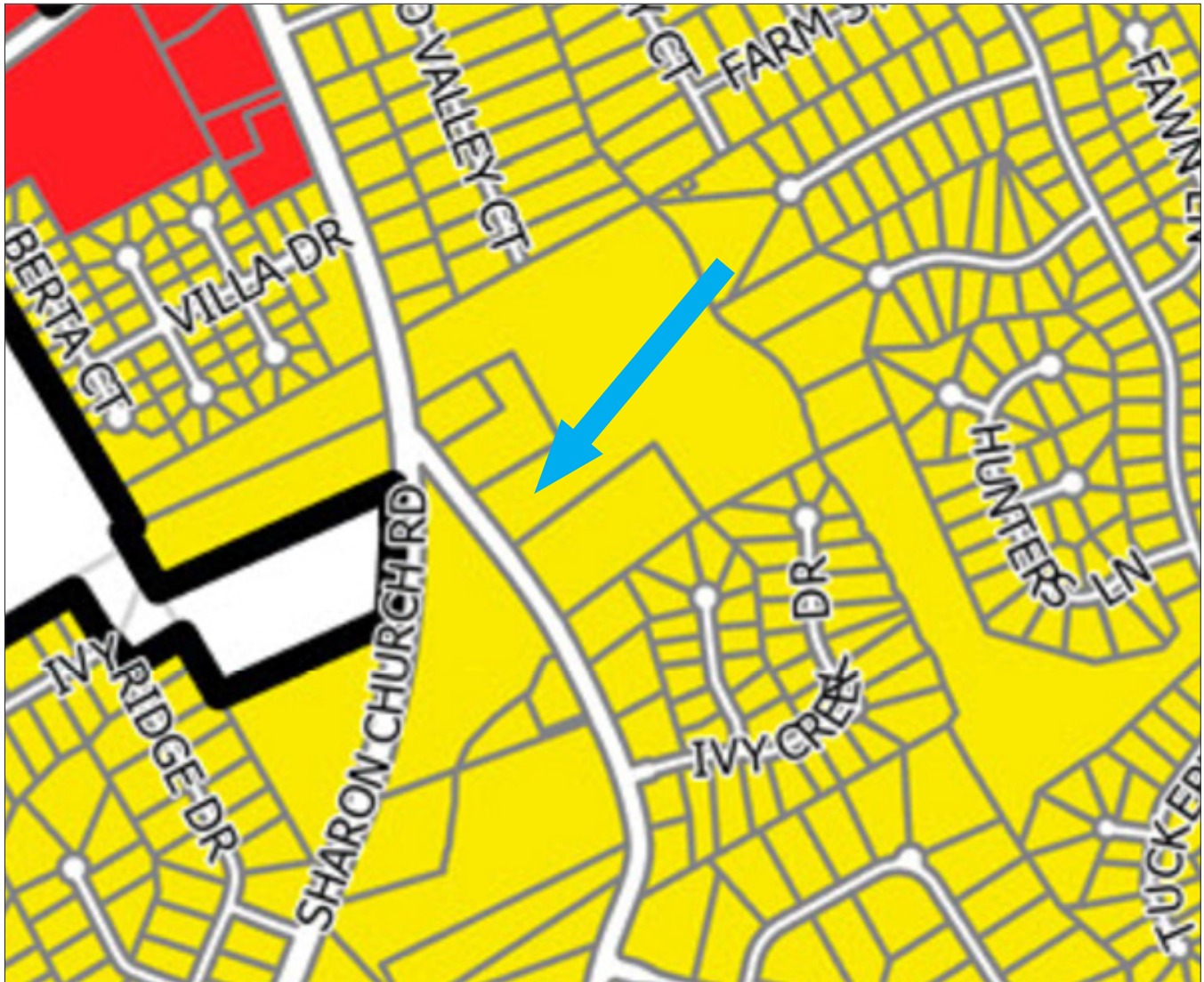
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Section 2, Item F.

Date: 3-5-25

Application # R 25-008

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220011		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
ADDRESS: 4139 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00 +/-	
PROPOSED DEVELOPMENT: No development proposed			

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

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature]

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

CHECK # 1943 RECEIPT # 20032876 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4/22/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

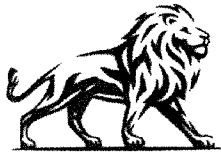
CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date

Page 1 of 62



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

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

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # **R****Applicant's Certification**

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



Applicant's Signature

3.3.25

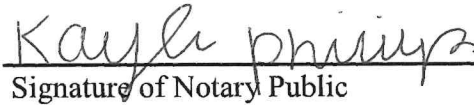
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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

(Seal)

Signature of Notary Public

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

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

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

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



Owner's Signature

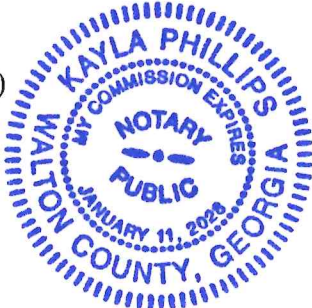
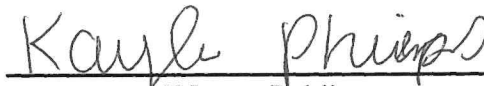
Date



Print Name and Title

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

(Seal)

Signature of Notary Public

Application # R**Applicant's Certification**

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

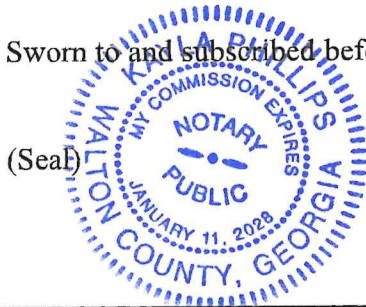
[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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



[Signature]
Signature of Notary Public

Property Owner's Certification

(complete a separate form for each owner)

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

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

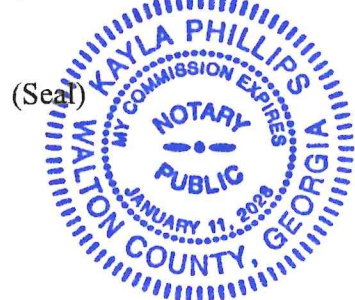
that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]
Owner's Signature

3/3/25
Date

Drane Atha Clay property owner
Print Name and Title

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



[Signature]
Signature of Notary Public

Application # R

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

Eddie H. Arth
Print Name

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

Timothy Porter
Print Name

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

 YES ✓ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

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

DATE OF
CONTRIBUTION

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

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Dianeatha Clay 3/3/25
Applicant's Signature Date

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

Diane Atha Clay
Print Name

Timothy Prater
Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

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

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

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

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

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

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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-008

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

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

PROPERTY ADDRESS: 4139 Chandler Haulk Road

MAP/PARCEL #: C0220011

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

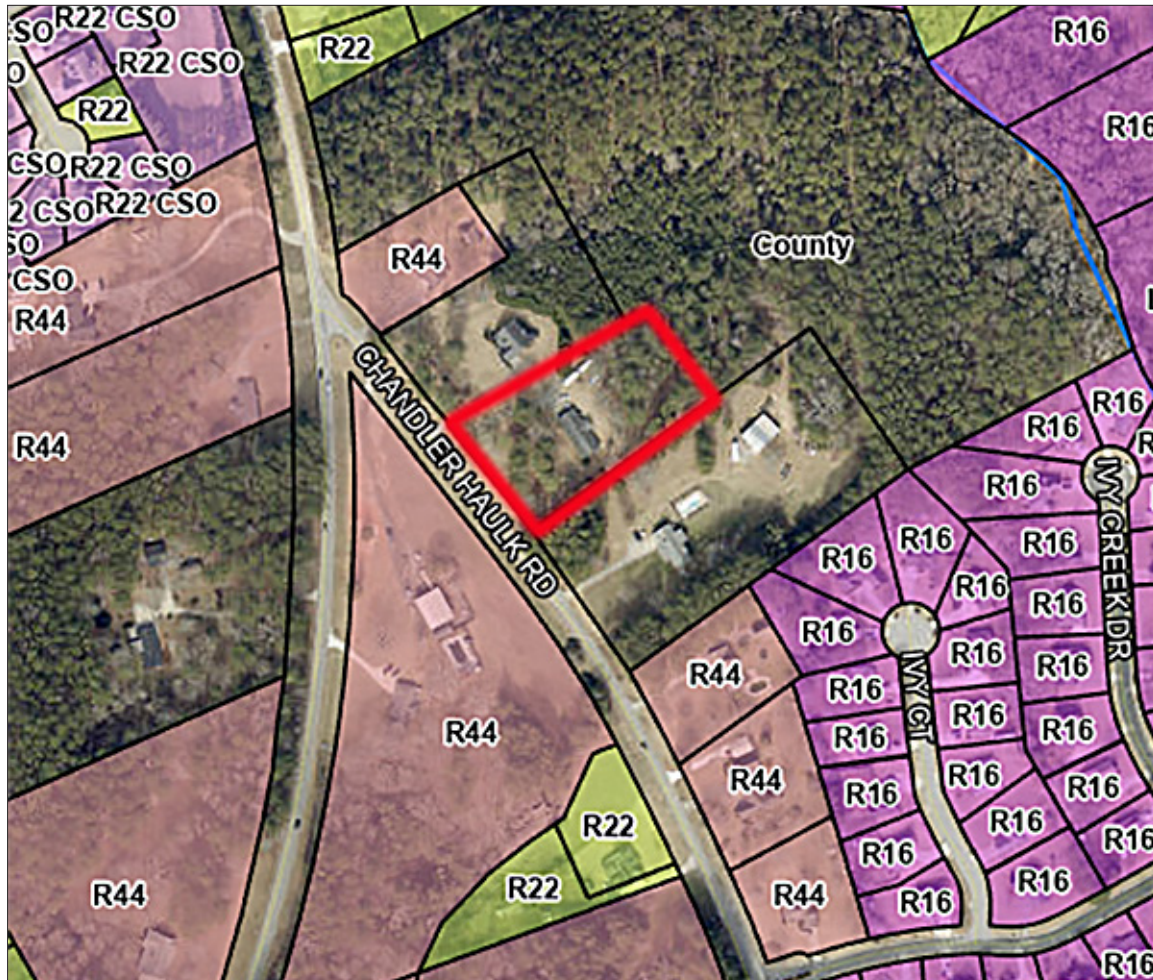
FUTURE LAND USE MAP: Residential

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

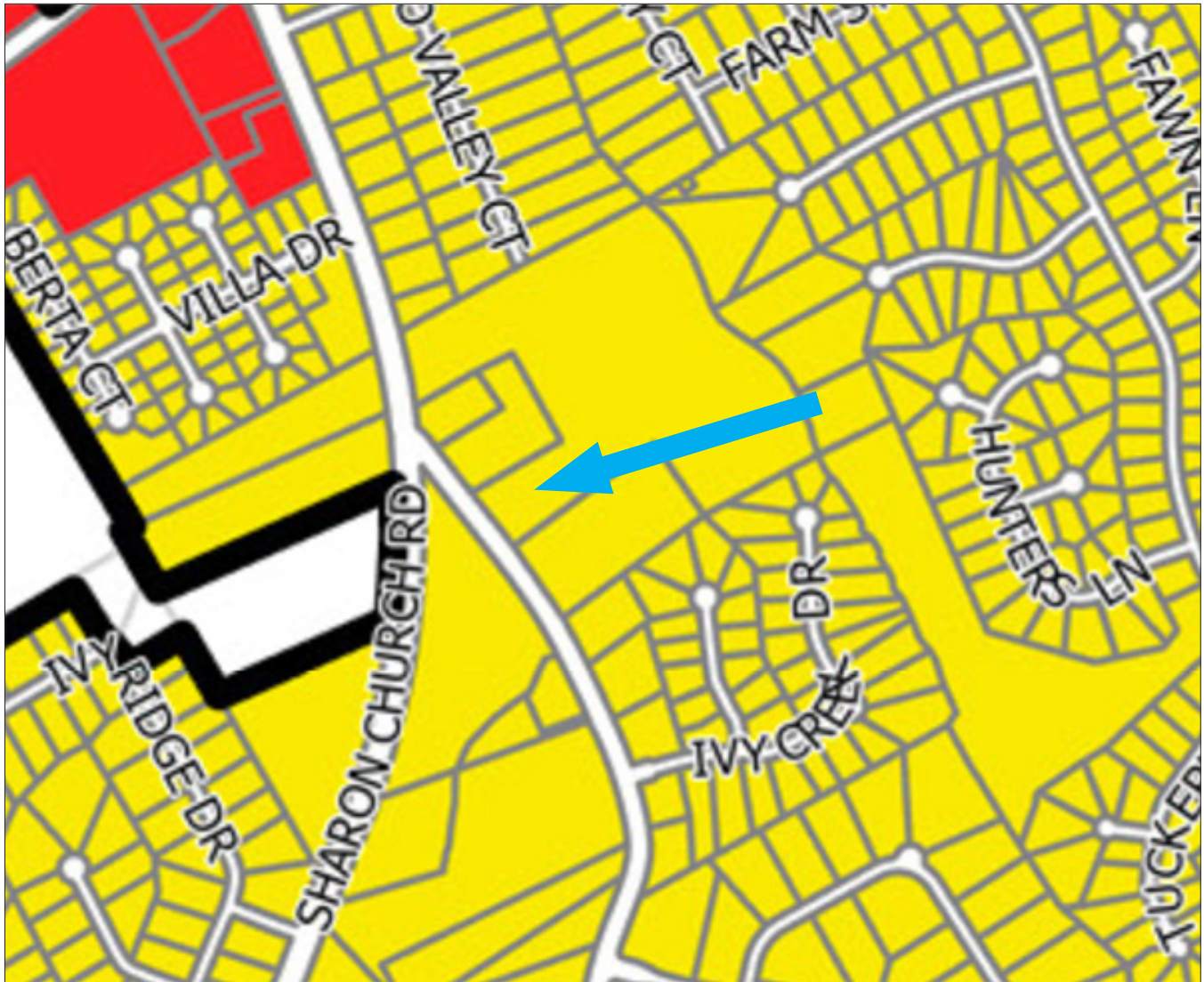
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

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

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

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

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

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

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

Estimated number of cars generated by the proposed development? Unknown

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

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



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

Section 2, Item G.

Date: 3-5-25

Application # A 25-009

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220011B00			
ADDRESS: 0 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	17.57 + or -
PROPOSED DEVELOPMENT: Market for development			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

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

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

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

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

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

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

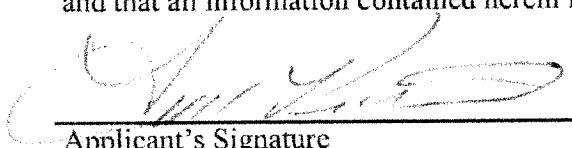
The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to annexation the Property for sale and market it as a multi-family development.

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

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

Application # A**Applicant's Certification**

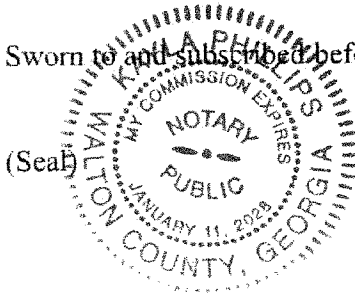
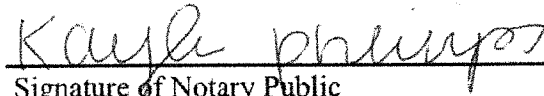
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


 Applicant's Signature

3.3.25
 Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

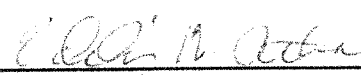
 Sworn to and subscribed before me this 3rd day of march, 2025.


 Signature of Notary Public

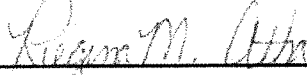
Property Owner's Certification
 (complete a separate form for each owner)

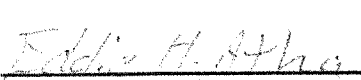
The undersigned hereby certifies that they are: (check all that apply)

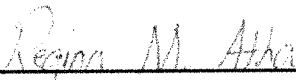
- a) X the owner of record of property contained in this application, and/or
 b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

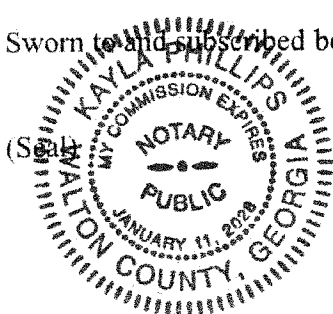
that all information contained in this application is complete and accurate to the best of their knowledge.


 Owner's Signature


3/3/25
 Date


 Print Name and Title



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


 Signature of Notary Public

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.

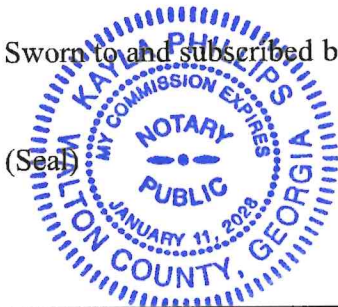
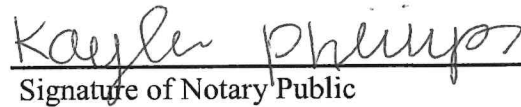


Date

3-3-25

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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


Signature of Notary Public

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

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

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

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

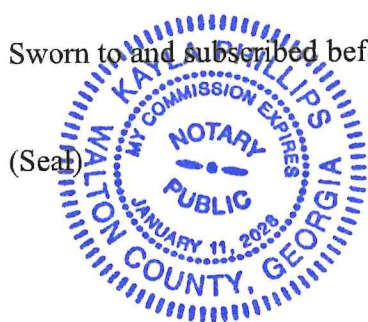
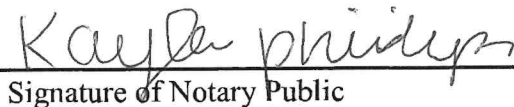


Owner's Signature

Date

3/3/25


Print Name and Title

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


Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

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

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

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

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

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

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

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

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

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

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

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

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

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

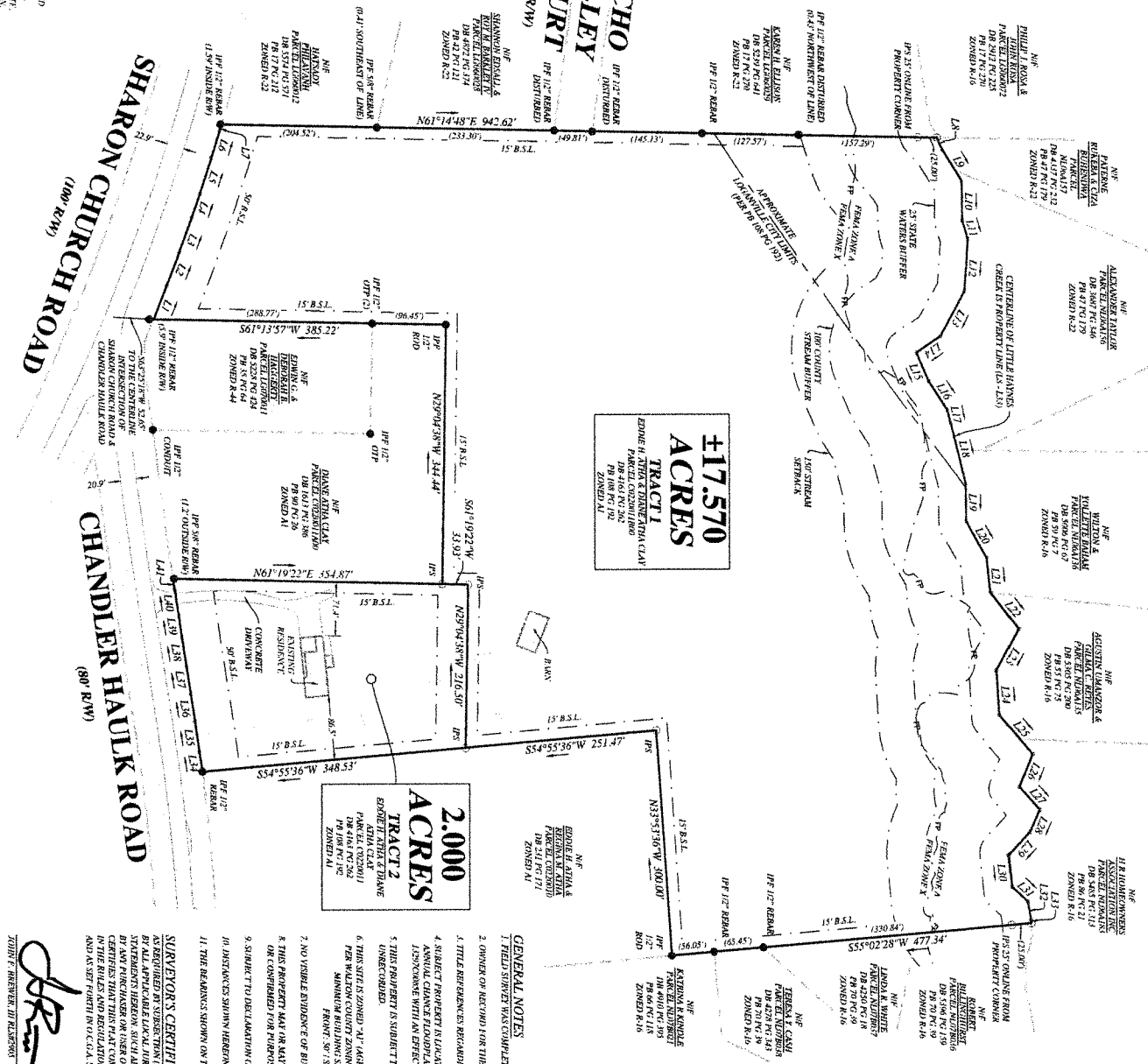
Section 2, Item G.

1: 128 PG. 114-114
Filed and Recorded
04-2025 10:30 AM
DOC# E2025-000042
KAREN P. DAVID
OF SUPERIOR COURT
WALTON COUNTY

SPACE REMAINED FOR CLERK OF SUPERIOR COURT
THIS PLAT SUPERSEDES
PLAT BOOK 128 PAGE 113.

Line Table

Line #	Direction	Length
L1	N89°31'27"W	42.51'
L2	N89°31'27"W	42.52'
L3	N89°31'27"W	42.53'
L4	N11°02'27"W	42.54'
L5	N11°02'27"W	42.55'
L6	N11°02'27"W	42.56'
L7	N11°02'27"W	42.57'
L8	N11°02'27"W	42.58'
L9	N11°02'27"W	42.59'
L10	N11°02'27"W	42.60'
L11	N11°02'27"W	42.61'
L12	N11°02'27"W	42.62'
L13	N11°02'27"W	42.63'
L14	N11°02'27"W	42.64'
L15	N11°02'27"W	42.65'
L16	N11°02'27"W	42.66'
L17	N11°02'27"W	42.67'
L18	N11°02'27"W	42.68'
L19	N11°02'27"W	42.69'
L20	N11°02'27"W	42.70'
L21	N11°02'27"W	42.71'
L22	N11°02'27"W	42.72'
L23	N11°02'27"W	42.73'
L24	N11°02'27"W	42.74'
L25	N11°02'27"W	42.75'
L26	N11°02'27"W	42.76'
L27	N11°02'27"W	42.77'
L28	N11°02'27"W	42.78'
L29	N11°02'27"W	42.79'
L30	N11°02'27"W	42.80'
L31	N11°02'27"W	42.81'
L32	N11°02'27"W	42.82'
L33	N11°02'27"W	42.83'
L34	N11°02'27"W	42.84'
L35	N11°02'27"W	42.85'
L36	N11°02'27"W	42.86'
L37	N11°02'27"W	42.87'
L38	N11°02'27"W	42.88'
L39	N11°02'27"W	42.89'
L40	N11°02'27"W	42.90'
L41	N11°02'27"W	42.91'
L42	N11°02'27"W	42.92'
L43	N11°02'27"W	42.93'
L44	N11°02'27"W	42.94'
L45	N11°02'27"W	42.95'
L46	N11°02'27"W	42.96'
L47	N11°02'27"W	42.97'
L48	N11°02'27"W	42.98'
L49	N11°02'27"W	42.99'
L50	N11°02'27"W	43.00'



THE PURPOSE OF THIS SURVEY IS SO SUBDIVIDE TAX PARCEL C022001 INTO TWO TRACTS.

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

APPROVAL FOR RECORDING

Richard C. Smith
WALTON COUNTY PLANNING DEPARTMENT
DATE: 3/4/2025

SURVEY LEGEND

REMARK: SETBACK LINE
OPEN FOR PIPE
CONCRETE FOUNDATION FOUND
PLAT BOOK
POINT OF BEGINNING
WATER TO EXISTING DRAINAGE
PROPERTY CORNER SET
COMPUTED POINT

SURVEY NOTES

1. THE FIELD DATA USED IN THIS MAP OR PLAT IS BASED ON A CLASSIC MEASUREMENT OF ONE FOOT IN 12.35 FEET, AND WAS ENDORSED.

2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A TOTAL STATION.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 12.35 FEET FOR TRACT 1, AND 100.31 FEET FOR TRACT 2.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/25/2024.

2. OWNER (OR HERITAGE) FOR THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE A. CLAY.

3. TITLE REFERENCES REGARDING ADJACENT AREAS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.

4. SUBJECT PROPERTY IS LOCATED WITHIN A ZONING DISTRICT OF ZONE A1 - DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF REVENUE AND PUBLIC DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 123456789 WITH AN EFFECTIVE DATE OF 12/01/2019 OR COMMUNITY NUMBER 10010, WALTON COUNTY, GEORGIA.

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.

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

7. PER WALTON COUNTY ZONING MAPS, ACCESSORY 02/25/2024.

8. MINIMUM BUILDING SETBACKS:
FRONT: 30' SIDE: 15' REAR: 40'

9. NO VISIBLE EVIDENCE OF BURIAL OR REMAINS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS TOWN.

10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, AND WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED, OR CONTAINED FOR PURPOSES OF THIS SURVEY.

11. THE REMAINS SHOWN ON THIS SURVEY ARE COMPUTED DISTANCES BASED ON A CHAIN BEARING MEASUREMENT (100' WEST ZONE).

12. IN DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES BASED ON THE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE

AS SURVEYOR, I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY LAND SURVEYING AND APPROVED BY THE BOARD OF SURVEYING AND MAPPING, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE REVIEWED THE FIELD NOTES AND THE PLAT, AND I CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD SURVEY. I HAVE ALSO REVIEWED THE PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1967, AS AMENDED, AND I CERTIFY THAT THE PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1967, AS AMENDED.

JOHN F. REYNOLDS, III
DATE: 03/04/2025

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

W&A ENGINEERING
355 DUNDY DRIVE, SUITE 100
P. 7700 10000
www.wanda-engineering.com

0 50 100 200
SCALE 1" = 100'

UTILITY NOTE
THIS SURVEY WAS BASED ON
EXISTING UTILITIES AND UTILITIES
NOT SHOWN AND NOT
SHOWN AS APPROVED BY THE
UTILITY COMPANIES. ALL UTILITIES
SHOWN AND NOT SHOWN AS
APPROVED BY THE UTILITY
COMPANIES. NOT FOR CONSTRUCTION.

MINOR SUBDIVISION SURVEY FOR:
EDDIE H. ATHA & DIANE A. CLAY
4139 CHANDLER HAUKE ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY, G.M.D. 417

NO. 2805
BRIAN L. BRYAN
REGISTERED SURVEYOR

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

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

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


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

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



Section 2, Item G.

C02200110DP



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

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

Staff Report — Annexation

ZONING CASE #: A25-009

LANDOWNERS: Eddit H. Atha and Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 0 Chandler Haulk Road

MAP/PARCEL #: C02200110DP

PARCEL DESCRIPTION: Vacant Land / Forest

AREA: 17.57 acres

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

PROPOSED ZONING: RM-4

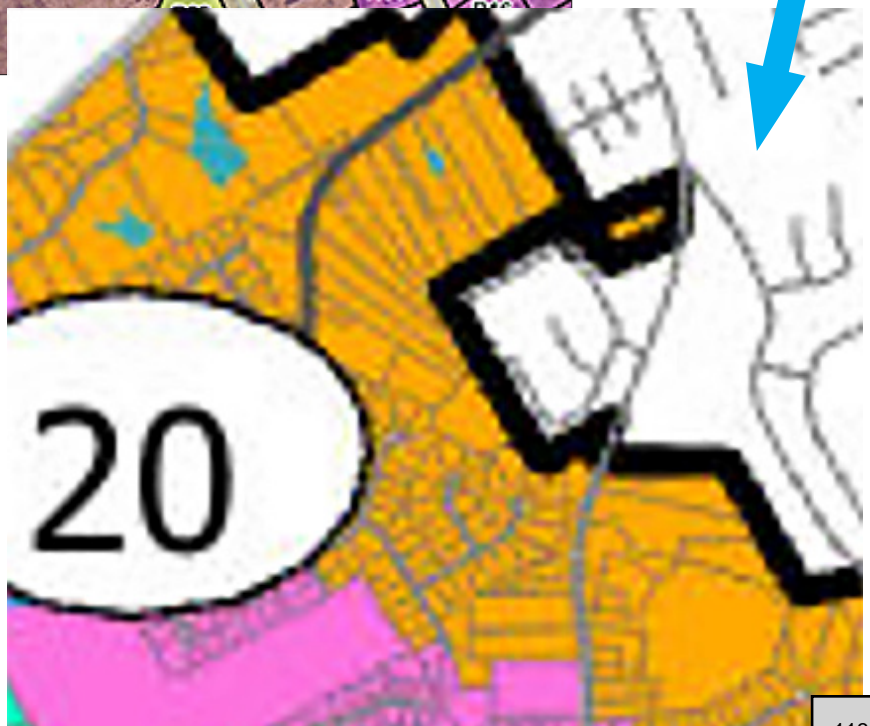
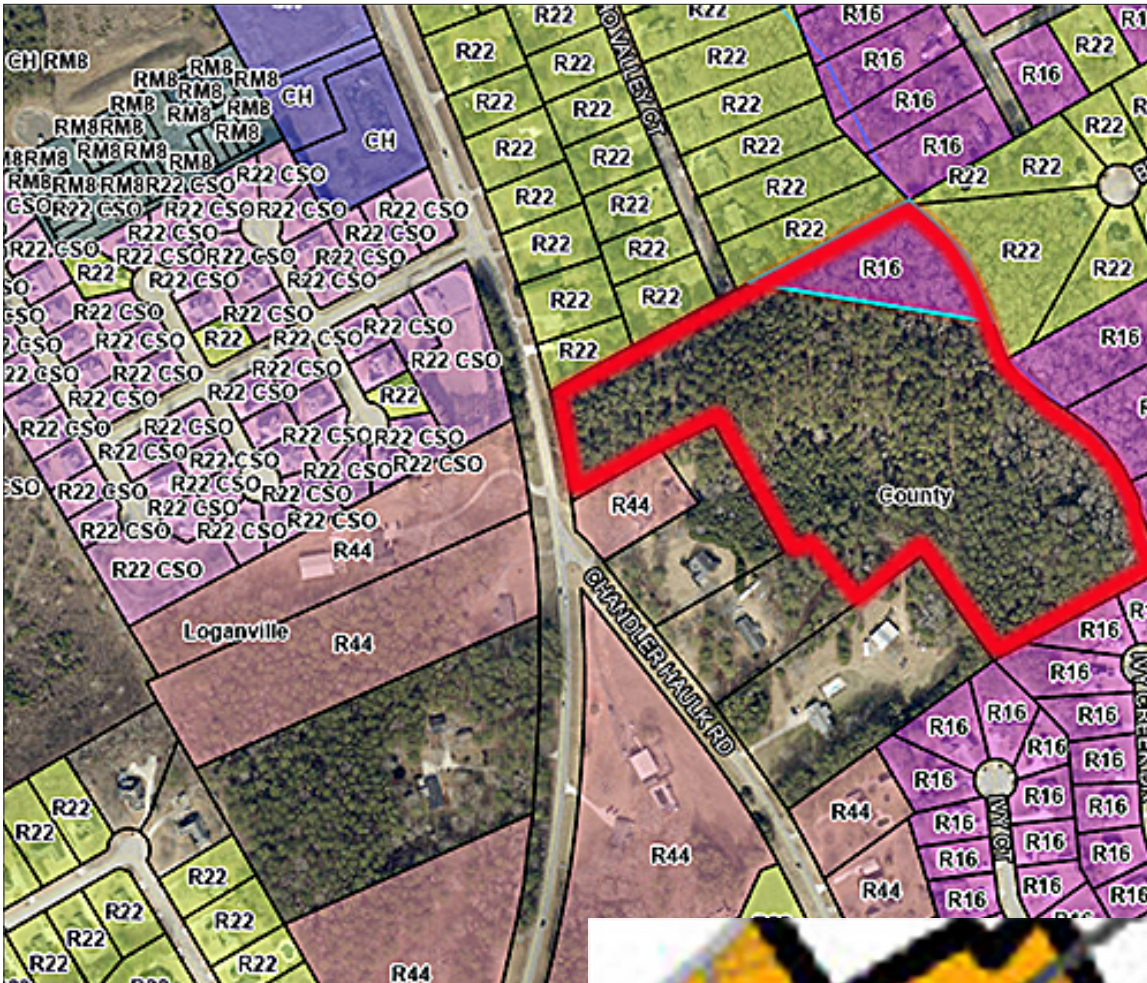
FUTURE LAND USE MAP: Residential

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

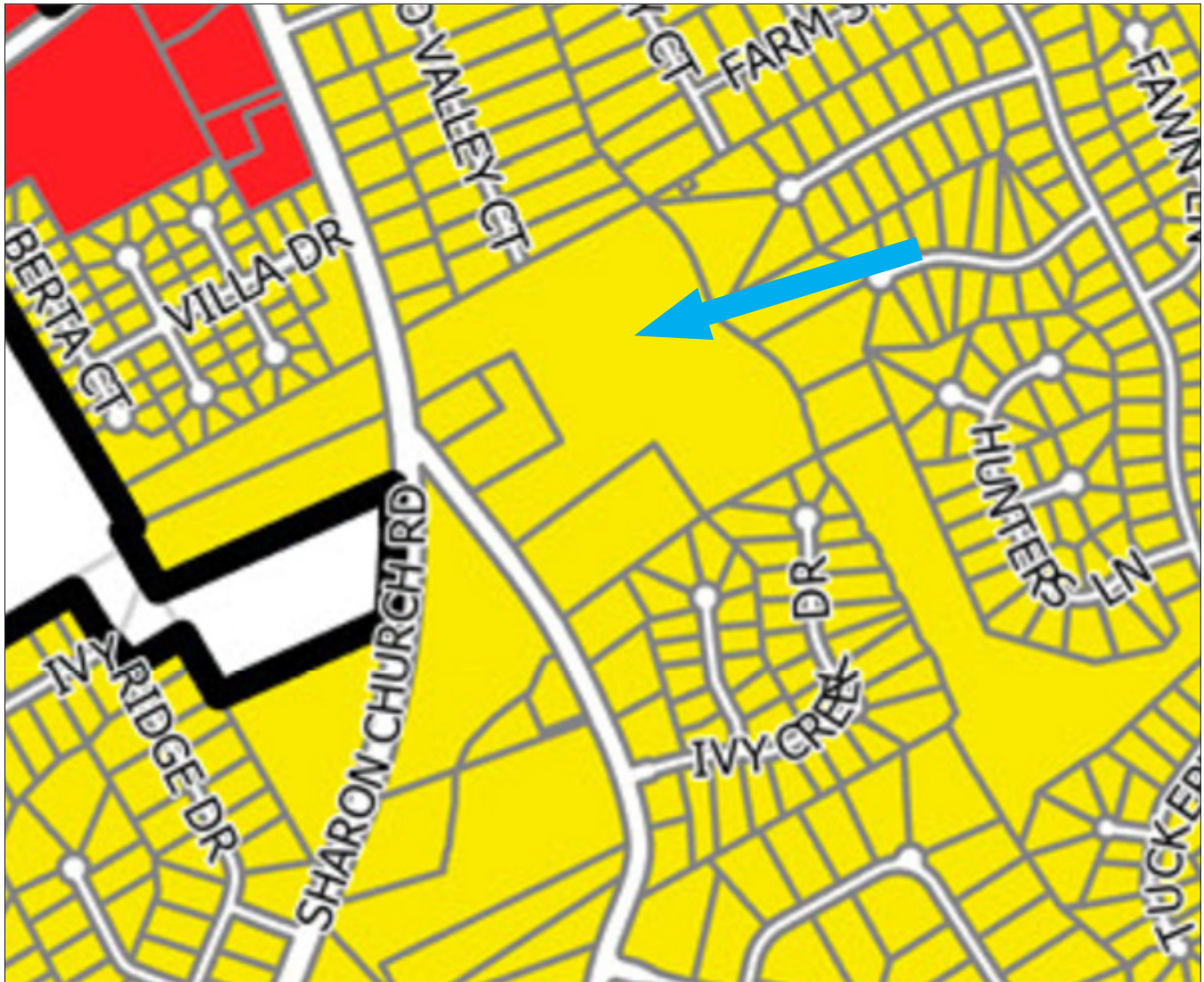
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

The property is wooded and vacant.

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



Date: 3-5-25

Application # R 25-010

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220011B00		PRESENT ZONING: R-16 / A-1 REQUESTED ZONING: RM-4	
ADDRESS: 0 Chandler Haulk Rd.		COUNTY:	WALTON ACREAGE: <u>17.57</u> 19.99 + or -
PROPOSED DEVELOPMENT: Market for development			

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

Pre-Application Conference Date: 2/18/2025

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

CHECK # 164 RECEIPT # 20232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-22-25 NEWSPAPER: THE WALTON TRIBUNE

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

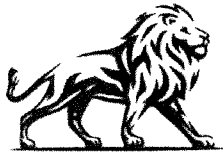
Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

Respectfully submitted the _____ day of March 2025

TIM PRATER

Representative of Applicant

Application # R

Applicant's Certification

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

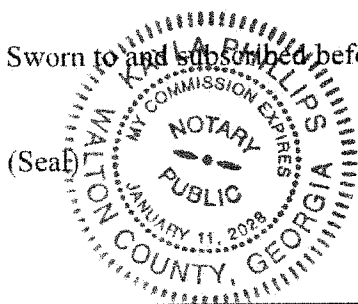
[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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



[Signature]
Signature of Notary Public

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

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

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

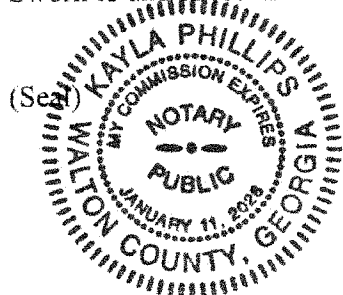
that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

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



[Signature]
Signature of Notary Public

Application # R

Applicant's Certification

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

[Signature]

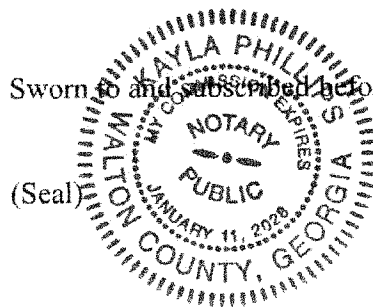
Applicant's Signature

3.3.25

Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title



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

[Signature]
Signature of Notary Public

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

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

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

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

[Signature]

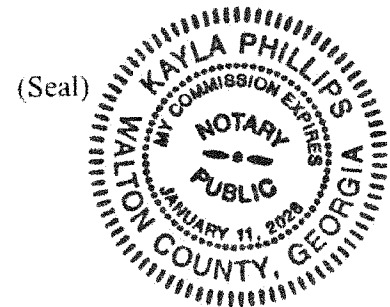
Owner's Signature

Date

Eddie H. Atha Property Owner

Print Name and Title

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



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

Eddie H. Arhe
Print Name

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

Timothy Pater
Print Name

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

_____ **YES** ✓ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

Diane Anna Clay
Print Name

Timothy Prater
Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

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

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

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

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

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

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

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

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

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

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

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

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

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

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

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

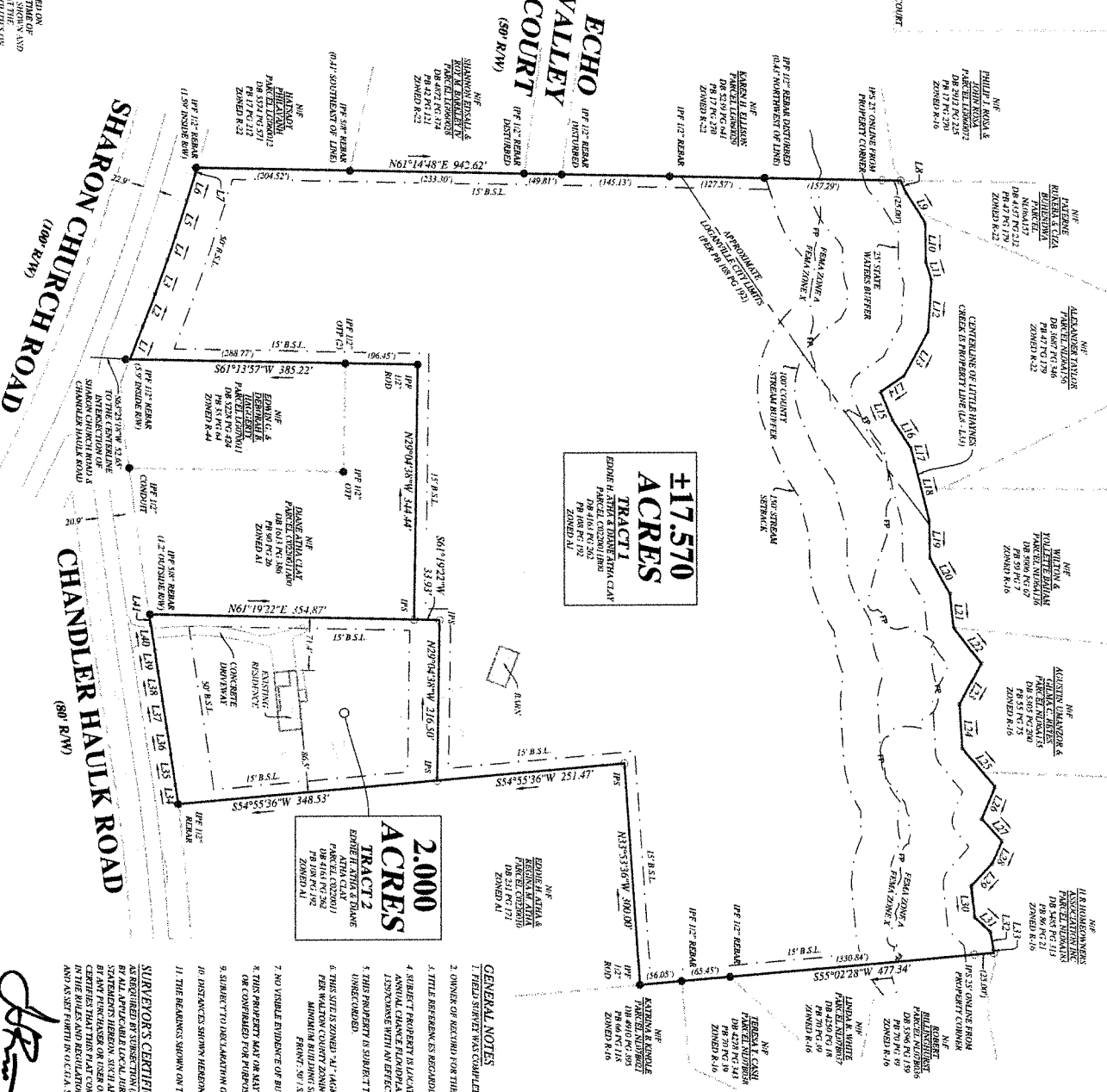
Section 2, Item H.

1. 128 PG. 114-114
Filed and Recorded
9-04-2025 10:30 AM
DOC# 25025-000042
KAREN P. DAVID
OF SUPERIOR COURT
WALTON COUNTY

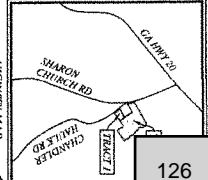
SPACE RESERVED FOR CLERK OF SUPERIOR COURT
THIS PLAT SUPERSEDES
PLAT BOOK 128 PAGE 113.

Law Table

Line #	Description	Length
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L2	REAR 1/2" REAR	47.31'
L3	REAR 1/2" REAR	47.31'
L4	REAR 1/2" REAR	47.31'
L5	REAR 1/2" REAR	47.31'
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L81	REAR 1/2" REAR	47.31'
L82	REAR 1/2" REAR	47.31'
L83	REAR 1/2" REAR	47.31'
L84	REAR 1/2" REAR	47.31'
L85	REAR 1/2" REAR	47.31'
L86	REAR 1/2" REAR	47.31'
L87	REAR 1/2" REAR	47.31'
L88	REAR 1/2" REAR	47.31'
L89	REAR 1/2" REAR	47.31'
L90	REAR 1/2" REAR	47.31'
L91	REAR 1/2" REAR	47.31'
L92	REAR 1/2" REAR	47.31'
L93	REAR 1/2" REAR	47.31'
L94	REAR 1/2" REAR	47.31'
L95	REAR 1/2" REAR	47.31'
L96	REAR 1/2" REAR	47.31'
L97	REAR 1/2" REAR	47.31'
L98	REAR 1/2" REAR	47.31'
L99	REAR 1/2" REAR	47.31'
L100	REAR 1/2" REAR	47.31'



THE PURPOSE OF THIS
SURVEY IS SO SUBDIVIDE
TAX PARCEL C022001.1
INTO TWO TRACTS.
TRACT 1: ±17,570 ACRES
TRACT 2: 2,000 ACRES
TOTAL: ±19,570 ACRES



SURVEY LEGEND
REMARKS
1. THIS SURVEY WAS COMPLETED ON 02/25/2024.
2. THE APPROXIMATE BOUNDARIES OF THE SURVEYED PROPERTY ARE SHOWN ON THIS PLAT. THE APPROXIMATE BOUNDARIES OF THE SURVEYED PROPERTY ARE SHOWN ON THIS PLAT. THE APPROXIMATE BOUNDARIES OF THE SURVEYED PROPERTY ARE SHOWN ON THIS PLAT.

APPROVAL FOR RECORDING
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
WALTON COUNTY PLANNING BOARD
DATE: 3/4/2025

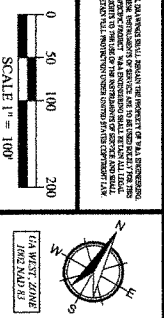
SURVEY NOTES
1. THE FIELD SURVEY WAS CONDUCTED ON 02/25/2024.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY TOTAL STATION.
3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 121,227 FEET FOR TRACT 1 AND 100,341 FEET FOR TRACT 2.

GENERAL NOTES
1. FIELD SURVEY WAS COMPLETED ON 02/25/2024.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS EDDIE H. ATHA & DIANE ATHA CLAY.
3. TITLE REFERENCE IS REGARDING ADJACENT AREAS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SURVEY PROPERTY IS LOCATED WITHIN A RESIDENTIAL ZONE DESIGNATION. ANY ZONE - 1 - DETERMINED TO BE OUTSIDE THE ZONE, CHANGE TO DEVELOPMENT IN THE SETBACK OR RESIDENTIAL ZONE, AND HUMAN DEVELOPMENT ON LAND INSIDE THE ZONE, 121,227 FEET FOR TRACT 1 AND 100,341 FEET FOR TRACT 2.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, OR RIGHTS OF WAY, WHETHER WRITTEN, OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "R-1" (RESIDENTIAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSORY 02/25/2024.
8. MINIMUM BUILDING SETBACKS:
FRONT: 30' SIDE: 15' REAR: 40'

SURVEYOR'S CERTIFICATE
AS REQUIRED BY SECTION 100 OF THE FLA. STATUTES, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF FLORIDA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND THAT THE SURVEYED PROPERTY IS LOCATED WITHIN A RESIDENTIAL ZONE DESIGNATION. ANY ZONE - 1 - DETERMINED TO BE OUTSIDE THE ZONE, CHANGE TO DEVELOPMENT IN THE SETBACK OR RESIDENTIAL ZONE, AND HUMAN DEVELOPMENT ON LAND INSIDE THE ZONE, 121,227 FEET FOR TRACT 1 AND 100,341 FEET FOR TRACT 2.
1. THE REMARKS SHOWN ON THIS SURVEY ARE COMPILED BASED ON A GOOD REASONABLE BELIEF (G.R.B.) ZONE.
2. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY DEPOSITED TO THIS FIRM.
3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, AND WETLANDS WERE INVESTIGATED, IDENTIFIED, DEMONSTRATED, LOCATED OR CONTAINED FOR PURPOSES OF THIS SURVEY.
4. SURVEY PROPERTY IS LOCATED WITHIN A RESIDENTIAL ZONE DESIGNATION. ANY ZONE - 1 - DETERMINED TO BE OUTSIDE THE ZONE, CHANGE TO DEVELOPMENT IN THE SETBACK OR RESIDENTIAL ZONE, AND HUMAN DEVELOPMENT ON LAND INSIDE THE ZONE, 121,227 FEET FOR TRACT 1 AND 100,341 FEET FOR TRACT 2.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, OR RIGHTS OF WAY, WHETHER WRITTEN, OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "R-1" (RESIDENTIAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSORY 02/25/2024.
8. MINIMUM BUILDING SETBACKS:
FRONT: 30' SIDE: 15' REAR: 40'

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

W&A ENGINEERING
ONE INDEPENDENT LANE
LAND SURVEYING, TRAFFIC ENGINEERING, CIVIL ENGINEERING, SURVEYING, AND CONSTRUCTION
3500 SHARON CHURCH RD
P.O. BOX 1000
TALLAHASSEE, FL 32309-1000
www.wanda-engineering.com



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



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

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

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


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

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



Section 2, Item H.

C02200110DP



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

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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-010

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

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

PROPERTY ADDRESS: 0 Chandler Haulk Road

MAP/PARCEL #: C02200110DP

PARCEL DESCRIPTION: Vacant Land / Forest

AREA: 17.57 acres

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

PROPOSED ZONING: RM-4

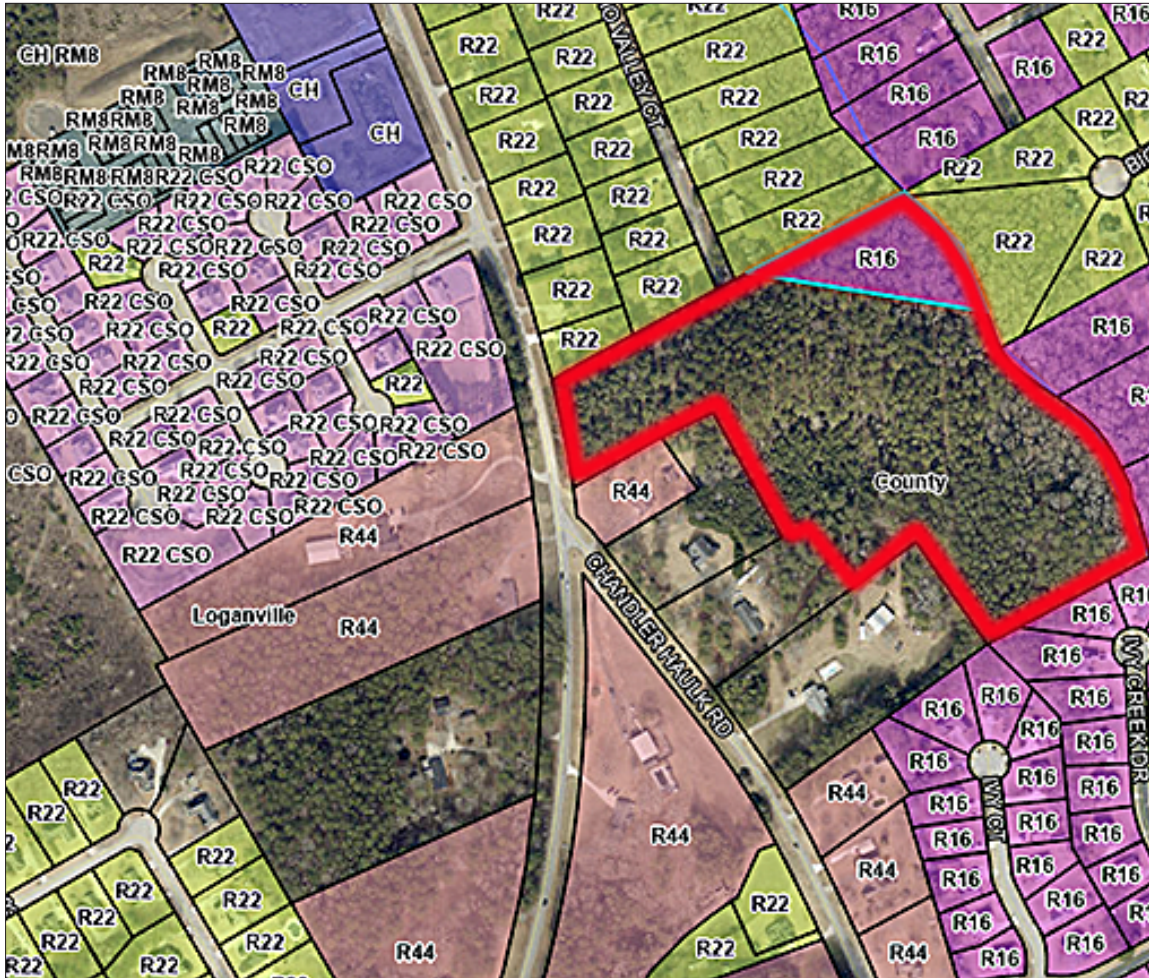
FUTURE LAND USE MAP: Residential

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

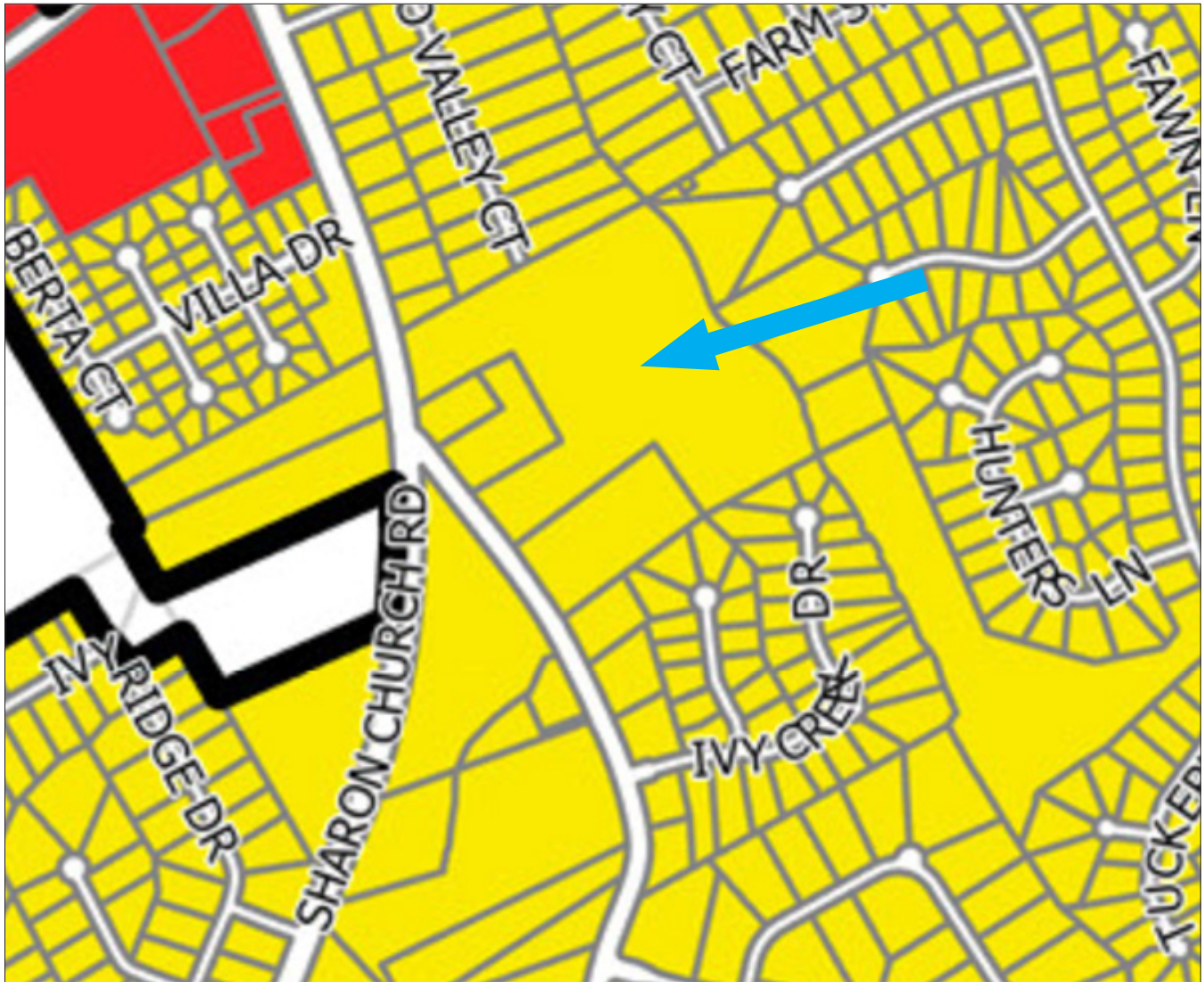
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

The property is wooded and vacant.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The property is surrounded by single-family homes (5 R-22, 10 R-16, 4 R-44), who would see acres of woods replaced by higher density housing.

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

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

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

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

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

Impact Analysis / Recommendation

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

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

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

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

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

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

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

Estimated number of cars generated by the proposed development? Unknown

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

Do sidewalks exist in the area? No

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

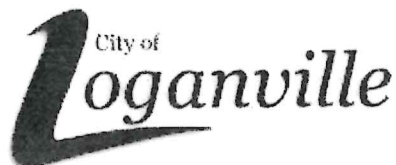
EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



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

Section 2, Item 1.

Date: 3-5-25

Application # A 25-011

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC	NAME:	Eddie H. Atha and Regina M. Atha
ADDRESS:	P.O. Box 6	ADDRESS:	4109 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # CO220010		PRESENT ZONING: A-1 (Separate rezoning request required)	
ADDRESS: 4109 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	4.103 +/-
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

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

Pre-Application Conference Date: 2-18-2025

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

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

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

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

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

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


Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # A**Applicant's Certification**

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


 Applicant's Signature

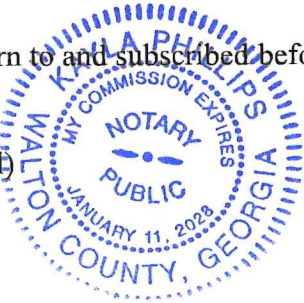
3.3.25
 Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

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

(Seal)


Kayla Phillips
 Signature of Notary Public

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

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

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

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

Eddie M. Attha
 Owner's Signature

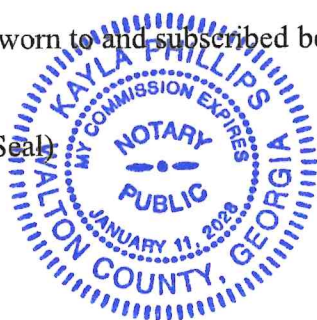
Regina M. Attha
3/3/25
 Date

Eddie H. Attha
 Print Name and Title

Regina M. Attha

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

(Seal)


Kayla Phillips
 Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

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

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

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

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

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

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

SURVEY LEGEND

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

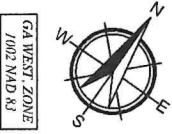
SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

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

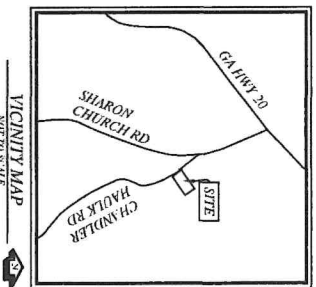
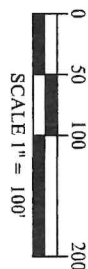
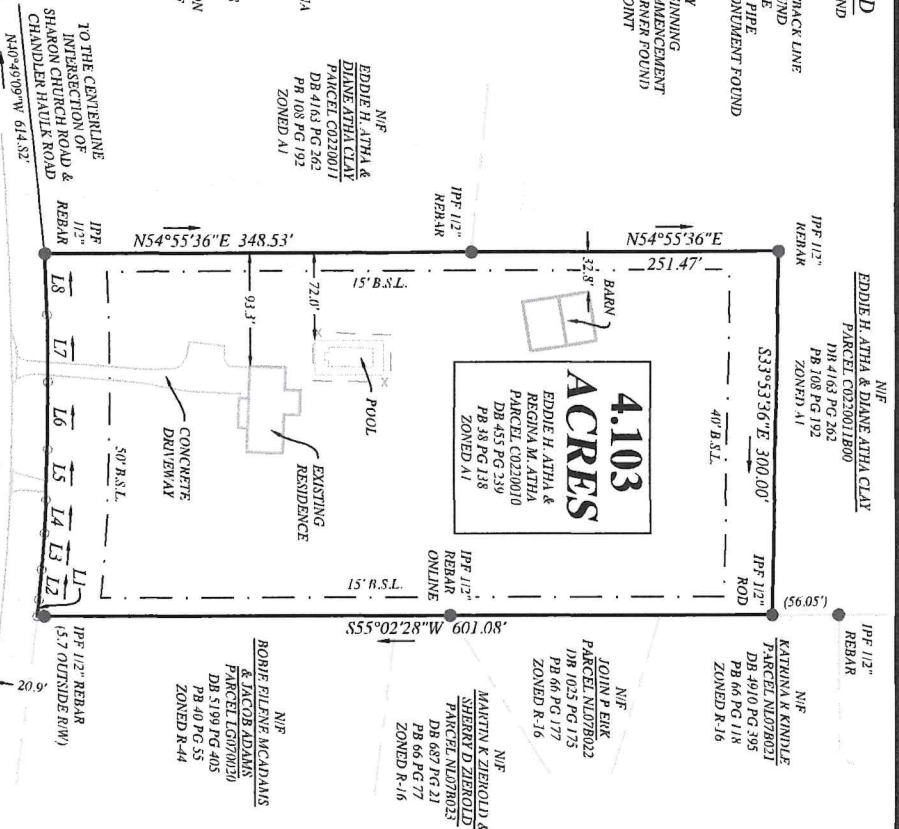
GENERAL NOTES

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



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

CHANDLER HAULK ROAD
(80' R/W)



REFERENCES
DB 455 PG 239
PB 58 PG 138

SURVEY NOTES

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

SURVEYOR'S CERTIFICATE

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

John F. Brewer, III
JOHN F. BREWER, III RLS#2905
03/03/2025
DATE

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

JOHN F. BREWER, III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2905
STATE OF GEORGIA

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

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

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

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

Staff Report — Annexation

ZONING CASE #: A25-011

LANDOWNERS: Eddie H. Atha and Regina M. Atha

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

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

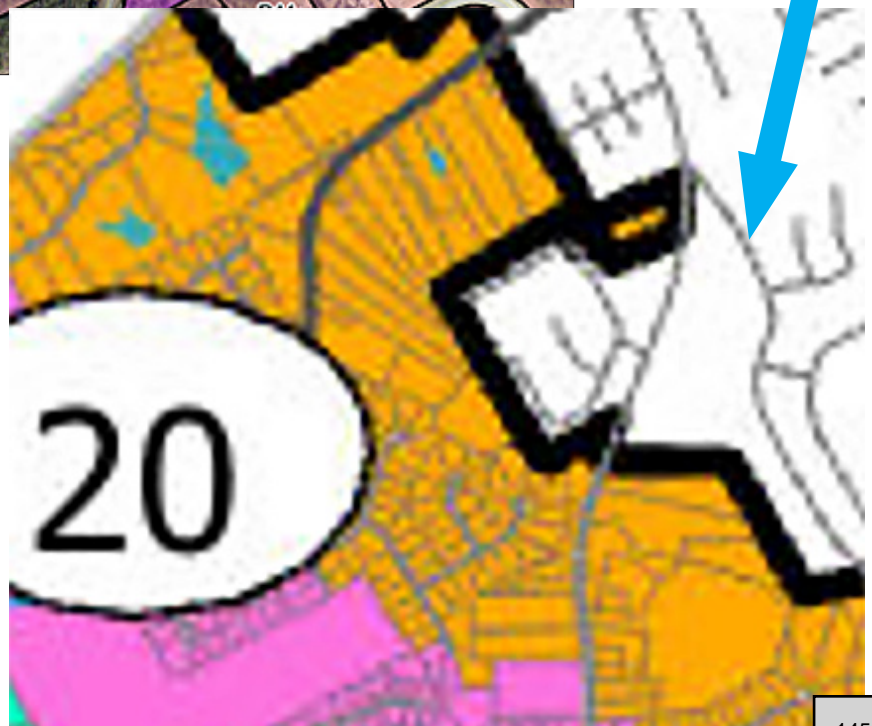
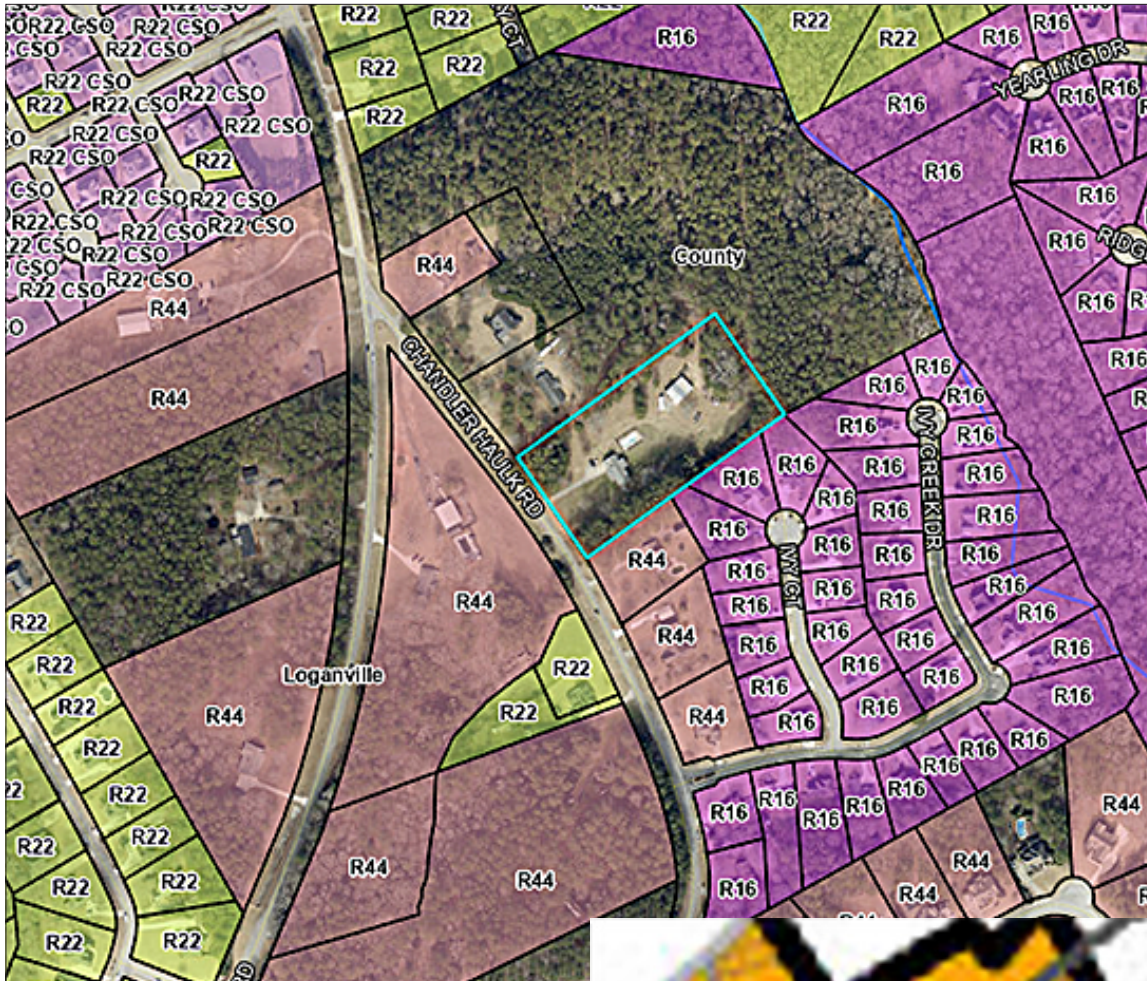
FUTURE LAND USE MAP: Residential

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

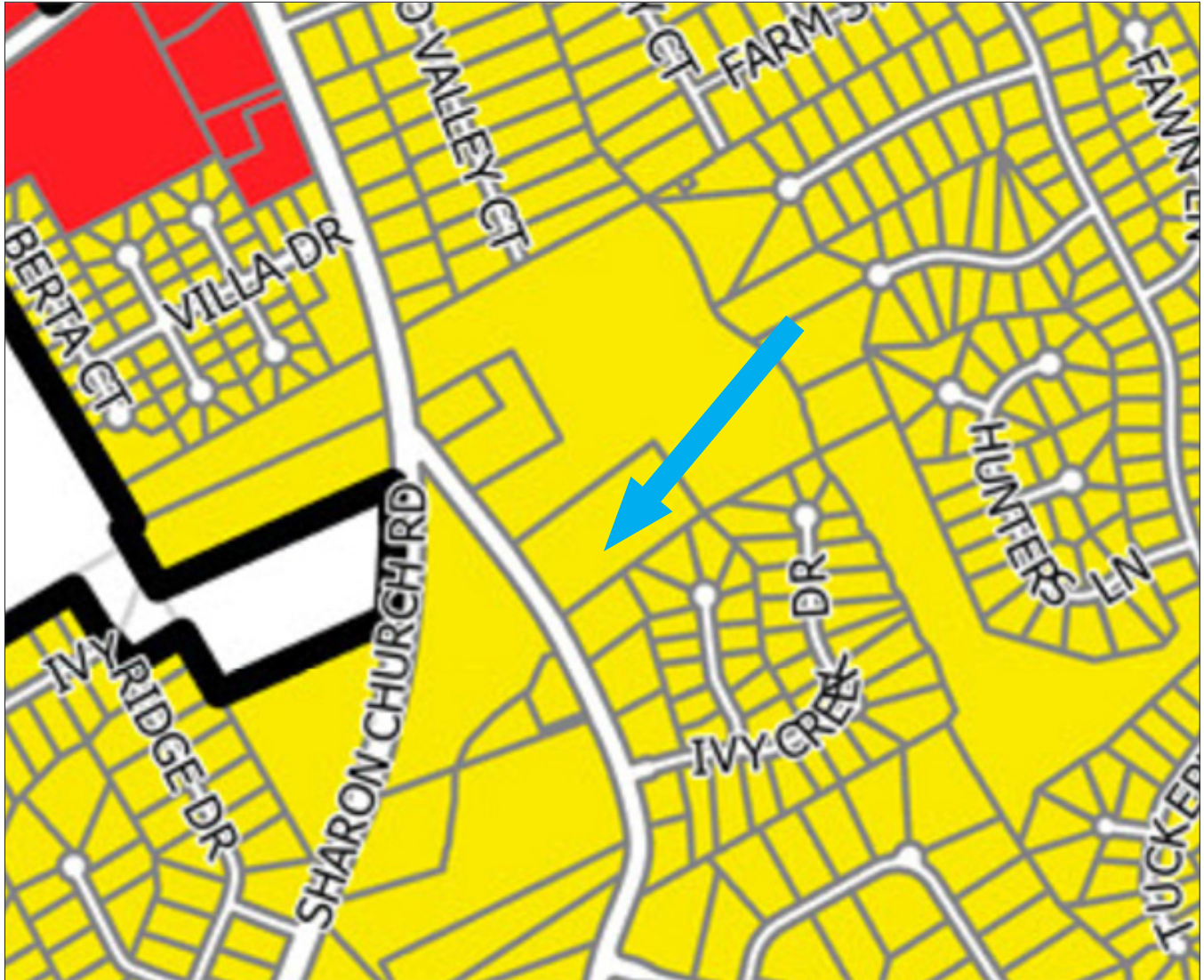
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Date: 3-5-25

Application # R 25-012

REQUEST FOR ZONING MAP AMENDMENT

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eddie H. Atha and Regina M. Atha c/o PRATER CONSULTING LLC</u>	NAME: <u>Eddie H. Atha and Regina M. Atha</u>
ADDRESS: <u>P.O. Box 6</u>	ADDRESS: <u>4109 Chandler Haulk Rd</u>
CITY: <u>AUBURN</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30011</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(404) 757-0889</u>	PHONE: <u>(678) 232-1269</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>TIM PRATER</u> PHONE: <u>(404) 757-0889</u>	
EMAIL: <u>tprater@praterconsultingllc.com</u> FAX: <u>N/A</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220010</u> PRESENT ZONING: <u>A-1</u> REQUESTED ZONING: <u>R-44</u>	
ADDRESS: <u>4109 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>4.103 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</u>	

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

Pre-Application Conference Date: 2/18/2025

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

CHECK # 164 RECEIPT # 1200732882 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

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

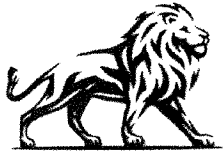
Commission Chairman: [Signature] DATE: 4/24/25

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

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

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

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

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

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

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

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

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

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R

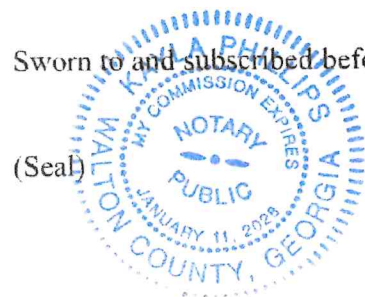
Applicant's Certification

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

[Signature] 3.3.25
Applicant's Signature Date

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

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



[Signature]
Signature of Notary Public

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

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

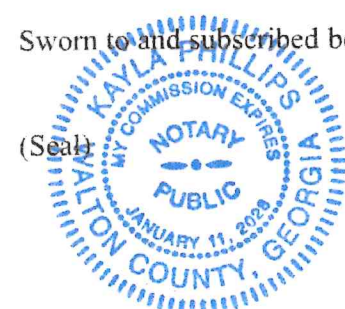
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

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

[Signature] [Signature]
Print Name and Title

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



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

Eddie H. Atke
Print Name

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

Timothy Prater
Print Name

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

_____ **YES** ✓ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

Regina M. Atha
Print Name

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

Timothy Prater
Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no change to the overall impact appearance of the City or aesthetic conditions to adjacent parcels.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no impact to thoroughfare congestion or traffic safety
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to population density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The property is currently on City water and septic. there would be no impact to other infrastructure services.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
This is a well-maintained single-family structure. There would be no adverse impact on blight or depreciation.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plans shows the property as residential. No change would occur to the classification of the property on the future land use map of the City.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed zoning of this property would not affect the adjacent property.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact to adjacent property owner if the zoning request was not approved.
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
This property is an established single-family dwelling there would be no adverse effects on the inhabitants of the citizens of Loganville.

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

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

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

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

ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052

KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

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

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

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

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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-012

LANDOWNERS: Eddie H. Atha and Regina M. Atha

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

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

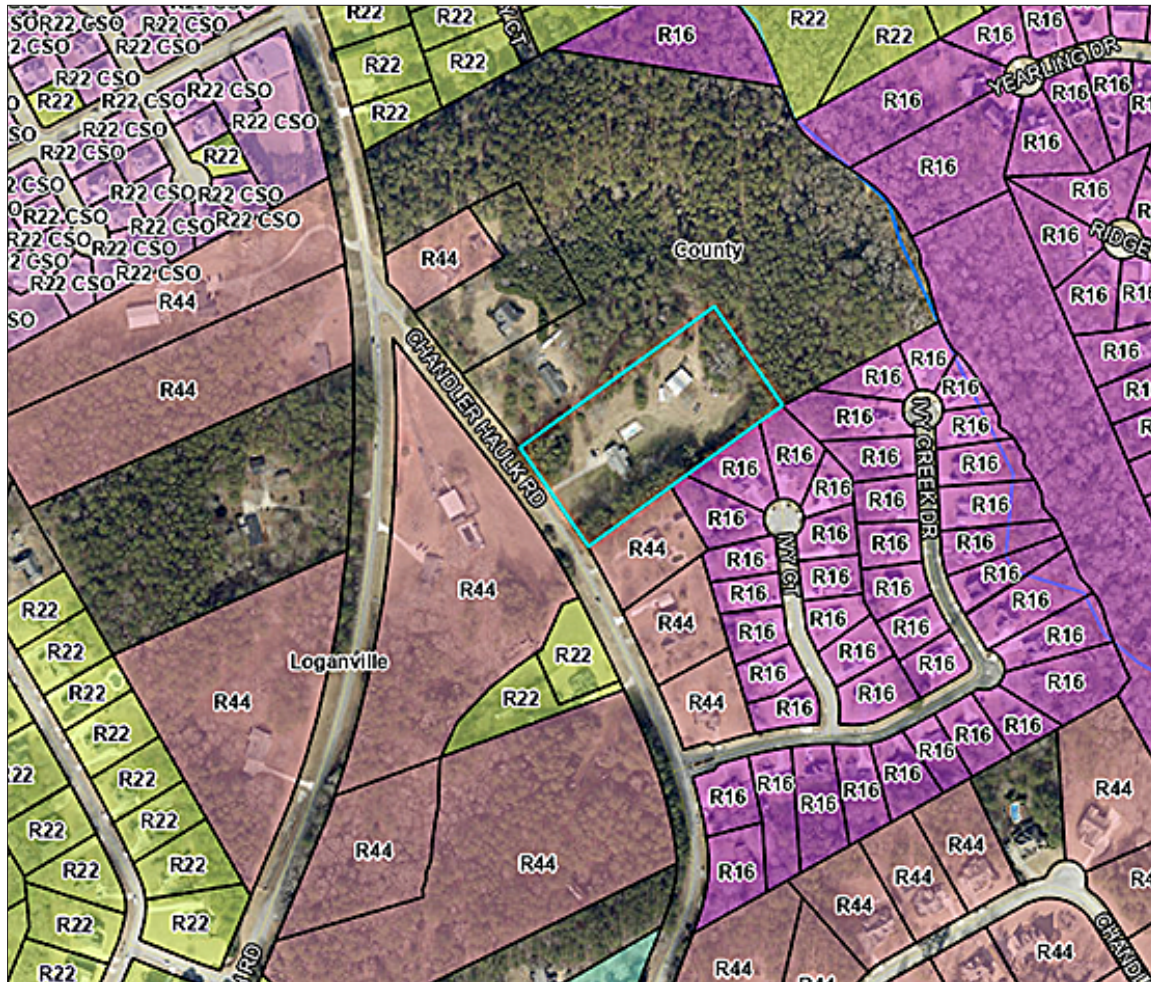
FUTURE LAND USE MAP: Residential

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

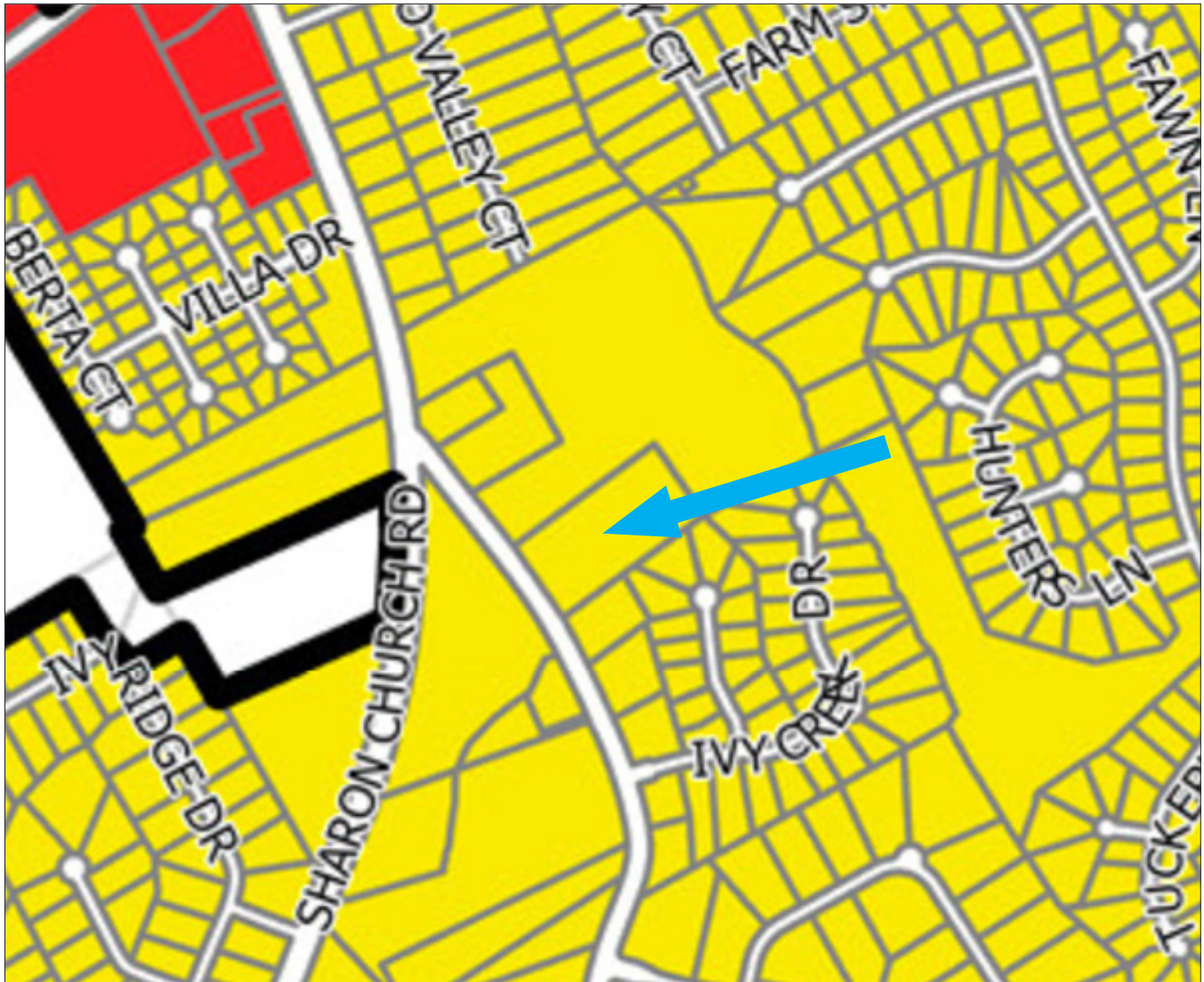
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

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

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

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

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

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

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

Estimated number of cars generated by the proposed development? Unknown

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

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

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



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: 3/14/2025

Application # V25-017

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: Kevin Hornbuckle		NAME: Smith Douglas Homes	
ADDRESS: 110 Village Trail		ADDRESS: 110 Village Trail	
CITY: #215		CITY: #215	
STATE: Woodstock GA, 30188		STATE: Woodstock GA, 30188	
PHONE: 770-213-8067		PHONE: 770-213-8067	
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: David Schmid		PHONE: 678-646-3381	
EMAIL: dschmid@smithdouglas.com		FAX:	
PROPERTY INFORMATION			
MAP & PARCEL # LG060129B00		PRESENT ZONING: RM-8	
ADDRESS: GPS Location: LAT 33.8296 LON -83.8985		ACREAGE: 17.82	
		COUNTY: Walton	
Ordinance and Section from Which Relief is Sought:		Roadway Design and Construction Standard Specifications: 15.2.1 (ii)(a) Roadway Construction Criteria Setback	
Description of Request:		Remove the requirement for a beauty strip on the interior roads within the Fuller Station community. The beauty strip will not be removed from the entrance road frontage along Tommy Lee Fuller Dr.	

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: 3-13-25

Accepted by Planning & Development: [Signature]

DATE: 3/14/25

FEE PAID: \$500.00

CHECK # 2357 RECEIPT # R00236280 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

CITY COUNCIL ACTION:

☒ Approved ☐ Approved w/conditions
☐ Referred Back to Planning Commission☐ Denied ☐ Tabled to
☐ Withdrawn

Mayor

City Clerk

Date

Application # V 25-017

Applicant's Certification

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

Applicant's Signature Kevin B. Hornbuckle 3.14.25
Date

Kevin Hornbuckle, Director of Land Development

Print Name and Title

Sworn to and subscribed before me this 14 day of March, 2025.

(Seal))

JIM F WILDER
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025

Jim F Wilder
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 Kevin B. Hornbuckle 3.14.25
Date

Kevin Hornbuckle, Director of Land Development

Print Name and Title

Sworn to and subscribed before me this 14 day of March, 2025.

(Seal))

JIM F WILDER
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025

Jim F Wilder
Signature of Notary Public

Application # V25-017

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 short lot depth of the lots gives minimum space to install utilities and stormwater features.

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

N/A

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

Including a beauty strip between the curb and the sidewalk will require having power and cable utilities under the sidewalk. This will also render the sidewalk unusable in many areas due to the shortness of the driveways.

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. The requested relief will improve the purpose of the sidewalk within this community.

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

No.

March 14, 2025

Kevin Hornbuckle
Smith Douglas Homes
khornbuckle@smithdouglas.com
770-715-7373

Planning and Zoning Board
City of Loganville

Subject: Letter of Intent for Variance to Remove Beauty Strip for Sidewalk Installation

Dear Planning and Zoning Board Members,

I am writing to formally request a variance to remove the 2' beauty strip between the curb and the sidewalk at Fuller Station for the purpose of installing a sidewalk. Due to shallow lot depths, the presence of the beauty strip presents significant challenges that make it difficult to provide accessible utility installations and a useable sidewalk.

The proposed sidewalk installation aligns with community development goals by improving pedestrian accessibility, ensuring public safety, and enhancing walkability in the area. Retaining the beauty strip would interfere with existing structures, future utility and stormwater installations, and maintenance. Removing it would allow for a more efficient and practical sidewalk design while maintaining the aesthetic and functional integrity of the neighborhood.

I understand the importance of maintaining city planning standards and will work with the appropriate departments to ensure compliance with any required conditions or modifications. I appreciate your time and consideration of this request and look forward to your guidance on the next steps.

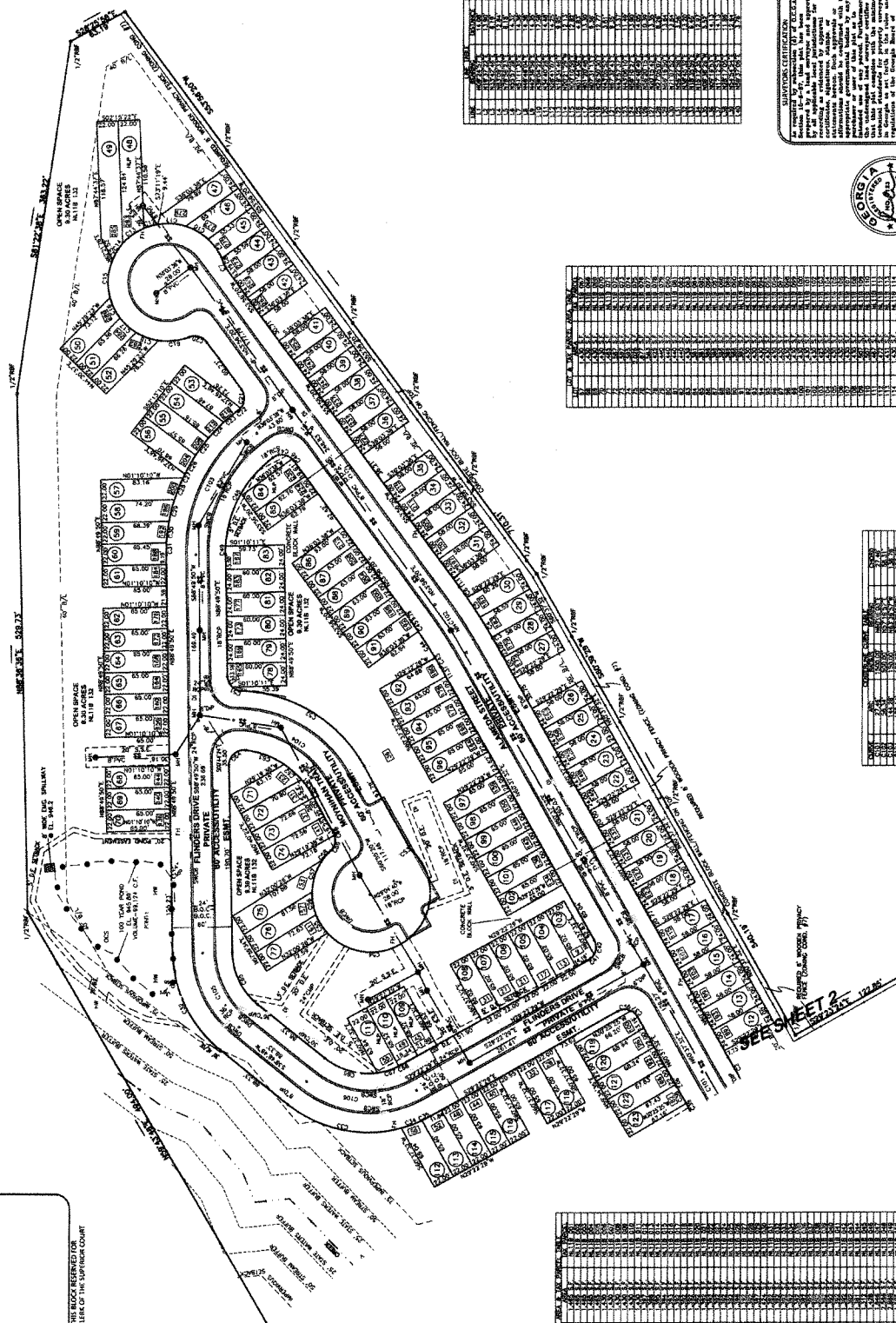
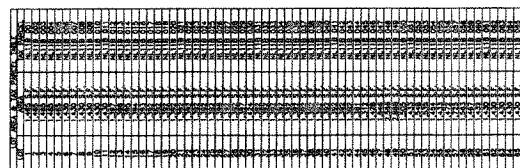
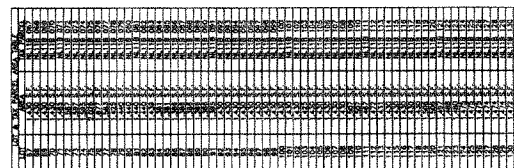
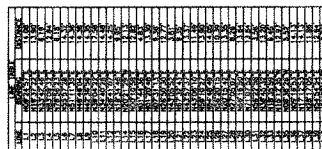
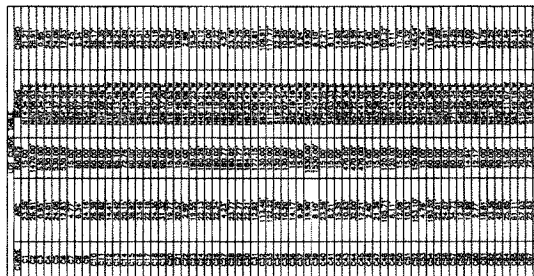
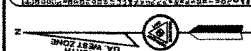
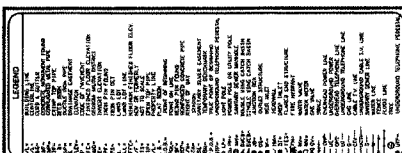
Please let me know if any additional information or documentation is required to facilitate the review of this variance request. I am happy to discuss this matter further at your earliest convenience.

Sincerely,

Kevin Hornbuckle
Director of Land Development
Smith Douglas Homes

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District of Walton County, Georgia and being more particularly described as follows:

Commencing at a $\frac{1}{4}$ " rebar found at the intersection of the northwesterly 100' right of way of Tommy Lee Fuller Drive and the northerly 80' right of way of Baker Carter Drive and running thence along the northwesterly 100' right of way of Tommy Lee Fuller Drive for 1,869.59' to a $\frac{1}{4}$ " iron rebar set, Said $\frac{1}{4}$ " iron rebar set being the Point of Beginning, thence continuing along the aforesaid right of way N 30°01'50" W a distance of 52.53' to a point; thence N 30°25'27" W a distance of 395.63' to a point at the intersection of the aforesaid right of way and a creek; thence along said creek N 09°24'57" E a distance of 14.08'; thence N 23°57'05" E a distance of 19.96'; thence N 83°09'32" E a distance of 12.84'; thence N 79°56'23" E a distance of 6.18'; thence N 55°57'28" E a distance of 14.32'; thence N 51°11'35" E a distance of 14.36'; thence N 46°46'04" E a distance of 14.38'; thence N 42°36'56" E a distance of 14.35'; thence N 39°04'22" E a distance of 17.58'; thence N 34°40'26" E a distance of 14.48'; thence N 26°41'07" E a distance of 14.25'; thence N 16°34'46" E a distance of 9.95'; thence N 20°21'29" W a distance of 12.13'; thence N 00°02'09" E a distance of 13.29'; thence N 01°44'36" E a distance of 4.83'; thence N 01°20'48" E a distance of 13.30'; thence N 07°31'13" E a distance of 9.36'; thence N 26°50'30" E a distance of 12.77'; thence N 60°31'40" E a distance of 12.92'; thence N 43°57'37" E a distance of 13.37'; thence N 43°06'10" E a distance of 11.49'; thence N 59°10'27" E a distance of 13.90'; thence N 64°48'49" E a distance of 14.05'; thence N 56°20'15" E a distance of 10.39'; thence N 20°15'42" E a distance of 13.35'; thence N 27°05'07" E a distance of 8.26'; thence N 66°16'50" E a distance of 13.64'; thence N 71°07'52" E a distance of 13.84'; thence N 42°28'35" E a distance of 16.63'; thence N 18°35'59" E a distance of 6.45'; thence N 15°12'35" W a distance of 12.97'; thence N 08°38'26" W a distance of 5.52'; thence N 09°16'53" E a distance of 14.13'; thence N 17°12'53" E a distance of 14.13'; thence N 28°17'05" E a distance of 11.86'; thence N 54°54'54" E a distance of 12.64'; thence N 59°37'06" E a distance of 3.78'; thence leaving said creek N 30°06'23" W a distance of 108.75' to a $\frac{1}{4}$ " rebar found; thence N 59°43'48" E a distance of 494.00' to a $\frac{1}{4}$ " rebar found; thence N 88°36'36" E a distance of 529.73' to a $\frac{1}{4}$ " rebar found; thence S 81°22'38" E a distance of 363.22' to a $\frac{1}{4}$ " rebar found; thence S 28°25'58" E a distance of 63.19' to a $\frac{1}{4}$ " rebar found; thence S 53°56'20" W a distance of 710.31' $\frac{1}{4}$ " rebar found; thence S 60°39'29" W a distance of 540.19' to a $\frac{1}{4}$ " rebar found; thence S 29°23'24" E a distance of 122.85' to a point; thence S 59°49'34" W a distance of 363.32' to a rebar set on the northwesterly 100' right of way of Tommy Lee Fuller Drive and the Point of Beginning.



THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

**FULLER STATION
TOWNHOMES**

[illegible]

**NORTHEAST LAND
SURVEYING, LLC**
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30057
Phone: (770) 556-7400
Fax: (770) 556-7401

Section 2,

Sl. No.	Region	Project Name	Location	Area	City	State
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GRAPHIC SCALE 1" = 50'

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V25-017

LANDOWNERS: Smith Douglas Homes

APPLICANT: Kevin Hornbuckle

PROPERTY ADDRESS: Adjacent to 580 Tommy Lee Fuller Drive

MAP/PARCEL #: LG060129B00

PARCEL DESCRIPTION: Undeveloped housing project

AREA: 17.82 acres

EXISTING ZONING: RM-8

PROPOSED ZONING: No Change

FUTURE LAND USE MAP: Residential

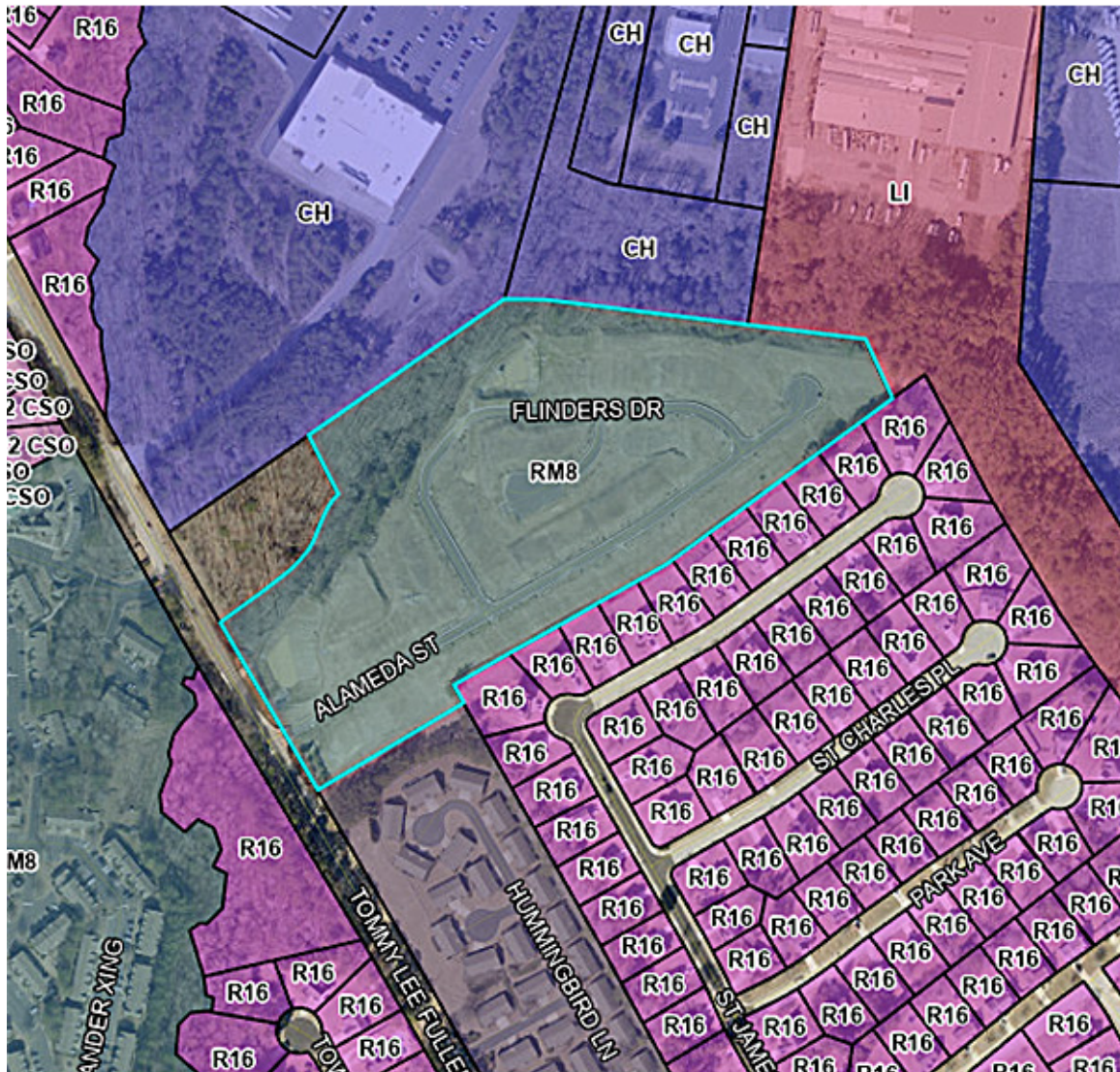
REASON FOR REQUEST: Relief from City of Loganville Roadway Design and Construction Standard

15.2.1(II)(a), which states, "Sidewalks shall be located at least 2 feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, or if road improvements are proposed for installation by the City, sidewalks, including appropriate drainage facilities, shall be constructed in a location acceptable to the City Engineer.

PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

Relief from City of Loganville Roadway Design and Construction Standard 15.2.1(II)(a) so that the project can proceed without putting a 2-foot grass strip between the curb and the sidewalk.

Existing Conditions

In 2001 (case # 128076), the City Council unanimously approved Gardens of Southern Plantation's application to rezone the Subject Property from R-44 to O-I to build a three-story retirement facility. In 2004 (case # V04-048), the City Council unanimously approved Gardens of Southern Plantation's variance application to instead build 102 units of senior housing consisting of cottages.

Between 2004 and 2006, streets, sewer, water and stormwater infrastructure were installed for the 102 units of cottages to be built.

In 2006, the City Council unanimously approved the new owners of Gardens of Southern Plantation's site plan amendment application to build 146 residential units, consisting of 88 cottages and 58 living units in a 3-story building. The Property sat vacant until 2020, when the City Council approved the zoning change to allow the parcel to go from O&I to RM-8 (R19-021) for 121 townhomes to be developed.

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 roadway in place for this project was put in place years ago and done with a different project in mind. The developer is attempting to adapt his project to the conditions on the ground and a lot of the lots to the left of Alameda Street upon entering the complex are lots with minimal depth.

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? Because of the short lots, the inclusion of the beauty strip would place utilities under the sidewalk, which is less than ideal. Removal of the beauty strip will also allow for an additional 2-feet of length on the driveways, which may lessen the impact parking large vehicles in the driveway will have on people's ability to use the sidewalk.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The purpose of the beauty strip is more for aesthetics, but also to allow work on underground utilities to be done with greater ease (tearing up grass vs. sidewalk). As this project is dealing

Impact Analysis / Recommendation

with utilities that existed, it creates a unique situation. While it could be interpreted that the relief would impair the intent of the regulations, granting relief for the beauty strip would not cause substantial detriment to the public good.

Recommended action: The project is having to adapt and utilize a roadway that was designed for a much different project to what is being built now. The staff believes that this is a true hardship. *The staff recommendation is to approve this variance.*

Planning Commission Recommended Conditions

City Council Conditions



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

To: Mayor Skip Baliles, Members of the City Council

From: Robbie Schwartz, Director of Planning and Development

Date: April 30, 2024

Subject: Request from Green River Companies

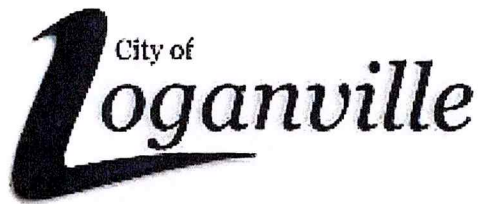
Background: Green River Builders Inc. filed an application on March 8, 2024, requesting the annexation of portion and rezoning of all 201 acres commonly known as the Tuck Family Farm, located on the corner of SR 20 and Tuck Road. The rezone request was for the Planned Urban Village. After delays and the project being tabled more than once, the Loganville City Council on Oct. 10, 2024, approved the annexations and rezones but denied the applicant's variance request from relief from the PUV's building permit concurrence schedule (Section 119-221(d)(2)).

The applicant has submitted another variance request related to the permit concurrence schedule citing complications which arose as a result of a second stream being located on the property as well as difficulties in recruiting businesses due to the timing of GDOT's realignment of Rock Road and SR 20.

Section 119-34(f) stipulates that, *"If denied, a request for a major variance affecting the same property shall not be considered for a period of 12 months from the date of denial by the City Council."* But city code also states in Section 119-86, *"An application for rezoning or special use or major variance affecting the same property shall not be considered by the city council more often than once every 12 months from the date of action by the city council either approving or denying the request; provided, however, that the city council may approve a reduction in the waiting period to no less than six months."*

At this time, the Council is only being asked whether or not they will agree to reduce the lapse of time requirement for reapplication.

Recommendation: Difficulties in obtaining potential commercial tenants is not a reasonable claim for a hardship. The discovery of a stream on the property could potentially create a hardship, but it should be noted that, since the applicant has presented a new site plan with this application, any deviations from the site plan that was approved by the City Council on Oct. 10, 2024, would be considered a major variance and be handled accordingly. The applicant knew the permit concurrence schedule when they proposed the project and have not presented any substantially new information to warrant revisiting altering the schedule. Staff does not see enough justification to reduce the waiting period.



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: 4/3/25Application # V 25-018

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple -- See attached</u>
ADDRESS: <u>1550 N Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> Zip: <u>30043</u>	STATE: _____ Zip: _____
PHONE: <u>770.232.0000</u>	PHONE: _____
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>770.232.0000</u>
EMAIL: <u>slanham@mpflawfirm.com</u>	FAX: <u>678.518.6880</u>
<u>trilegemptlawfirm.com</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>Multiple -- See attached</u>	PRESENT ZONING: <u>PUV</u> ACREAGE: <u>+/-198.082</u>
ADDRESS: <u>Highway 20 @ Tuck Road</u>	COUNTY: <u>Walton & Gwinnett</u>
Ordinance and Section from Which Relief is Sought: <u>Section 119-221(d)(2)</u>	
Description of Request: <u>Variance to allow alternative building permit concurrency schedule</u>	

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

Pre-Application Conference Date: 01/28/2025Accepted by Planning & Development: [Signature]DATE: 4-4-25FEE PAID: \$500.00CHECK # 9810 RECEIPT # R00241065 TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNEPLANNING 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

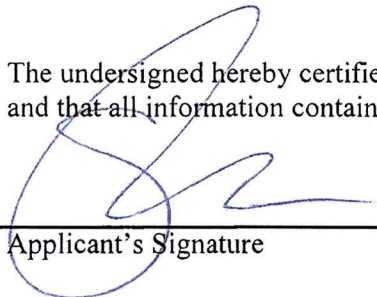
PROPERTY OWNER LIST - REZONING

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



Applicant's Signature

4/3/25

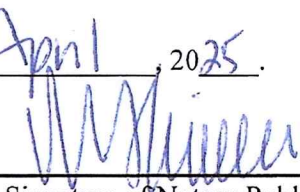
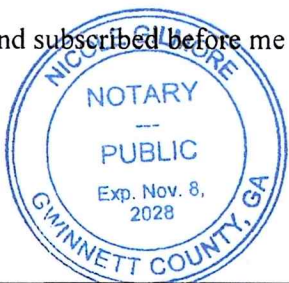
Date

Shane Lanham, Attorney for Applicant

Print Name and Title

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

(Seal)



Signature of Notary Public

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

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

- a) _____ 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

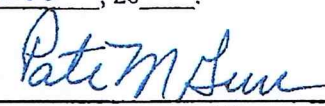
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

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



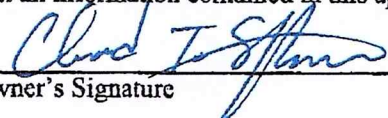

Signature of Notary Public

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

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

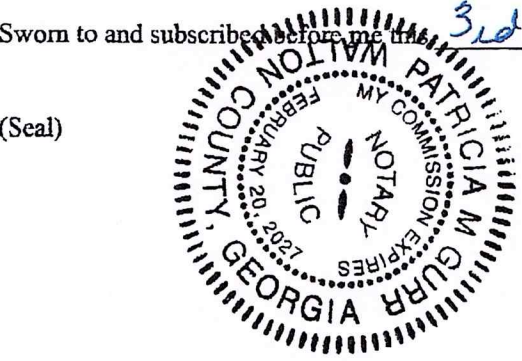
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☒ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

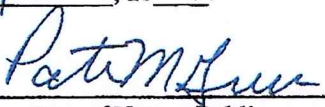
that all information contained in this application is complete and accurate to the best of their knowledge.

 4-3-25
Owner's Signature Date

Chad T. Stephens Manager
Print Name and Title

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




Signature of Notary Public

Application # V

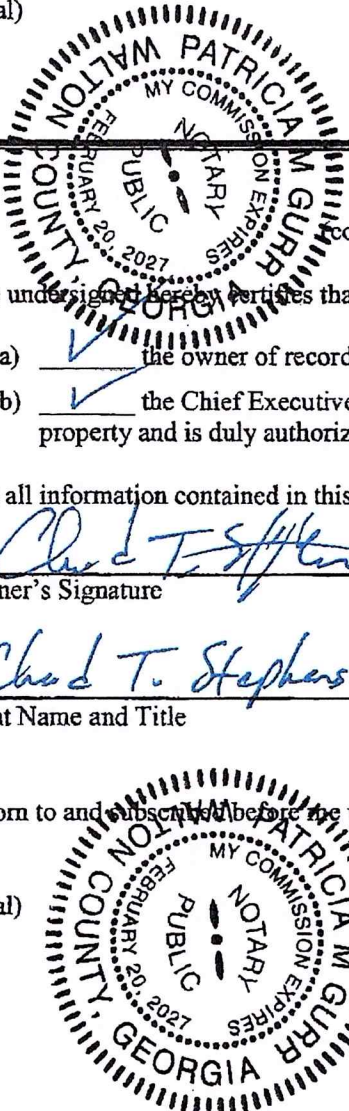
Applicant's Certification

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 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.
(Seal) *Patricia M. Gurr*
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.

Chad T. Stephens 4-3-25
Owner's Signature Date

Chad T. Stephens Managing Member
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.
(Seal) *Patricia M. Gurr*
Signature of Notary Public

Application # V

Applicant's Certification

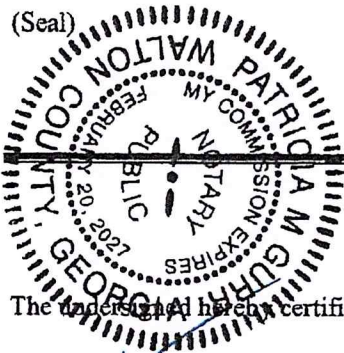
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

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

(Seal) *Patricia M. Lunn*
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

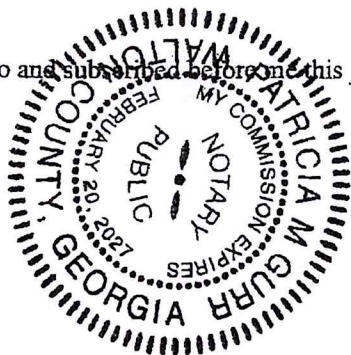
that all information contained in this application is complete and accurate to the best of their knowledge.

Chad T. Stephens 4-3-25
Owner's Signature Date

Chad T. Stephens
Print Name and Title

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

(Seal) *Patricia M. Lunn*
Signature of Notary Public



Application # **V** _____

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

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

Please see attached.

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached.

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
Shane M. Lanham
Julia A. Maxwell

Jeffrey R. Mahaffey
John N. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT AND APPLICANT'S RESPONSE TO
EVALUATION CRITERIA FOR MAJOR VARIANCE APPLICATION OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached variance application (the "Application") on behalf of Green River Builders, Inc. (the "Applicant"), relative to a proposed mixed-use development on an approximately 198.082-acre tract of land (the "Property") located at the intersection of Tuck Road and Conyers Road (State Route 20). Unincorporated portions of the Property were annexed into the City of Loganville and the entire Property was rezoned to the PUV zoning classification by City Council at the October 10, 2024 Council meeting pursuant to their approval of case numbers A24-012 and R24-013 (the "Rezoning").

In accordance with the approval of the Rezoning and applicable provisions of Chapter 119 of The Code of the City of Loganville, Georgia (the "Code"), the proposed development includes a mixture of single-family detached homes, attached townhomes, and commercial space. Subsequent to the approval of the Rezoning, the Applicant proceeded with intense engineering and design work, including conducting additional environmental and other site inspections, in preparation for land disturbance and other necessary permit submittals. Those efforts have uncovered additional physical characteristics of the Property which frustrate its use and development pursuant to the current requirements of the Code. Simultaneously, the Applicant also embarked on major marketing efforts for the commercial component. However, as described in more detail below and despite strong interest from commercial tenants, the Applicant has encountered serious reservations from those prospective tenants about the timing of building

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permit issuance and the construction of the Tuck Road realignment and Highway 20 improvements.

Accordingly, based on the physical characteristics of the Property, including recently uncovered physical characteristics, and updated information related to the timing of the Tuck Road realignment and Highway 20 improvements, the Applicant submits the Application requesting to modify the building permit concurrency requirements set forth in Section 119-221(d)(2) of the Code. Specifically, the Applicant is requesting relief from the Code to allow the issuance of building permits for up to 75% of the floor area/dwelling units of each use with the remaining 25% of building permits for each use not being issued until certificates of occupancy have been issued for the first 75% of the floor area/dwelling units of each use. As described in the Applicant's Responses to Evaluation Criteria provided below, the strict application of the Code to the Property would create an unnecessary hardship on the Applicant and Property Owner due to unique characteristics of the Property.

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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 presents challenges for the development of the property and construction of buildings. Additionally, after the rezoning was approved by City Council in 2024, additional engineering and environmental inspections were conducted on the property which uncovered another stream running through the middle of the Property. The presence of this stream has disrupted the layout of the proposed development including the commercial portion. While the residential components are more easily adaptable to this reconfiguration, the commercial reconfiguration has caused a delay in the design, marketing, and leasing of the commercial space.

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

The proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide unique, significant challenges to the reasonable use and usability of the Property as currently zoned. The timeline of these major road improvements has been extended multiple times. The road improvement project directly affects the usability of the commercial components of the Property as they are located along the frontage of Tuck Road and Highway 20. The residential components are largely unaffected. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements is completed would create an unnecessary

hardship on the Applicant and the property owner. Through its marketing efforts, the Applicant has encountered strong interest in the commercial component, but with a common and serious concern regarding the timing of the road improvements. Frankly, there is virtually zero desire among potential commercial tenants to open for business in the middle of major road improvements—especially improvements that directly affect visibility and access.

Additionally, 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. 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.

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 effectively prohibiting the use of the Property according to the current PUV zoning classification. Despite its best efforts to market the commercial space, prospective tenants are not interested in occupying the Property until the completion of the Highway 20 improvements. Based on feedback from prospective commercial tenants, the lack of residential critical mass on the Property also frustrates the construction of commercial space. Essentially, the Applicant is caught in a “catch-22” wherein residential units on the Property cannot be constructed on the Property until the completion of corresponding commercial space, but the commercial space is not viable until the completion of the residential units. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the overall 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. 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 regarding 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. As requested, the relief would still require the Applicant to complete 75% of the commercial space before building permits for the remaining 25% of residential uses would be allowed.

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.

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 4th day of April, 2025.

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 198.082 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 277.24' to a Point;
 Thence leaving said Right-of-Way N 58°55'08" E a distance of 66.21' to a Point;
 Thence with a curve turning to the left with an arc length of 590.21', with a radius of 1497.59', with a chord bearing of N 42°22'18" W, with a chord length of 586.40', to a Point;
 Thence N 13°11'28" E a distance of 26.99' to a Point;
 Thence S 76°48'32" E a distance of 89.11' to a Point;
 Thence N 13°19'41" E a distance of 77.35' to a Point;
 Thence N 76°48'32" W a distance of 575.59' to a Point;
 Thence N 76°49'33" W a distance of 425.32' to a Point;
 Thence N 29°13'39" W a distance of 351.20' to a Point;
 Thence S 51°33'33" W a distance of 49.66' to a Point;
 Thence N 29°24'16" W a distance of 272.91' 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.





3-25-25

LOGANVILLE CONCEPT GREEN RIVER BUILDERS

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 188

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

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
PLESSY JN BERLY PLESSY JULIE 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024



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Request for Qualifications City of Loganville Zoning Ordinance Re-Write

Background

The City of Loganville has issued a Request for Qualifications to re-write the City's zoning ordinance and will receive written proposals until the 2 p.m. on Friday, July 18, 2025.

The City of Loganville encompasses almost 7.5 square miles of land that spans both Walton and Gwinnett counties. The City experienced explosive population growth in the late 1990s and early 2000s, when the population tripled from 3,180 according to the 1990 Census to 10,458 residents per the 2010 Census. The current population is estimated to be more than 16,500 residents.

The City of Loganville is both burdened and blessed to have three state highways traversing its limits, as the traffic is necessary for businesses to thrive but oftentimes results in local residents not wanting to leave their homes due to the congestion.

Loganville has a healthy housing market, though the City itself is often lumped together with the 30052 ZIP code, which encompasses almost 89 square miles and 75,000 people.

The last major re-write of the City's zoning ordinance as a whole took place in 2009, though various sections such as the alcohol ordinances and those pertaining to used car sales and signs have been updated over the years. The existing code is available online at https://library.municode.com/ga/loganville/codes/code_of_ordinances

Questions regarding this solicitation and the process should be submitted via email to rschwartz@loganville-ga.gov before 5 p.m. on Friday, July 11, 2025.

Lobbying Prohibition

Any communication regarding this solicitation for the purpose of influencing the process or the award, between any person or affiliates seeking an award from this solicitation and the City, including but not limited to the City Council, employees, and consultants hired to assist in the solicitation, is prohibited.

It shall be a breach of ethical standards to:

- Exert any effort to influence any City employee or agent to breach the standards of ethical conduct.
- Intentionally invoice and/or request any amount greater than provided in the agreement/contract or to invoice and/or request for Materials or Services not provided.
- Intentionally offer or provide sub-standard Materials or Services or to intentionally not comply with any term, condition, specification, or other requirement of a City Contract.



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Reservations

The City reserves the right to reject any or all responses or any part thereof; to reissue the solicitation; to reject non-responsive or non-responsible responses; to reject unbalanced responses; to reject responses where the terms and/or awards are conditioned upon another event; to reject individual responses for failure to meet any requirement; to award by part or portion, or total; to make multiple awards; to waive minor irregularities, defects, omissions, technicalities, or form errors in any response. The City may seek clarification of the response from respondent at any time, and failure to respond is cause for rejection. Submission of a response confers on respondent no right to an award or to a subsequent contract.

The City is responsible to make an award that is in the best interest of the City. The lowest price proposal will not guarantee an award recommendation. Proposals shall be ranked and evaluated based upon the selection criteria. All decisions on compliance, evaluation, terms and conditions shall be made solely at the City’s discretion and made to favor the City.

Evaluation Process and Criteria

Responses will be reviewed by an evaluation committee comprised of City employee and/or authorized agents. City staff may or may not initiate discussions with respondents for clarification purposes. Clarification is not an opportunity to change the response. Respondents shall not initiate discussions with any City employee or official.

The evaluation committee will rank offers using a point ranking system.

- Relevant Experience of Project Team 25 points
- Public Process 25 points
- Understanding the issues 20 points
- Proposed approach 20 points
- Timeline 10 points

Once the evaluation committee’s recommendation is made, the City Council may require presentations be made as a supplement to the evaluation process.

Contract Negotiations and Acceptance

The selected firm will be given written Notification of Intent to Award by the City of Loganville. The City will negotiate and execute a contract with the selected firm prior to the beginning of the actual services. Should contract negotiations fail, the City will negotiate with one of the highly ranked firms. In general, the contract will comply with applicable laws and standard provisions and shall contain the following terms: detailed scope of services, schedule for providing services, and cost of services.

Protest and Appeals

If a respondent believes there is a mistake, impropriety, or defect in the solicitation, believes the City improp



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erly rejected its response, and/or believes the selected response is not in the City's best interests, the respondent may submit a written protest to the City of Loganville. Protests based upon alleged mistake, impropriety, or defect in a solicitation that is apparent before the opening must be filed with the City Manager no later than five (5) business days before the opening. Protests that only become apparent after the opening must be filed within five (5) business days following the opening.

Hold Harmless

The Firm shall indemnify and hold harmless the City of Loganville, its agents and employees, from and against any and all claims, demands, judgments, or causes of action, including costs and attorney's fees, by any party or parties whatever for loss, damage, injury, fines, or penalties or any kind, either to persons or property, directly or indirectly, arising out of the operations performed under this contract.

Standard for Evaluation and Award

To assist in the evaluation of proposals resulting from this RFQ, it is requested that each proposal be written in a concise and forthright manner and that unnecessary marketing statements and materials be avoided. The proposal shall consist of the following sections. Responses for each of the proposal requirements listed below must be clearly stated.

For the City of Loganville to consider your application, a proposal must include the following minimum requirements:

1. Cover letter that identifies the consulting firm as well as any sub-consultants. This letter should include the firm's qualifications and experience as well as appropriate Georgia professional registrations and licenses. The letter should also clearly identify the name, telephone number, email address and name of a contact person and be signed by a duly authorized officer of the firm.
2. A description of the project team, specifically those who will be assigned to the project, including their responsibilities and individual qualifications.
3. A narrative describing the Firm's understanding, philosophy and approach to this project based on the general outline provided in the Scope of Work. This should include a task-by-task description as to what the Firm anticipates providing to ensure successful project completion.
4. Provide five (5) client references for comparable projects handled by the lead Firm.
5. A schedule based on the scope of work that includes a timetable for deliverables.
6. A brief description of in-house procedures in place to ensure accuracy and integrity of the Firm's work.

Proposals should include the above information in no more than 20 pages total.



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Scope of Services

The City of Loganville is seeking a firm to work with staff, elected leaders and the community to re-write the current Subpart B – Land Development and Related Ordinances of the City of Loganville Code of Ordinances, which includes Chapters 101-119, to incorporate form-based standards where possible, update conventional zoning standards in newer, largely built out areas, and solidify standards that support walkable, mixed-use neighborhoods in the current and yet-to-be developed areas of the City.

The final work program will be developed in conjunction with City staff but the scope of work should include the following:

1. *Current Zoning Ordinance and Adopted Plans Diagnosis.* The consultant will work closely with City staff in producing a diagnosis of the existing Code of Ordinances and all adopted/relevant plans. The consultant will review for consistency between established zoning regulations and existing conditions. The reviews will include but are not limited to the City of Loganville Comprehensive Plan, Livable Centers Initiative studies, Urban Redevelopment Plan and any other related plans. The consultant will review and identify plan goals, objectives and recommendations to ensure the new Code of Ordinances will be consistent with planning documents. The consultant should identify any issues that need further review and provide an outline for needed meetings that will establish content and regulations and any amendments. The consultant will review and make recommendations on already existing zoning districts and review all procedures to make recommendations on best practices to be incorporated for all boards and council. This should include the most efficient timeline while ensuring each board and council, as well as the public, has adequate time to review and make informed decisions on proposals.
2. *Review of the Fee Structure.* The consultant will review the current fee structure for development, permitting and bonds.
3. *Evaluation of Existing Neighborhoods, Corridors and Districts.* The City of Loganville contains many unique areas that will warrant context-sensitive regulations. Staff will work with the consultant to identify these and new areas.
4. *Community Engagement/Public Outreach.* The consultant will develop a detailed public engagement outreach/participation plan designed to inform community stakeholders and the general public on the benefits of re-writing the zoning ordinance, as well as conducting regular meetings and web/social media interaction throughout the process. The consultant will conduct five (5) stakeholder interviews. These may be conducted by conference calls or meetings with the stakeholder groups.
5. *Drafting the Document.* The consultant will prepare three (3) drafts of the zoning ordinance, including graphics, for review by staff and the stakeholder committee(s), culminating in a final version to be acted upon by the Planning Commission and the City Council.
6. *Executive Summary Report.* Executive summary describing recommendations and a supporting document describing the process, meeting attendance, and stakeholder interviews.
7. *Zoning Map.* The consultant will update the zoning map to match new districts, amendments and other changes.



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8. Staff Training. The Consultant shall provide resources to assist City staff with implementation of the new code through a 'start-up' period not to exceed three (3) months.

9. Legal Review. Provide a legal opinion on the enforceability of the zoning ordinance. Address any concerns by the City's Attorney prior to finalizing the draft.

Respondents must demonstrate the necessary ability, financial resources, and relevant experience to perform the work in a satisfactory manner. A minimum of five (5) years' experience in planning and zoning services or similarly related services is required.

Insurance Requirements

Selected respondent shall, at their own cost and expense, acquire and maintain (and cause any subcontractors, representatives, or agents to acquire and maintain) during the term with the City, sufficient insurance to adequately protect the respective interest of the parties. In addition, the City has the right to review the Contractor's deductible or self-insured retention and to require that it be reduced or eliminated.

Specifically, the selected respondent must carry the following minimum types and amounts of insurance on an occurrence basis or in the case of coverage that cannot be obtained on an occurrence basis with a minimum three (3) year tail following the termination of the agreement.

- Commercial General Liability Insurance coverage, including but not limited to, premises, operations, products, products liability, contractual liability, advertising injury, personal injury, death, and property damage in the minimum amount of \$1,000,000 (one million dollars) per occurrence and \$2,000,000 (two million dollars) general aggregate.
- Commercial Automobile Liability Insurance coverage for any owned, non-owned, hired, or borrowed automobile is required in the minimum amount of \$1,000,000 (one million dollars) combined single limit.
- Unless waived the State of Georgia, statutory Workers' Compensation Insurance coverage and Employer's Liability Insurance in the minimum amount of \$100,000 (one hundred thousand dollars) per each employee each accident.
- Professional Liability Insurance coverage appropriate for the type of business engaged with minimum limits of \$1,000,000 (one million dollars) per occurrence.

Vendor shall submit nine (9) copies of the proposal and all documentation as well as a digital copy. One (1) signed original (identified as ORIGINAL) response with eight (8) copies, and one (1) electronic format copy on a thumb drive in a sealed envelope/container. Any changes or corrections must be initialed by the person signing the proposal documents.

Documents

The documents shall be submitted on standard 8 1/2 x 11" paper, a single 8 1/2 x 11" sheet printed on both sides is two (2) pages. All information shall be assembled and indexed in the order indicated below, including typ



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text, graphics, charts and photographs, but does not include supporting documents. Any tabbed or similar separator pages, cover page, table of contents, and back pages must be labeled.

- Letter of Interest. Cover letter should briefly introduce firm, organization, and consultant.
- Work Plan & Technical Approach. Provide a detailed work plan describing the firm's proposed activities and overall strategies and understanding of the services and approach to the project. Outline a detailed proposed project schedule to complete the services with a detailed breakdown of all zoning rewrite project costs.
- Experience and Qualifications of Firm and Staff. Describe the firm's background, experience, and qualifications of key personnel proposed to work on the project; include resumes for key team members (including subcontractors) demonstrating specific planning and zoning projects relative to the scope of work.



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Staff Report

To: Honorable Mayor Baliles and Members of the City Council

From: Kristi Ash, HR Director

Date: May 5, 2025

Subject: Juneteenth Holiday

BACKGROUND:

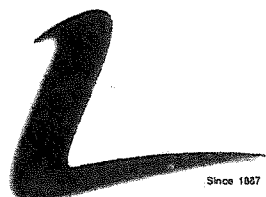
The City of Loganville has designated certain holidays as paid holidays for full time employees. In June 2021, Juneteenth was established as a federal holiday through the Juneteenth National Independence Day Act. The City has not designated Juneteenth as a recognized holiday. Surrounding local jurisdictions including Walton County Government and City of Monroe recognize Juneteenth as an official holiday for their employees.

RECOMMENDATION:

It is the recommendation of the Human Resource Department that the City include Juneteenth as an officially recognized holiday by the City of Loganville.

FISCAL IMPLICATION:

The fiscal implication would potentially add an estimated \$9,000.00 to the City's budget due to OT that may be required in the Police and Fire Departments.



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: May 8, 2025

Subject: 2026 CDBG Application, Resolution & Engineering

RECOMMENDATION:

Staff recommends that City Council approve (EMI) Engineering Management, INC. to apply for the 2026 CDBG, perform engineering, and the authorization for the Mayor to sign the Resolution for the 2026 CDBG.

FISCAL IMPLICATION:

The City is applying for CDBG funds to perform upgrades to the Breckenridge Subdivision sewer pump stations. Fees to submit the 2026 application, and for engineering the project are as follows:

- CDBG Application Submittal by EMI - \$5,500.00
- EMI Engineering Fees - \$91,350.00 (5% Contingency Included)

BACKGROUND:

There are four sewer pump stations in Breckenridge Subdivision, and all four pump stations are over 25 years old. Approval of this grant will potentially allow funding to replace these aging pump stations, and reduce maintenance costs.



April 11, 2025

Mr. Brandon Phillips, Public Utilities Director
City of Loganville
P.O. Box 39
Loganville, GA 30052

**Re: FY 2025 Gwinnett County CDBG Grant
Proposal for Engineering Services
Application, Preliminary Engineering Report, Design and Construction Services**

Dear Mr. Phillips:

On behalf of Engineering Management, Inc. (EMI), we are pleased to present our proposal for the planning, engineering and technical support services required for the development of a competitive FY 2025 Gwinnett County Community Development Block Grant (CDBG) application and supporting documents for replacement and upgrade of four (4) existing sanitary sewer pump stations in the Breckenridge subdivision.

Our work would consist of the following services:

Phase I – Preliminary Planning, Preparation of Preliminary Engineering Report (PER), and CDBG Application Services – These services would include evaluation of four (4) existing wastewater pump stations to assess current conditions and develop a scope of work to replace and/or upgrade the pump stations. Our services would also include preliminary cost estimates based on recent bids in the industry and alternative improvements as may be appropriate to satisfy CDBG requirements for reviewing alternatives. Services shall also include planning meetings with the City to determine the most reasonable, feasible and competitive approach to the project and target area.

In addition to preliminary planning, our services shall include developing a preliminary engineering report and supporting documents in accordance with the current CDBG guidelines. The report shall include sufficient field research, photo documentation, and other research in order to identify major issues with the existing pump stations. Appropriate solutions will be defined to address the issues and meet the needs of the designated target area. The PER shall be prepared with sufficient lead time for review and comment by the City.

EMI will also provide services to assist with completing the application through Gwinnett County's GovGrants portal.

The proposed fees for our basic services for phase I is outlined below.

<u>Services/Activities</u>	<u>Proposed Fee</u>
Phase I – Preliminary Planning, Preparation of PER, and CDBG Application Services	Hourly Not to Exceed \$5,500

Phase II – Survey, Design, Easement Drawings, Permitting, Bid Phase and Construction Phase Services –

Our services for the design of the pump station replacements assume the existing wet wells and forcemains will be reused. Services for phase II scope of work will consist of performing and preparing Final Design Documents (construction plans, contracts, and specifications), surveying, permitting, bid phase administration, easement drawings, hydraulic calculations and Construction Observation and Administration. Additional Services, if required, will be negotiated at the time of the City's request.

Generally, our scope of work and fees for the design phase is formulated after we have evaluated the pump stations and during the preparation of the PER described in phase I above. However, at the request of the City we have provided proposed fees for Phase II itemized below.

<u>Services/Activities</u>	<u>Proposed Fee</u>
Design Engineering and EPD Permit	\$55,000
Topographic Survey	\$10,000
Bid Phase Management	\$ 4,000
Engineering During Construction (Hourly NTE)	\$ 6,000
Construction Observation (Hourly NTE)	\$12,000
Total Phase II Fees	\$87,000

We believe these services will provide meaningful and complete information for the proposed project in the development of a competitive application.

Attached as Exhibit "A" are our regular rates of our various personnel. We acknowledge that the City has the right to terminate our services at any time with or without cause. In such event, the City will be billed only for services rendered at our regular rates, not to exceed the stated amount for each category of work. Exhibit "B" includes EMI's E-verify documentation.

This proposal, the General Terms and Conditions, Exhibit "A" and Exhibit "B" represent the entire understanding between you and us in respect to the project and may only be modified in writing signed by both parties.

Mr. Brandon Phillips, Public Utilities Director

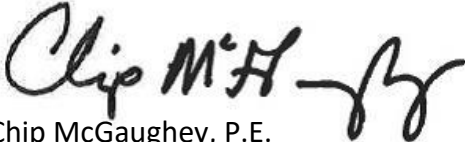
April 11, 2025

Page 3 of 4

We are hopeful that we will have the opportunity of working with the City in the further development of this important project. If our proposal meets with City approval, please so indicate by signing in the space provided below and returning a copy to us.

Very truly yours,

ENGINEERING MANAGEMENT, INC.

A handwritten signature in black ink that reads "Chip MCGaughey" followed by a stylized flourish.

Chip McGaughey, P.E.

Vice President

[Acceptance Signature Block on Next page]

Z:\PROJECTS\23\23062 Loganville General Consulting\2025 CDBG\BPhillips proposal 2025 CDBG 040925.docx

Mr. Brandon Phillips, Public Utilities Director
April 11, 2025
Page 4 of 4

Proposal for Engineering Services- FY 2025 Gwinnett County CDBG Grant

Accepted this ____ day of _____, 2025

City of Loganville

NAME: _____

TITLE: _____

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1. References herein to “EMI” refer to Engineering Management, Inc. References herein to “Project” mean the project as defined in EMI’s written proposal to the client. Any proposal submitted by EMI for the performance of a proposed Project shall be firm for a period of thirty (30) days. Upon the expiration of such period, EMI reserves the right to modify the proposed basis of payment and fees to allow for changing costs and to adjust the time of performance to conform to changing work loads.
 2. All original preliminary and final design documents, including worksheets, notes and calculations, being instruments of services, shall remain the sole property of EMI. Owner/ Client to be provided reproducible if requested.
 3. There shall be no assignment of any portion of the work as described within the above proposal or during any phase of the work without the written consent by EMI. There shall be no disclosures of the scope of services and/ or fees, as outlined within this proposal, to any third parties without the written consent of EMI. There shall not be any re-use of reproduction of this proposal or design documents without the written consent of EMI.
 4. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. EMI assumes no responsibility for interpretation made by others based upon the work or recommendations made by EMI.
 5. It is agreed that the Owner/ Client will limit any and all liability for any damage on account of any error, omission or other professional negligence to a sum not to exceed \$2,000,000 or the amount of the fee, whichever is less. EMI shall have in effect limits of professional liability of two million (\$2,000,000.00) dollars at the time of acceptance of this proposal and during the time the Work under this proposal is being completed. It is further understood that this policy of professional liability insurance shall apply prospectively after the Work is completed for the services provided in this contract.
 6. The Owner/ Client agrees to defend, indemnify and hold EMI harmless from any claims, liability, or defense cost in excess of the limits determined above for injury or loss sustained by any party from exposures allegedly caused by EMI’s performance of services hereunder, except for injury or loss caused by the sole negligence or willful misconduct of EMI.

7. In the event, the Owner/ Client makes a claim against EMI at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and other Owner/ Client fails to prove such claim, then the Owner/ Client shall bear all cost incurred by EMI in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by EMI against the Owner/ Client where failure of proof of claim is established, financial responsibility for Owner/ Client's defense shall rest upon EMI) is hereby made a part of this Agreement.
8. It is understood and agreed that EMI shall not be held responsible for any inaccuracies in any materials, data or records of any other person, firm or agency which are provided to it and/ or may be utilized by it in the performance of specific services.
9. Reimbursable expenses including mileage, hotel, photographic enlargements, reductions and reproduction, blueprinting, and courier services shall be billed per the attached fee schedule.
10. In the event additional services beyond the scope of work listed above are required by Owner/ Client, we shall perform these services for an amount equal to normal hourly charges on work actually performed upon receipt of an approved Change Order signed by both parties. We shall submit monthly invoices for services outlined in this agreement. Payment is due upon receipt of invoice. Finance charges of one percent (1.0%) will be added to any unpaid balance at the end of 30 days (APR 12%).
11. Invoices will be submitted on a monthly basis for services performed by EMI and reimbursable expenses incurred for the specific tasks. The amount of said invoices will be based upon the amount and value of the services performed by EMI, and shall be due when invoice is rendered. If payment is not made within thirty (30) days after the date the invoice is submitted, EMI reserves the right to suspend services until all such invoices are paid in full for the amounts then due.
12. This agreement may be terminated by either party by ten (10) days written notice. Outstanding fees for any services performed prior to termination shall be due and payable upon termination. In the event government regulations are amended or changed in any way, or if the services outlined in this proposal have not been authorized within thirty (30) days of the date of this proposal, fees quoted are subject to renegotiation.



303 Swanson Drive, Lawrenceville, GA 30043
 phone 770-962-1387 fax # 770-962-8010
 www.eminc.biz

EXHIBIT A

2025 FEE SCHEDULES

Engineering Services

<i>Fee per hour:</i>	2025
Principal	\$ 240.00
Senior Project Manager	\$ 220.00
Project Manager	\$ 185.00
Mapping (1 person plus GPS)	\$ 165.00
Project Engineer	\$ 160.00
Design Engineer	\$ 130.00
Field Technician	\$ 110.00
Construction Observation	\$ 105.00
CAD Technician	\$ 105.00
Senior Operator	\$ 100.00
Operator	\$ 80.00
Administrative	\$ 80.00

Reimbursable

Printing

<i>Fee per each copy:</i>	2025
8½" x 11" Copies	\$ 0.22
11" x 17" Copies	\$ 0.75
24" x 36" Bond Copies	\$ 1.25

Plotting

<i>Fee per each copy:</i>	2025
24" x 36" Bond CAD Plot	\$ 3.00

Miscellaneous

Telephone, courier charges, outside printing, rental cars, gas, airfare, meals, hotel, cab, parking, tolls, etc. Cost x 1.15

	2025
Mileage	Current Federal Rate

EXHIBIT "B"
CONTRACTOR AFFIDAVIT FOR ELECTRONIC VERIFICATION OF WORK
AUTHORIZATION PROGRAMS

I and any entity I represent:

1) Comply/complies with O.C.G.A. §13-10-91, and has registered with and is participating in a federal work authorization program (any of the Electronic Verification of Work Authorization Programs operated by the U.S. Department of Homeland Security to verify information of newly hired employees) per the applicable provisions and deadlines of O.C.G.A. §13-10-91 (E-verify User Identification Number 261922);

2) Agree that, should I/we employ or contract with any subcontractor(s) in connection with the services for the City, we will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. §13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form:

3) Agree to maintain records of such compliance and provide a copy of each such verification to the City at the time the subcontractor(s) is retained to perform such service; and

4) Agree to keep records of compliance and present a copy thereof to the City immediately upon demand.

5) Contractor has 38 employees at the time of this contract.

6) Contractor warrants that Contractor has included a similar provision in all written agreements with any subcontractors engaged to perform services under its Contract with the City of Loganville, Georgia.

In making the above sworn certification, under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of code section 16-10-20 of the Official Code of Georgia.

Name: Engineering Management, Inc.

Sworn to and subscribed before me
 this 11 day of April, 2025.

Jennifer Inwood
 Notary Public

My commission expires: 5-12-28

By: Chip M. H. [Signature]
 Authorized Officer or Agent

Title: Vice President

Print Name: Chip McGaughey



RESOLUTION NO. 5-8-2025._____

Resolution Authorizing Submission of the CDBG Application and Giving the Mayor of the City of Loganville Authority to Sign the Application for the 2026 Community Development Block Grant (CDBG)

WHEREAS, on May 8, 2025 the City Council of the City of Loganville voted to submit an application for a 2026 Community Development Block Grant to Gwinnett County Community Development.

BE IT RESOLVED, that the City Council of the City of Loganville resolved at its meeting, on May 8, 2025 to authorize the City of Loganville to submit an application to the Gwinnett County Community Development Program Office for Grant Funding.

Said CDBG Application will be made to perform utility infrastructure improvements for the Breckenridge Subdivision four sewer pump stations.

BE IT FURTHER RESOLVED, the Loganville City council voted unanimously at the May 8, 2025 meeting.

NOW, THEREFORE, that the Loganville City Council has authorized the Mayor of the City of Loganville to sign the Application.

AND, it is so ordained, this _____ day of _____ 2025.

AYES: _____

NAYS: _____

Honorable Skip Baliles, Mayor

Danny Roberts, City Manager

SEAL:



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

To: Honorable Mayor Baliles and Members of the City Council

From: Danny Roberts, City Manager

Date: May 8, 2025

Subject: Goodwyn Mills Cawood (GMC) Architectural Services Proposal for Toddler Park

RECOMMENDATION:

Staff recommends the City Council approve the Architectural Services Proposal for Toddler Park from GMC dated March 31, 2025

FISCAL IMPLICATION:

NTE for this project is \$54,600. (5% contingency). 2019 Walton SPLOST (321-6200).

BACKGROUND:

Toddler Park was purchased in 2001 and in 2005 the playground equipment bid was \$40,000 with Loganville Woman's Club donating \$10,000 to be used in the park. Toddler park has been discussed in the past for upgrades at the time grant funding was not available.



Goodwyn Mills Cawood

6120 Powers Ferry Road NW
Suite 200
Atlanta, GA 30339

T (770) 952-2481
F (770) 955-1064

www.gmcnetwork.com

March 31, 2025

Danny Roberts
City Manager
City of Loganville, GA
Sent via email: droberts@loganville-ga.gov

REFERENCE: PROPOSAL FOR PROFESSIONAL SERVICES

PROJECT: LOGANVILLE TODDLER PARK

Danny,

Goodwyn Mills Cawood, LLC (GMC) sincerely appreciates the opportunity to present this proposal to provide Professional Architectural Services for the City of Loganville, Georgia.

This proposal is a result of our discussions based on our previous meetings. The following is an understanding of the scope of services, related fees, and schedule for this project.

Project Description

It is our understanding that the City of Loganville would like to construct exterior and site improvements to the Loganville Toddler Park, located at 157 C S Floyd Rd. Redesign of existing .3-acre toddler park to include enhanced amenities and inclusive playground elements. It is our understanding the design will be for the city's use to obtain contractor bids for the construction of the project. The design will be based on the project elements shown in the GMC Concept Plan (attached).

Project Elements:

- Relocated Shade Structures
- Hardscape
- Landscape
- Site furnishings
- Playground Structure (product spec.)
- Accessible Merry-go-round (product spec.)
- Play mound
- Seating Area
- Light Fixtures

Project Team

Main Point of Contact/PM	Sam Serio, PE, LEED AP
Landscape Architecture	Matt Mitchell, PLA, LEED AP

SCOPE OF SERVICES

Topographic Survey: GMC will prepare a field run topographic survey of the subject property, located at 157 C S Floyd Rd. The scope of Topographic Surveying scope is as follows:

- Location of Storm Sewer Systems; rim and inverts of accessible manholes, catch basins, drop inlets, curb inlets, headwalls, flared end sections, and other drainage structures, and pipe sizes and materials, if accessible and surface evident
- Location of Sanitary sewer systems; manhole rims and inverts, pipe sizes and materials, if accessible and surface evident

- Location of valves, meters, and other gas main appurtenances, if accessible and surface evident
- Location of valves, meters, hydrants, and other water main appurtenances, if accessible and surface evident
- Horizontal location of overhead electric lines, telephone lines, and appurtenances
- Location of underground utilities delineated per markings
- Location of fences, walls, slabs, and materials of which they are constructed
- Location of existing signs
- Location of existing trees identified as ornamental or 6" (diameter at breast height) in size or larger
- Vertical Datum (NAVD 88)
- Contour interval will be 2 foot
- Scope of Services does NOT include the following:
 - Determination of depth, and pressure of water, force main, or gas mains
 - Determination of size & depth for electric, phone, and cable lines
 - The determination of overhead utility wire height, voltage, or use
 - Construction staking for improvements
 - Proposed easement or right-of-way staking
 - Boundary surveying

Design Development: With comments from the Schematic Design all elements will be developed further and presented for your review. Projected costs estimates will be provided at this time for budgeting purposes. (1 meeting)

Construction Documents: With comments made from the Design Development phase we will prepare plans & specifications required for pricing and construction.

Deliverables are:

- 60% Construction Drawings
- 100% Issued for Construction Drawings

Drawings and Specifications for the following:

- Site Layout and Materials
- Hardscape
- Site Details
- Planting
- Irrigation (performance specifications)
- Grading and Erosion Control Plan

Bidding: Utilizing the City approved Construction Documents, the following are tasks associated with the bidding phase of project development:

- Bid Document package, including construction plans, specifications, bidding details and bid cost worksheet
- Provide a bid advertisement document
- Respond to questions from bidders
- Prepare addenda as needed
- Coordinate and attend the bid opening and review bids for award
- Review the bids and the qualifications of the lowest bidder
- Preparation of a bid recommendation letter

Construction Administration: Construction phase is budgeted to be 4 months (from contractor contract preparation through final project closeout). Should the construction phase extend beyond 4 months, the cost per month amount will continue until final project closeout.

Following are tasks associated with the construction phase of project development:

- Preparation of the Contract Agreement between the City and the selected contractor
- Coordination of the pre-construction meeting
- Provide responses to questions during the construction phase, as needed
- Coordination with Contractor and Owner
- Review shop drawings and RFI's
- Review and approve Contractor's pay applications
- Periodically review Contractor's operations
- Coordinate and conduct final inspection and prepare final punch item list
- Process project's close out documents

Assumptions/Items not Included:

1. Structural, Geotechnical, Mechanical, Electrical, and Plumbing is not included.
2. Environmental and Flood Study Services aren't included.
3. Disturbed area is less than 1 acre, NPDES Permitting is not included.
4. Detention or Water Quality Evaluation Design is not included.
5. Full time inspection of civil work is not included.
6. Signage/electrical/site lighting design is not included.
7. Construction materials testing, not included.
8. Any off-site infrastructure required, not included.
9. Meetings other than Bidding and Construction Administration assumed to be virtual.

SCHEDULE

Anticipated schedule from Notice to Proceed:

- | | |
|--------------------------|-------|
| • Topographic Survey | 1 mo. |
| • Design Development | 1 mo. |
| • Construction Documents | 2 mo. |
| • Bidding/Procurement | 2 mo. |
| • Construction | 4 mo. |

COMPENSATION

Compensation for work performed shall be billed on a lump sum basis (see breakdown below). Once per month during the existence of this contract, GMC shall submit to the City an invoice for payment based on the percentage complete of the work performed for the Project through the invoice period.

PHASE	FEE
Topographic Survey	\$ 4,000
Design Development	\$ 5,000
Construction Documents	\$ 24,000
Bidding	\$ 4,000
Construction Administration	\$ 15,000
Total	\$ 52,000

Reimbursable Expenses

Expenses directly related to the Project will be reimbursed by the Owner, and are included in the compensation outlined above. This includes normal reimbursable expenses include costs associated with travel, as well as costs of reproduction (for progress prints and final documents for Owner and), and communication (postage, delivery, and handling of documents).



Payment Terms

Professional services will be invoiced monthly in accordance with the status of the work. Payment is due 30 days from the invoice date, and is consider past-due thereafter. Past-due invoices will accrue interest at a rate of one percent (1%) per month.

LIABILITY INSURANCE

GMC maintains Workman's Compensation, comprehensive commercial general liability, and professional liability (E&O) insurance coverage. A copy of our insurance certificate is available upon request.

AGREED REMEDY

To the fullest extent permitted by law, the total liability, in the aggregate, of Goodwyn Mills Cawood, LLC (GMC) and its officers, directors, employees, agents, and consultants to City of Loganville, GA and anyone claiming by, through or under City of Loganville, GA, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to GMC's services, the Project or this Agreement, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of contract or breach of warranty shall not exceed the total compensation received by GMC under this Agreement.

WAIVER OF CONSEQUENTIAL DAMAGES

Neither City of Loganville, GA nor GMC, shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of, or connected in any way to the Project or this Agreement. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings or diminution of property value and shall apply to any cause of action including negligence, strict liability, breach of contract and breach of warranty.

If this proposal meets your approval, please signify by adding your signature below and sending back to me. We look forward to working with you on this project.

Authorized by:

Name

Signature

Date

Many thanks,

GOODWYN MILLS CAWOOD, LLC

Sam Serio, PE, LEED AP
VP, Engineering

GOODWYN MILLS CAWOOD, LLC

Matt Mitchell, PLA, LEED AP
VP, Georgia Landscape Architecture

Attachments:

- 1) GMC Standard Hourly Rates
- 2) Loganville Toddler Park Concept Plan

2025 Standard Rate and Fee Schedule

Standard Hourly Rates

Executive Vice President	\$ 305.00
Senior Vice President	\$ 285.00
Vice President	\$ 265.00
Senior Professional (Architect, Engineer Regional Technical Leader, Surveyor, Interior Design, Scientist, Project Manager)	\$ 260.00
Professional III (Architect, Engineer Design Manager, Surveyor, Interior Design, Scientist, Project Manager)	\$ 240.00
Professional II (Architect, Engineer State Technical Leader, Surveyor, Interior Design, Scientist, Project Manager)	\$ 220.00
Professional I (Architect, Engineer Design Coordinator, Surveyor, Interior Design, Scientist, Project Manager)	\$ 200.00
Senior Professional Staff (Architect, Project Engineer, Interior Design, Scientist, Assistant Project Manager)	\$ 165.00
Professional Staff III (Architect, Project Professional, Interior Design, Scientist)	\$ 150.00
Professional Staff II (Architect, Staff Professional, Interior Design, Scientist)	\$ 135.00
Professional Staff I (Architect, Interior Design, Scientist)	\$ 120.00
Senior Technical (Technical Spec., Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 165.00
Technical III (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 150.00
Technical II (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 125.00
Technical I (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 100.00
Intern II (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 90.00
Intern I (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 75.00
Executive Administrative Assistant	\$ 120.00
Administrative Assistant II	\$ 100.00
Administrative Assistant I	\$ 80.00
Field Survey:	
Survey Crew (four-man survey crew)	\$ 350.00
Survey Crew (three-man survey crew)	\$ 280.00
Survey Crew (two-man survey crew)	\$ 210.00
Field Tech III	\$ 120.00
Field Tech II	\$ 95.00
Field Tech I	\$ 75.00

Reimbursable Expenses

Travel Expenses	
Vehicle Transport	\$0.70 per mile
Travel/ Meals/ Lodging	Cost
Other Out-of-Pocket Expenses	Cost plus ten percent
Sub-Consultant/ Sub-Contractors	Cost plus five percent
Sub-Consultant/Sub-Contractors reimbursable expenses	Cost plus five percent
Printing & Shipping	
Out of house reprographic services	Cost plus ten percent
In-House B&W reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House Color reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House B&W reprographic services (large format)	\$0.15/ sf
In-House Color reprographic services (large format)	\$0.20/ sf
GPS equipment	\$250.00 per day

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Bottle Filling Station & Water Fountain



Movable Seating



Swing Set



Spinner



Sensory or Musical Play Elements

Section 6, Item A.



Play Hill and Tunnel



Inclusive Swing Features



Playground Element





4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

To: Honorable Mayor Baliles and Members of the City Council

From: Kristy Peters, Events and Marketing Director

Date: May 8, 2025

Subject: Town Green Trees, Pavilion and Well Lights

RECOMMENDATION:

Staff recommends the City Council approve the Great Estates proposal dated 03/04/2025. Having the Town Green decorated by a professional would enhance the appearance of our Downtown.

FISCAL IMPLICATION: The cost is \$15,210 and will be taken from the Small Equipment line item 100-4100-531600.

BACKGROUND:

Councilman Whitfield originally requested for lights to be installed around Town Green but at the time the price was an issue as well as we were planning on upgrading the electrical service around Town Green. Now the electrical outlets are all updated, staff would like to move forward with this project. This project includes lighting 10 trees around the green and installing magnetic roof lights on the well and pavilion.



Great Estates Landscaping
14481 Lochridge Boulevard
Covington, GA 30014
855-7-GOGREAT

Pr

Section 6, Item B.

Created: 03/04/2025
From: Austin Head

Proposal For

City of Loganville

235 Main St
Loganville, GA 30052

Location

235 Main St
Loganville, GA 30052

Customer Contact

mobile: 4042905884
kpeters@loganville-ga.gov

City of Loganville

Terms

upon completion

ITEM DESCRIPTION	QUANTITY	AMOUNT
LANDSCAPE LIGHTING - - Install 20,000 LED mini lights in 10 trees on town green (2,000) each tree. Lights to stay year round	1 job	\$ 13,400.00
LANDSCAPE LIGHTING - - Install C9 magnetic roof lights on pavilion. Lights to stay year round	1 job	\$ 2,725.00
LANDSCAPE LIGHTING - - Install C9 Magnetic roof lights on well house. Lights to stay year round	1 job	\$ 775.00
Promotional Discount Will offer 10% discount if all is done	1	(\$ 1,690.00)

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 15,210.00
TOTAL	\$ 15,210.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Austin Head
Office: 7704661021
ahead@greatestateslandscaping.com

ENHANCEMENT SERVICE CONTRACT

ENHANCEMENT SERVICES

Trees, Shrubs, Plants and Groundcover

- a. All trees, shrubs, plants and groundcovers (one gallon and larger) installed by Great Estates, LLC are guaranteed for 1 year from the date of installation **if** Great Estates, LLC maintains the property on a contractual basis.
- b. This warranty will be reduced to ninety days (90) if Great Estates, LLC **does not** perform contractual maintenance.
- c. Guaranteed plants that die will be replaced one (1) time with plants of the original size and quality at no cost to the customer.
- d. No guarantees shall be given for bulbs, roses, annuals, perennials, grasses, potted or tuber plants, bedding plants, groundcover in 4 inch or smaller pots, or plants specified but not growing in their normal growing climate zone or region. Plants are subject to availability.
- e. Great Estates, LLC reserve the right to substitute for any plants unavailable at time of installation with plants of similar character and equal or greater value. Customer may decline substitutions, but Customer agrees to pay for all work completed and materials installed less any substitute materials declined and consider this proposal completed upon installation of all available plants.
- f. The above guarantee will not apply where plants die because of chemicals, animal damage, vandalism, theft, fire, inadequate drainage, storms, hail, drought, insects, freeze damage, other acts of God, or by any other contingency beyond the control of Great Estates, LLC.
- g. All plant warranties are based on customers having some type of automated watering system that is working to adequately provide moisture to new plants.
- h. The customer hereby agrees that for the guarantee to be in effect, that not all automatic watering systems provide adequate amounts of moisture and new plants may need to have supplemental hand watering their first year during hot and dry periods. Any plant material that dies from over or under watering will not be covered under this warranty.

Vegetation Removal:

- i. Regardless of method used, Great Estates, LLC does not guaranty complete elimination of grass or weeds in beds.
- ii. Maintenance and/or weeding of beds after installation is the responsibility of Customer unless stated otherwise in this proposal.

Rock Clause:

- i. If in the course of digging and/or trenching rock is encountered, that cannot be reasonably removed by shovel or that standard trenching equipment will not penetrate, there may be additional labor charges for rock removal
- ii. Should a jackhammer or other equipment be required, the cost for rental of said equipment will also be added as a change order to the original proposal.
- iii. Customer will be notified before additional charges are incurred.

Sod/Hydro mulch:

- a. Unless stated otherwise in this proposal, prices for grass coverage are based on estimated square footage of area.
- b. Customer will be billed for actual amount of grass used, which may be slightly more or less than estimated.
- c. Great Estates, LLC will warranty germination of hydro mulch only if prescribed watering procedures are followed and will re-apply any bare area.
- d. Warranty on sod is limited to be the product described on this proposal.
- e. Great Estates, LLC makes no other warranties of purity, merchantability, fitness for a particular purpose, or otherwise.

Water gardens:

- a. Pumps, plumbing and all pond components: Manufacturer warranty and 1 year workmanship warranty.
- b. Fill valves may require slight adjustments periodically at an additional cost.
- c. Guarantee does not include adjustments to fill valve after 6 months.
- d. Water gardens – cleaning/servicing: Great Estates, LLC does not guarantee the survival of any fish removed during cleaning of pond.
- e. Great Estates, LLC is not responsible for any damage to liners or shells that Great Estates, LLC did not install.
- f. Great Estates, LLC is not responsible for any damage to aquatic lighting and/or wiring Great Estates, LLC did not install.

Landscape lighting:

- a. Power Centers (Transformers) have a 1-year to lifetime (depending on model) limited manufacturer's warranty.
- b. Great Estates, LLC will replace any defective components excluding bulbs free of charge for 1 year.
- c. After 1 year, there will be a service charge for Great Estates, LLC to replace any defective components covered under manufacturer's warranty.
- d. There will be additional charges for physical damage to any light fixtures, wire or transformers.
- e. Adjustment of controllers on/off times to be done by Customer.
- f. Great Estates, LLC is not responsible for any damage caused by Acts of God, animal damage, or any other natural occurrences.

Natural Stone:

- a. Workmanship 1 year.
- b. Stone is a natural product and is sold without warranty.
- c. Stone is not guaranteed for uniformity of color, texture, wear, coverage, or chemical analysis.

Hardscapes (Pavers, Patios and Retaining Walls):

- a. Patios, walks and driveways constructed with modular concrete products are guaranteed for workmanship and materials for a period on 1 year.
- b. Warranty is void if damage is caused by water damage from high-pressure washing, malfunctioning water lines, drain lines not installed as a part of this contract, or excessive vehicular traffic or overweight utility vehicles and equipment.
- c. There is no warranty for uniformity of wear or color after installation.

Drainage:

- a. Contractor guarantees that any drain systems (French Drain, etc.) installed will facilitate a more rapid removal of water from the problem area.
- b. Great Estates, LLC is not liable for any object or debris obstructing or plugging drainage system. Additional charges will be assessed for cleaning and removing obstructions to drainage system.
- c. No other guarantee is implied or given.

Irrigation Systems:

Statement concerning irrigation systems:

- a. Contractor will repair or replace any defective components free of charge for a period of 1 year.
- b. All irrigation system components will carry a manufacturer warranty.
- c. Great Estates, LLC warrants to the original purchaser of our products, for a period of 2 years for residential installations and 1 year for commercial installations from the date of substantial completion, and activated on by final payment on our work provided, and may be subject to the manufacturer accepting defective product on return.
- d. Timers and some other parts carry a 1–3-year warranty, in this case the timer or part will have a 1–3-year manufacturer’s warranty.
- e. Freezing, failure to winterize, spoiling winterization, driving on heads or other system components or pipes by any vehicles or equipment including lawn tractors, poor drainage and / or unstable ground exposing the system components to unusual mechanical stresses, breaking heads in any abnormal way, sand or grit or foreign debris in the system from an external source or a historical non-warranty break, damage caused by digging, backfilling of excavated areas before substantial completion without permission, damage of any pipes, wires, and other components, movement of pipes or other stored product on the job without permission, power spikes, short circuits, aeration or other landscaping or maintenance routines, 3rd party or Customer modifications, modifications or service calls by anyone other than Great Estates, LLC may void the warranty for whatever zone or component of the system affected.
- f. Winterization (manipulation of double check assembly service valves, main valve shut off, and mechanical removal of the majority of water from the pipes with a compressor), by anyone other than Great Estates, LLC may void your warranty for all your heads, valves, pipes and fittings, and source connection, at the sole discretion of Great Estates, LLC.

WHAT IS NOT COVERED UNDER IRRIGATION

Great Estates, LLC warranties each part of the sprinkler system itself as it was installed, once only.

- a. Vandalism, 3rd party adjustment of heads (stripped gears, improper diffuser screw setting, poor arc adjustment) MAY not be covered by warranty at the discretion of Great Estates, LLC.
- b. Also not covered are lack of coverage because of heads blocked by foliage, plant growth, or landscaping. Setting the timer for watering restriction changes, spring startups, general maintenance such as cutting grass around the heads, settling of the ground, damage to landscaping by broken pipes for whatever reason.

- c. AstroTurf replacement after water damage of any kind for any reason, any complimentary parts or service, vehicle damage, construction damage, excavator / backhoe damage, landscape nails and or spike damage.
- d. No part of the irrigation system while still under construction carries any warranty whatsoever. Repair of damage to the system, while under construction, unless caused directly by Great Estates, LLC, is not the responsibility of Great Estates, LLC to repair under warranty. Any such damage will be repaired and the additional costs from such repairs will be billed to the Customer in addition to the original contract.
- e. Any exceptions to this rule will be handled on a case by case basis and any repairs not under warranty, but performed by Great Estates, LLC in good faith during installation or afterward, will likely be billed to the Customer as a service call if the number of such incidents exceeds two per installation or renovation cycle and zero per service call, or if in the sole discretion of Great Estates, LLC the damage can be attributed to inexperience, the landscaper not employing due care and attention, malicious intent, or any negligence on the part of the party responsible for the damage whatsoever.
- f. Some connections Great Estates, LLC makes to existing pipes may carry no warranty for the connection itself. Anything other than municipal service poly, PEX, some types of copper, some types of brass, and some types of PVC, is not an appropriate waterline material. We may connect to those at the highest level possible, but the connection may not be warrantied.
- g. Only parts listed on the as built summary or invoice are included in the warranty with the exception of some PVC fittings. Anything not listed or not paid for carries no warranty as we only warranty product we install that has been fully paid for.

A water supply of sufficient pressure and volume is crucial to the operation of a sprinkler system.

- a. On installation, a flow test shall be conducted by Great Estates, LLC. If the supply is deemed to be sufficient, the installation will proceed and the warranty will remain in effect as long as the supply remains sufficient.
- b. Any deficiency in either the pressure or volume of the water supply at the time of installation will interdict the installation of the system as designed unless the Customer promises to rectify the deficiency.
- c. However, any deficiency will void the warranty until it is corrected, at the Customers expense, and Great Estates, LLC reserves the right to refuse its services of any kind until such situation has been rectified to the satisfaction of Great Estates, LLC.
- d. If the Customer's irrigation system is supplied, the Customer is responsible to ensure the well does not fail or go dry, and any failed or dry well may void the warranty on any part of the system affected, in the sole discretion of Great Estates, LLC.

CONTRACTOR RESPONSIBILITIES:

Contractor agrees to furnish to Customer all labor, equipment, materials and supplies required to perform the Scope of Work described in the proposal unless otherwise stated in proposal.

Customer agrees that the Great Estates, LLC shall not be liable for damages of any kind arising from random acts of the universe or any other condition beyond its control, including acts or omissions of the Customer or authorized agent, malicious action by a third party against the Customer or authorized agent, adverse behavior of Customer equipment, facilities, or applications, as related to adverse weather, natural disasters, acts of God, civil disorders, hardware failure, software failure, or other occurrences beyond the reasonable control of the Company or the Customer.

Underground lines:

- a. Great Estates, LLC is responsible for calling Georgia 811, Call before you dig line to have lines located prior to beginning work.
- b. Great Estates, LLC is **not responsible** for damage to sprinkler pipes, electrical conduit, wires, gas lines, phone lines, coax cables, or any other buried lines except for items that Great Estates, LLC has installed as a part of this contract and utility lines that have been marked correctly by a line location company authorized by said utility.

CUSTOMER RESPONSIBILITIES:

Underground lines:

- a. Customer is responsible for notifying Great Estates, LLC and clearly marking any other secondary lines not covered by utility companies.
- b. Any repairs to unmarked utilities will be at the expense of the customer.

Permits:

- a. The Customer shall pay for all zoning, building and construction permits necessary
- b. Customer may be liable for additional charges and/or down time as a result of excessive delays due to lack of permitting.

Right to authorize job:

- a. Customer warrants that he/she has full legal right to authorize Great Estates, LLC to perform the job at the location described on Proposal/Contract.

Change Orders:

- a. Contract may be amended as needed with the consent of both parties to include changes in the landscape involving plant material, lighting, irrigation, etc., which may alter the total cost of the contract.
- b. In such cases a change order will be generated by Great Estates, LLC which specifies the proposed changes. Customer signature will be required prior to any changes being made.

TERMS AND CONDITIONS

Billing Policy

- a. Great Estates, LLC will require a 50% deposit for any jobs over five hundred dollars (\$500) as agreed upon with customer.
- b. Customer agrees to pay all invoices. Invoices are payable upon receipt and are due in full. If payment is not received in full within 15 days of receipt, a late fee may be assessed.
- c. Bills will be mailed through USPS or emailed to a provided email address. Great Estates, LLC has made a contractual agreement with customer and failure to receive invoice through USPS or email services does not negate payment for services.

Payment options:

- a. Great Estates, LLC. Excepts the following payments
 - i. Checks mailed to 14481 Lochridge Blvd Covington, GA 30014
 - ii. Credit Card Payments made through website www.greatesstateslandscaping.com
 - iii. ACH transactions
 - iv. On-Line Bill Pay (through your individual bank bill pay)

Late fees, Service Charge & Service Suspensions:

- a. Late fees:
 - i. In order to avoid up to a \$25.00 late payment fee, payment must be received within 15 days of receipt of the invoice.
 - ii. This fee will be assessed each month until the outstanding balance is paid in full.
- b. Service Charges
 - i. Bounced checks are subject to a \$35 bank fee.
 - ii. Declined credit cards are subject to a \$25 office fee.

Quality Control of Service & Customer Concerns: Great Estates, LLC monitors Quality Control service inspections to customers.

- a. If Customer questions any service performed or claims that Great Estates, LLC has failed to perform any services, such concerns or claim must be submitted in writing to within three (3) business days, or services in question shall be deemed accepted by Customer.
- b. Customer agrees to allow reasonable time for concerns or claims to be rectified by Great Estates, LLC
- c. Final payment cannot be withheld pending plant availability.
- d. Terms and Conditions are subject to change without notice.

Warranty

We will endeavor to ensure you are more than happy with our work and with our warranty support as well. However, the final decision as to what is covered by warranty and what is not will be made by the Company. Some labor may not be covered by this warranty.

Transplanting:

- a. Transplanting existing plants is NOT guaranteed.
- b. Customer will be responsible for additional watering of transplanted material.

Disclaimer:

- a. All warranties above are void if damage is caused by lightning, storms, hail, freezing, natural disasters, physical abuse, animals, insects, machinery, vandalism, improper usage, electrical power surges, acts or omissions of the Customer or authorized agent outdoor water restrictions or alterations made by anyone other than an employee of Great Estates, LLC.
- b. Warranties are void if damages are caused by parties not associated with Great Estates, LLC who are working on the same job site as Great Estates, LLC. Such damages will be repaired by Great Estates, LLC, only with the generation of a change order and signature of the client on said change order.

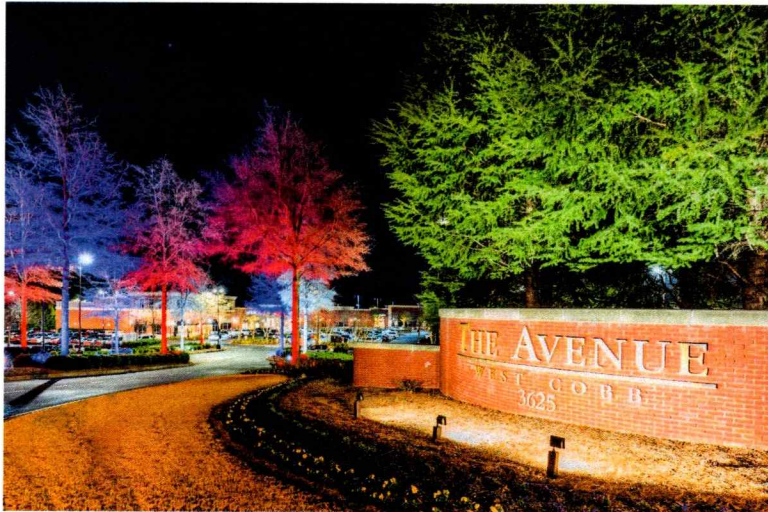
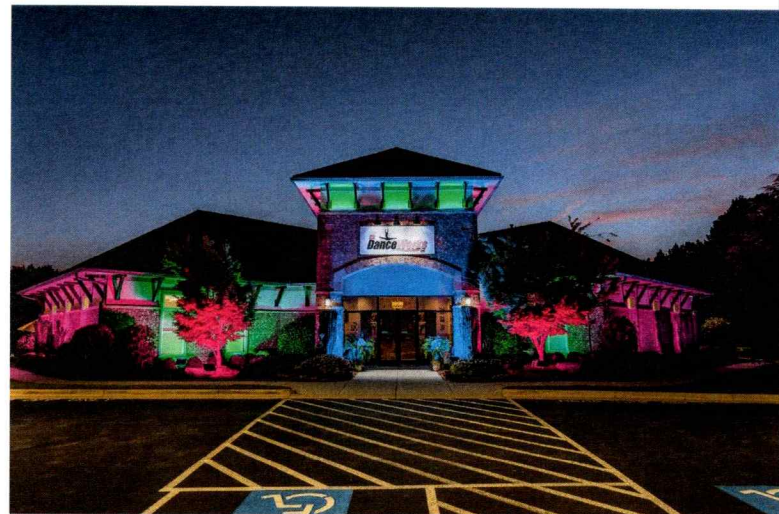
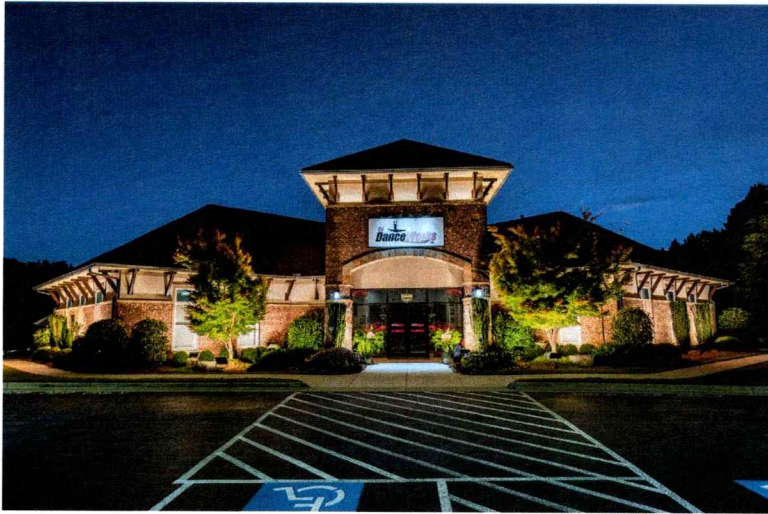
Residential Accent Lighting Proposal

Date: April 3, 2025

Prepared for: City of Loganville
235 Main St, Loganville GA 30052


Salesperson: Fiacable, Steve

VISION





Items: \$9,000.00

DESCRIPTION	QTY	PRICE	SUBTOTAL
Install (2) 600W Transformer - Power supply for lighting. Split into two. Right side/left side. All lights will run back to one of the two transformers.	2	\$500.00	\$1,000.00
 Install (40) Vivo RGBW Integrated Flood Light - 4 - 18w floodlights per tree encased in protective piping - allows lighting to hit all tree angles - includes dimmability, color changing, as well as standard warm white.	40	\$200.00	\$8,000.00
Install (1) RGBW Remote and Configuration	1	\$0.00	\$0.00

Total: \$9,000.00

Requires 50% deposit (\$4,500.00) before work begins.

or

\$413.44/month

(Total: \$9,922.50)

A 3rd-party surcharge of 10.25% is included in this pricing. Monthly payments available upon approval of 24-month, no-interest financing.

To discuss financing, please call (470) 870-0606 to speak with your design representative.

Terms & Conditions

This quotation from Lights Over Atlanta (LOA) is subject to the following terms and conditions. LOA reserves the right to update these terms and conditions without any formal notice.

Warranty Information

- All NEW landscape lighting and equipment, provided and installed by LOA, will receive the following warranty:
 - **All fixtures, wiring, transformers: LIFETIME WARRANTY**
 - Warranty covers manufacturer defects and installation errors.
 - Any listed components that cease to function due to manufacturing issues or natural aging will be replaced at no additional cost.
 - All LED bulbs: 5 years
 - Bulbs are replaced at no additional cost if they unexpectedly cease to function within the first 5 years, excluding external factors.
 - Does not include bistro/string light bulbs or wiring.
 - Bistro/string lighting: 1 year
 - Manipulation of lighting equipment, including, but not limited to, fixtures, timers, transformers, and/or wiring, by non-LOA representatives, unless instructed by an LOA-representative, will result in voided warranty on said equipment. If necessary, a trip charge will be assessed to repair the system.

☐ I have read and agree to all items contained in the Lights Over Atlanta Warranty Information section.

RGBW Training Information

- Customers with RGBW color-changing lighting will receive an informational video on how to operate the remote for said lighting. If further help is needed, customer may opt in to training
 - Customer Training Opt-In
 - Customer may opt in for a \$100, 30-minute training session with a LOA tech supervisor to review RGBW remote and astro timer.
 - If customer misses training appointment, customer agrees to pay a trip charge of \$150 for a tech to return and provide training on another date.
 - Instructions and video will be sent for reference after initial training.
 - Customer Training Opt-Out
 - If customer opts out of training, a \$150 fee will be charged for any site visit requested to adjust RGBW lighting.
 - Instructions and video will be sent for reference. No additional training will be provided.

☐ I have read and agree to all items contained in the Lights Over Atlanta RGBW Training Information section.

Damage/Repair Information

- If a lighting outage/issue arises, customer may request a site visit by a technician to assess the nature of the issue and discuss options for repair.
 - If the issue is determined to be covered under our warranty after the technician's assessment, no fee will be charged.
 - If the issue does not fall under our warranty, or the issue is determined to be caused by forces outside of our control, including but not limited to lightning strikes, damage by person or animal, power surges or failed existing electrical, the customer will be charged a \$150 site visit fee in addition to the cost of time and materials needed to complete the repair.
 - Customer understands that the typical repair timeframe is between 4-6 business days, but may vary depending on staffing and/or parts availability.

☐ I have read and agree to all items contained in the Lights Over Atlanta Damage/Repair Information section.

Customer Equipment Information

- LOA is not responsible for the condition of existing areas/equipment on the property, including, but not limited to:
 - gutter guards
 - electrical outlets

- internal housing circuitry
- irrigation systems
- internet/cable lines
- dog fences
- wiring/gas lines not installed by the local city authority
- Customer is responsible for having areas/equipment listed above clearly marked prior to installation. LOA is not responsible for any damages that occur during or after installation if areas/equipment listed above are not properly marked before installation.
- Our prices and services are contingent upon the presence of working electrical systems at the installation site. Customer is responsible for all electrical between the outlet and breaker.
 - If additional electrical work is required for the lighting system to function, and said work is outside the scope of LOA services, customer agrees to have an electrician service the area so LOA can install the lighting system.
 - If additional electrical work is required for the lighting system to function, and said work is within the scope of LOA services, customer agrees to pay all relevant additional costs for said work.
- If customer has gutter guards, customer agrees to contact gutter guard company to have them remove any materials so that LOA technicians may access the installation site. Customer acknowledges that the warranty may be voided if an LOA technician needs to remove any such materials in order to install the lighting system.
- Customer is responsible for trimming hedges prior to installation (if required). Customer acknowledges that an additional trip charge will be applied if installation is postponed due to untrimmed hedges that prevent the installation of the lighting system.

☐ I have read and agree to all items contained in the Lights Over Atlanta Customer Equipment Information section.

Cancellation Policy

- LOA has the right to refuse refund if order is cancelled within 48hrs of the scheduled installation date and time.
- Customer acknowledges that they may not reschedule the appointment, then cancel the order.
- If order is cancelled prior to the 48hr installation window, LOA has the right to retain a 30% restocking fee from the original deposit payment

☐ I have read and agree to all items contained in the Lights Over Atlanta Cancellation Policy section.

Yard Sign/Marketing Information

- Customer agrees to a small yard sign to be displayed on the property during the installation process.
- Customer agrees that LOA technicians may take photos or videos of customer's home for purposes including, but not limited to, LOA marketing, and that such photos and/or videos may be published in a variety of media including, but not limited to, social and print media.

☐ I have read and agree to all items contained in the Lights Over Atlanta Yard Sign/Marketing Information section.

Payment Terms

- Pricing is guaranteed for 14 days from proposal creation.
- A 1% DAILY late charge will be added to all outstanding balances 3 days past the due date.
- Payment Method: The credit card on file will be charged within or after 48 hours of project completion.
- Invoice Notification: You will receive a payment confirmation email and an itemized invoice upon project completion for your reference.
- Dispute Resolution: If you have any concerns or disputes regarding the charges, please contact our office within 3 days of receiving the payment confirmation.
- Late Payments: Late payments may be subject to additional fees or penalties as outlined in our terms and conditions.

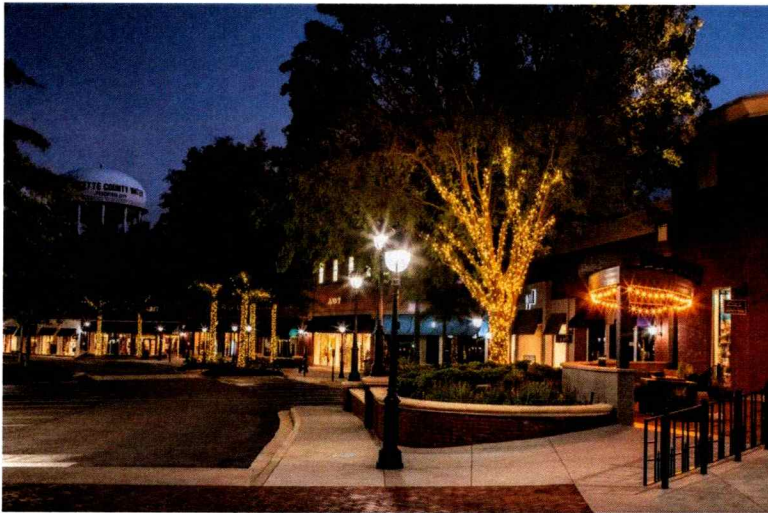
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Please review and accept the terms listed above.

Residential Accent Lighting Proposal

Date: April 3, 2025
Prepared for: City of Loganville
235 Main St, Loganville GA 30052
Salesperson: Fiacable, Steve

VISION



Items: \$16,350.00

DESCRIPTION	QTY	PRICE	SUBTOTAL
Install (10) Benchmark Rectifier	10	\$35.00	\$350.00
Install (200) 120v Benchmark Permanent Minis - Wrapping trees around park with 20 minis per tree or	200	\$80.00	\$16,000.00

15ft high.

Total:
\$16,350.00

Requires 50% deposit (\$8,175.00) before
work begins.

OR

\$751.08/month

(Total: \$18,025.88)

A 3rd-party surcharge of 10.25% is
included in this pricing. Monthly payments
available upon approval of 24-month, no-
interest financing.

To discuss financing, please call (470)
870-0606 to speak with your design
representative.

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- Late Payments: Late payments may be subject to additional fees or penalties as outlined in our terms and conditions.

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Please review and accept the terms listed above.



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeremy Armistead, Public Works Director

Date: May 08, 2025

Subject: Resolution to apply for 2025 Local Road Administration (LRA) Funds and Keck & Wood Engineering Fee

RECOMMENDATION:

Staff recommends the City Council approve for the resolution and the engineering fees. Keck & Wood engineering fee \$30,000.

FISCAL IMPLICATION: City of Loganville's LRA share is \$203,624.38. The city received \$165,975.71 from the 2025 LMIG. Total LMIG funds for FY 2025 are \$369,600.03. Line items 100-4200-531112 for \$369,600.03 and 100-4200-531110 for the remaining cost.

BACKGROUND:

LMIG and General funds are used for street resurfacing. Keck & Wood and staff choose North Sharon Church Road and Chandler Haulk Road for resurfacing and milling for the 2025 & 2026 LMIG & General Fund paving project.

RESOLUTION NO. 05-08-2025

A RESOLUTION OF THE CITY OF LOGANVILLE, GEORGIA, SUPPORTING AND AUTHORIZING THE CITY'S 2025 LOCAL ROAD ASSISTANCE FUNDS APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION.

WHEREAS, the City of Loganville has inspected the roadway system and has developed an inventory of resurfacing needs for the Georgia Department of Transportation's ("GDOT") LOCAL ROAD ASSISTANCE (LRA) funding; and,

WHEREAS, based on the City's population and total non-state route centerline miles, GDOT will provide an allocation in the amount of \$203,624.38, through the LOCAL ROAD ASSISTANCE funds,

WHEREAS, GDOT requires the chief elected official to execute a LOCAL ROAD ASSISTANCE funds resolution for Fiscal Year 2025 with a cover letter before funds will be distributed to the City of Loganville.

NOW, THEREFORE, BE IT RESOLVED, that Mayor and City Council of Loganville do hereby authorize the Mayor's execution of the Local Road Assistance funds for the resurfacing of various City roadways.

SO, RESOLVED this 08TH day of May, 2025

APPROVED: _____

Lee "Skip" Baliles, Mayor

ATTEST: _____

Kristy Ash H/R Director



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

May 08, 2025

Charles Arnhart, State Aid Coordinator

District 1 Office of Traffic Operations

1475 Jesse Jewel Pkwy NE Suite 100

Gainesville, GA. 30501

RE: City of Loganville 2025 LRA Application

Mr. Arnhart,

The 2025 application for the LRA funding from the City of Loganville has been submitted. This application is requesting approval to receive the 2025 funds totaling \$203,624.38 as requested per this application. This application is requesting funding for the preliminary engineering and road maintenance/resurfacing of city streets listed on the attached 2025 project reports.

The City of Loganville would like to thank you for your consideration of this application, and is looking forward to completing another successful project with the help of the GDOT.

Sincerely,

Skip Baliles, Mayor

Revised 3/17/2025

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2025 LRA Supplemental
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jeremy Armistead (Name), the Director of Public Works (Title), on behalf of City of Loganville (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

(Signature)

Lee "Skip" Baliles (Print)

Mayor / Commission Chairperson

May 08th. 2025 (Date)

LOCAL GOVERNMENT SEAL (required):

E-Verify Number

Sworn to and subscribed before me,

This 08 day of May, 2025.

In the presence of:

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC SEAL (required):

GDOT District	County	City	Total Mileage*	Population**	FY 2025 LRA Formula Amount	Required FY 2025 LRA Match
6	WALKER	CHICKAMAUGA	22.71	3,033	\$ 57,762.98	0%
6	WALKER	LAFAYETTE	58.59	6,977	\$ 142,600.95	0%
6	WALKER	LOOKOUT MOUNTAIN	14.92	1,646	\$ 35,323.40	0%
6	WALKER	ROSSVILLE	25.27	3,969	\$ 68,774.77	0%
1	WALTON	(UNINCORPORATED)	782.20	67,927	\$ 1,712,744.03	0%
1	WALTON	BETWEEN	3.99	451	\$ 9,528.34	0%
1	WALTON	GOOD HOPE	4.50	375	\$ 9,733.86	0%
1	WALTON	JERSEY	3.27	150	\$ 6,145.31	0%
1	WALTON	MONROE	88.05	15,673	\$ 253,601.76	0%
1	WALTON	WALNUT GROVE	9.79	1,366	\$ 25,344.14	0%
1	WALTON / GWINNETT	LOGANVILLE	57.57	15,239	\$ 203,624.38	0%
1	WALTON / NEWTON	SOCIAL CIRCLE	50.18	5,265	\$ 116,749.71	0%
5	WARE	(UNINCORPORATED)	788.44	21,879	\$ 1,373,482.08	0%
5	WARE /PIERCE	WAYCROSS	158.49	13,741	\$ 346,867.72	0%
2	WARREN	(UNINCORPORATED)	301.49	3,021	\$ 484,711.88	0%
2	WARREN	CAMAK	4.32	129	\$ 7,594.64	0%
2	WARREN	NORWOOD	5.08	199	\$ 9,289.08	0%
2	WARREN	WARRENTON	18.18	1,806	\$ 41,529.14	0%
2	WASHINGTON	(UNINCORPORATED)	720.53	9,745	\$ 1,177,539.56	0%
2	WASHINGTON	DAVISBORO	8.89	1,906	\$ 28,056.08	0%
2	WASHINGTON	DEEPSTEP	3.85	112	\$ 6,745.91	0%
2	WASHINGTON	HARRISON	6.96	325	\$ 13,123.37	0%
2	WASHINGTON	OCONEE	4.82	179	\$ 8,739.31	0%
2	WASHINGTON	RIDDLEVILLE	1.95	79	\$ 3,585.48	0%
2	WASHINGTON	SANDERSVILLE	51.70	5,538	\$ 121,146.09	0%
2	WASHINGTON	TENNILLE	13.71	1,854	\$ 35,045.53	0%
5	WAYNE	(UNINCORPORATED)	770.84	19,672	\$ 1,329,803.75	0%
5	WAYNE	JESUP	108.01	9,958	\$ 240,884.84	0%
5	WAYNE	ODUM	9.81	478	\$ 18,648.04	0%
5	WAYNE	SCREVEN	11.63	788	\$ 23,784.24	0%
3	WEBSTER	(UNINCORPORATED)	209.78	2,328	\$ 338,979.41	0%
5	WHEELER	(UNINCORPORATED)	308.47	3,483	\$ 498,903.67	0%



Project: City of Loganville 2025 Paving
 Description: Construction Cost Estimate
 Date: 4/30/2025
 By: KLP

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	PRICE
1	TRAFFIC CONTROL	1	LS	0	
N SHARON CHURCH ROAD (FROM CITY LIMITS TO HWY 20)					
2	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	120	TN	0	
3	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1115	TN		
4	TACK	1080	GAL		
5	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	13450	SY		
6	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	9260	LF		
7	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	9260	LF		
TOTAL N SHARON CHURCH ROAD					
CHANDLER HAULK ROAD (FROM CITY LIMITS TO N SHARON CHURCH ROAD)					
8	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	110	TN		
9	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, GP 2 ONLY, INCL BITUM MATL & H LIME	990	TN		
10	TACK	960	GAL		
11	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	11960	SY		
12	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	8820	LF		
13	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	8820	LF		
14	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	15	LF		
TOTAL CHANDLER HAULK ROAD					
15	ENGINEERING	1	LS	\$30,000.00	\$30,000
Construction Total					



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To: Honorable Mayor Baliles and Members of the City Council

From: Danny Roberts, City Manager

Date: May 8, 2025

Subject: Sidewalk update from Keck & Wood (K&W)

RECOMMENDATION:

None

FISCAL IMPLICATION:

None

BACKGROUND:

At the April 10, 2025 council meeting city council discussed sidewalks for downtown area. The only information I had at the time was a unit cost per sq. foot from 2019. Since then I worked with K&W on updating that list. Staff walked several streets in downtown and I ask K&W to give me an explanation of said cost. Attached is an example of installing 1000 L.F. of sidewalks.



DESCRIPTION: Loganville - Downtown Sidewalks

PROJECT NO.: 251250

DATE: 5/2/2025

PREPARED BY: KLP

Item No.	Item	Unit	Quantity	Unit Price	Amount
Startup and Temporary Cost					
1	Grading Complete	LS	1	\$49,210.31	\$49,210.31
2	Traffic Control	LS	1	\$5,733.24	\$5,733.24
Site					
3	GR AGGR BASE CRS, 6 INCH, INCL MATL	SY	334	\$27.00	\$9,018.00
4	CONC SIDEWALK, 4 IN	SY	556	\$50.00	\$27,800.00
5	CONCRETE CURB & GUTTER, 6 IN X 24 IN, TP 2	LF	1000	\$20.00	\$20,000.00
6	CONC VALLEY GUTTER, 6 IN	SY	150	\$75.00	\$11,250.00
Storm System					
7	CATCH BASIN, GP 1	EA	4	\$4,500.00	\$18,000.00
8	STORM SEWER MANHOLE	EA	2	\$4,000.00	\$8,000.00
9	RCP STORM PIPE, 18 IN	LF	350	\$90.00	\$31,500.00
10	RCP STORM PIPE, 24 IN	LF	350	\$135.00	\$47,250.00
11	HEADWALL	EA	1	\$3,000.00	\$3,000.00
Erosion Control					
12	SOD	SY	556	\$10.00	\$5,560.00
13	STN DUMPED RIP RAP, TP3, 18 IN	SY	30	\$90.00	\$2,700.00
14	GEOTEXTILE FILTER FABRIC	SY	30	\$5.00	\$150.00
15	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	4	\$200.00	\$800.00
16	MAINTENANCE OF INLET SEDIMENT TRAP	EA	4	\$20.00	\$80.00
17	TEMPORARY SILT FENCE, TP A	LF	1000	\$5.00	\$5,000.00
18	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	LF	1000	\$1.00	\$1,000.00

Total Cost: \$246,051.55

20% Contingency: \$49,210.31

Construction Cost \$295,261.86

Design Cost (10%) \$29,526.19

Overall Total: \$324,788.05
COST/LF: \$324.79

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, PART II – CODE OF ORDINANCES, SUBPART A – GENERAL ORDINANCES, CHAPTER 10 – BUSINESSES, ARTICLE II. – OCCUPATION TAXES AND REGULATORY FEES, SECTION 10-22. – EXEMPT BUSINESSES

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

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Part II – Code of Ordinances, Subpart A – General Ordinances, Chapter 10 – Businesses, Article II. – Occupation Taxes and Regulatory Fees, Section 10-22. – Exempt Businesses is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, stricken sections are being removed.

Sec. 10-22. Exempt businesses.

(a) No occupation tax or regulatory fee shall be levied on the following:

- (1) Disabled veterans of any war or armed conflict in which any branch of the United States armed forces was involved, whether under United States command or otherwise, provided such person provides the city with a certificate of exemption issued by the commissioner of veterans service;
- (2) Blind persons;
- (3) Veterans of peacetime service in the United States armed forces who have a physical disability which was incurred during that service;
- (4) A local board of education; and
- (5) Any state or local authority, nonprofit organization, or vendor acting pursuant to a contract with a tax-exempt agricultural fair.

(b) No occupation tax shall be levied on the following:

- (1) Any practitioner whose office is maintained by and who is employed in practice exclusively by the United States, the state, a municipality or county of the state, or instrumentality of the United States, the state, or a municipality or county of the state;
- (2) Real estate brokers, except at the principal or branch office of a real estate broker;
- (3) Motor vehicles required to be registered with the public service commission;
- (4) Those businesses regulated by the state public service commission;
- (5) Those electrical service businesses organized under O.C.G.A. title 46, ch. 3 (O.C.G.A. § 46-3-1 et seq.);

(6) Any farm operation for the production from or on the land of agricultural products, but not including any agribusinesses;

(7) Nonprofit, agricultural product cooperative marketing associations pursuant to O.C.G.A. § 2-10-105;

(8) Motor common carriers pursuant to O.C.G.A. § 46-7-15;

(9) Persons purchasing guano, meats, meal, flour, bran, cottonseed, or cottonseed meal and hulls in carload lots for distribution among the purchasers for use and not sale pursuant to O.C.G.A. § 48-5-355;

(10) Pursuant to O.C.G.A. § 48-5-356 for persons selling or introducing into the city agricultural products or livestock, including animal products, raised in this state when the sale and introduction are made by the producer of the product and the sale is made within 90 days of the introduction of the product into the city;

(11) ~~Depository institutions pursuant to O.C.G.A. § 48-6-93; or~~ Depository institutions except and to the extent permitted by O.C.G.A. § 48-6-93; or

(12) Any business on which the levy of such occupation tax is prohibited by the laws of the state or the United States.

(c) The exemptions and limitations contained in this article shall not be construed to repeal or otherwise affect in any way any franchise fees, business taxes or other fees or taxes otherwise allowed by law.

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 May, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk



CITY COUNCIL WORK SESSION MINUTES
Monday, April 07, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

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

A. Roll Call

PRESENT

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

ABSENT

Council Member Bill DuVall

B. Approval of Agenda

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

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

Motion carried 5-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. A24-023 - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Planning Director Robbie Schwartz presented Case #A24-023, #A24-025, #A24-027 and #R024-024. He explained that should this case be approved the applicant would be required to upgrade Tuck Road to match the improvements GDOT is making to HWY 20 up to their property. The Public Hearing for these cases was opened. Attorney Andrea Gray was present representing the applicant. She explained that planned development would include 60 Townhomes, 99 Single Family homes, (2) 8,000 sq ft commercial buildings and 25 acres of open space.

There was no one present to speak in favor of the cases.

The following individuals spoke in opposition to the cases: Mark Murray, 4426 Donald Dr; Antonio Bejarano, 4409 Hwy 20

Public Hearing was closed.

Ms. Gray and Mark Streifert, applicant addressed the concerns of Mr. Murray and Mr. Bejarano and answered questions from the Mayor and Council.

Mayor and Council to vote on these cases on Thursday night.

- B. **Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

See Case #A24-023

- C. **Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

See Case #A24-023

- D. **Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

See Case #A24-023

- E. **Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Bernie Smith was present representing Manor Restorations, LLC. He explained the landscape plans that had been developed in conjunction with the neighboring property owners to create a buffer between the project and adjacent property. He also answered questions from the Mayor and Council.

Mayor and Council to vote on this case Thursday night.

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

- A. General Fund to Pension (Additional Payment) - \$750,000.00

Consent Agenda for Thursday Night

4. **PUBLIC SAFETY COMMITTEE REPORT**

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- A. Pecan Street Water Tank Annual Maintenance - \$16,861.49 (505-4400-521305)
Consent Agenda for Thursday Night
- B. (Emergency) Twin Lakes Electrical Panel Repair - \$27,972.00 (505-4400-522205)
Consent Agenda for Thursday Night
- C. Emergency Treatment Facility Electrical Panel Repair - \$26,670.00 (505-4300-522205)
Consent Agenda for Thursday Night
- D. SR-20 GDOT Widening Project (PI 0016387) - \$136,815.00* (includes 5% contingency) 505-4330-521202
Consent Agenda for Thursday Night
- E. Covington Street Detention Pond - \$18,304.91 (371-6500-541300 ARPA; 375-4320-541400 Capital Recovery)
Consent Agenda for Thursday Night
- F. Holly Court Catch Basins - \$4,000.00 (375-4320-541400 Capital Recovery)
Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. IGA - Walton County (West Walton Park)
Consent Agenda for Thursday Night
- B. Downtown Sidewalks
The Mayor and Council discussed the ideas related to building sidewalks in the Downtown area. The main objective is to create a "walkable" Downtown.

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

10. PUBLIC COMMENT

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

Linda Dodd, 993 Granite Lane addressed the Mayor and Council.

11. EXECUTIVE SESSION

12. ITEMS FOR THURSDAY NIGHT

- A. Last Month's Minutes
- B. Last Month's Financial Report

13. ADJOURNMENT

Motion made by Council Member Huntsinger made a motion to adjourn. Seconded by Council Member Newberry.

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

Motion carried 5-0.

Meeting adjourned at 8:40pm.



CITY COUNCIL MEETING MINUTES
Thursday, April 10, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

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

A. Invocation and Pledge to the Flag

Pastor Brent Ross with Hope Community Fellowship gave the invocation and Michael Madsen, VSO with the Loganville American Legion led the pledge to the flag.

Mayor Skip Baliles presented a proclamation to the American Legion Auxiliary designating May 23rd as Poppy Day in the City of Loganville.

B. Roll Call

PRESENT

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

ABSENT

Council Member Bill DuVall

C. Adoption of Agenda

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

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

Motion carried 5-0.

2. CONSENT AGENDA

Motion made by Council Member Huntsinger made a motion to approve the Consent Agenda as follows:

- A. General Fund to Pension (Additional Payment) - \$750,000.00
- B. Pecan Street Water Tank Annual Maintenance - \$16,861.49 (505-4400-521305)
- C. (Emergency) Twin Lakes Electrical Panel Repair - \$27,972.00 (505-4400-522205)
- D. Emergency Treatment Facility Electrical Panel Repair - \$26,670.00 (505-4300-522205)
- E. SR-20 GDOT Widening Project (PI 0016387) - \$136,815.00* (includes 5% contingency) 505-4330-521202

- F. Covington Street Detention Pond - \$18,304.91 (371-6500-541300 ARPA; 375-4320-541400 Capital Recovery)
- G. Holly Court Catch Basins - \$4,000.00 (375-4320-541400 Capital Recovery)
- H. IGA - Walton County (West Walton Park)
- I. Last Month's Minutes
- J. Last Month's Financial Report

Seconded by Council Member Wolfe.

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

Motion carried 5-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Motion made by Council Member Newberry to deny Case #A24-023. Seconded by Council Member Long.

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

Motion carried 5-0.

- B. Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

Motion made by Council Member Newberry to deny Case A24-025. Seconded by Council Member Long.

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

Motion carried 5-0.

- C. Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

Motion made by Council Member Newberry to deny Case #A24-027. Seconded by Council Member Long.

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

Motion carried 5-0.

- D. Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA

30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052.
Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

Motion made by Council Member Newberry to deny Case #R24-024. Seconded by Council Member Long.

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

Motion carried 5-0.

Although there was a vote take on this case, it was not necessary since the corresponding Annexation requests were denied.

- E. **Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Motion made by Council Member Newberry to deny Case #R24-001. Seconded by Council Member Long.

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

Voting Nay: Council Member Huntsinger, Council Member Whitfield

Motion carried 3-2.

4. ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. Downtown Sidewalks

Council Member Whitfield brought up the subject of building sidewalks downtown. After much discussion, the general consensus of the Council was to not pursue any type of sidewalk project at this time.

5. ADJOURNMENT

Motion made by Council Member Whitfield to adjourn. Seconded by Council Member Newberry.

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

Motion carried 5-0.

Meeting adjourned at 7:35pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



City of Loganville

Section 12, Item B.

Income Statement

Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund							
Department: 0000 - Non-Departmental							
100-0000-311100	Real Property Taxes - Current	7,800,000.00	7,800,000.00	-4,657.68	8,038,950.49	8,038,950.49	-238,950.49
100-0000-311131	Motor Vehicle Tax - Current	30,000.00	30,000.00	3,723.74	26,679.23	26,679.23	3,320.77
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	2,291.29	3,303.03	3,303.03	3,696.97
100-0000-311133	Intangible Tax - Current	100,000.00	100,000.00	7,578.91	97,011.44	97,011.44	2,988.56
100-0000-311300	Personal Property - Current	465,000.00	465,000.00	-5,226.01	427,192.75	427,192.75	37,807.25
100-0000-311315	Motor Vehicle Tavl Taxes	650,000.00	650,000.00	73,175.56	579,135.56	579,135.56	70,864.44
100-0000-311600	Real Estate Transfer Tax	45,000.00	45,000.00	4,448.65	36,264.43	36,264.43	8,735.57
100-0000-311700	Electric Franchise Tax	750,000.00	750,000.00	0.00	810,135.97	810,135.97	-60,135.97
100-0000-311730	Gas Franchise Tax	135,000.00	135,000.00	0.00	114,363.81	114,363.81	20,636.19
100-0000-311750	Television Cable Franchise Tax	105,000.00	105,000.00	0.00	56,332.28	56,332.28	48,667.72
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	796.59	3,201.68	3,201.68	1,798.32
100-0000-313100	Local Option Sales Tax & Use Tax	1,800,000.00	1,800,000.00	158,975.97	1,452,224.12	1,452,224.12	347,775.88
100-0000-314100	Excise Tax By Drink	45,000.00	45,000.00	3,620.63	31,483.54	31,483.54	13,516.46
100-0000-314200	Alcoholic Beverage Excise Tax	455,000.00	455,000.00	29,784.58	337,926.90	337,926.90	117,073.10
100-0000-316100	Business & Occupation Taxes	620,000.00	620,000.00	90,239.27	610,553.95	610,553.95	9,446.05
100-0000-316200	Insurance Premium Taxes	1,300,000.00	1,300,000.00	0.00	1,347,826.20	1,347,826.20	-47,826.20
100-0000-316400	Energy Excise Tax Gw	1,900.00	1,900.00	168.78	1,753.57	1,753.57	146.43
100-0000-319110	Real Property Tax Penalties	30,000.00	30,000.00	1,021.01	44,957.99	44,957.99	-14,957.99
100-0000-319120	Personal Property Tax Penalties	5,000.00	5,000.00	615.68	4,719.20	4,719.20	280.80
100-0000-319500	Fifa	5,000.00	5,000.00	550.00	5,350.00	5,350.00	-350.00
100-0000-321110	Beer & Wine License / Permit	36,000.00	36,000.00	50.00	32,962.50	32,962.50	3,037.50
100-0000-321140	Liquor License / Permit	55,000.00	55,000.00	0.00	40,850.00	40,850.00	14,150.00
100-0000-322200	Sign Permits	7,000.00	7,000.00	225.00	6,650.00	6,650.00	350.00
100-0000-322240	Development Permits	5,000.00	5,000.00	0.00	2,880.00	2,880.00	2,120.00
100-0000-323100	Building Permits	160,000.00	160,000.00	7,050.45	93,862.99	93,862.99	66,137.01
100-0000-323190	Fire Inspections	64,000.00	64,000.00	6,350.00	49,050.50	49,050.50	14,949.50
100-0000-335120	Intergovernmental Revenues	135,000.00	135,000.00	0.00	915,411.47	915,411.47	-780,411.47
100-0000-335121	Lmig Road Work	160,000.00	160,000.00	0.00	165,975.71	165,975.71	-5,975.71
100-0000-337102	Dea Reimbursement	39,600.00	39,600.00	0.00	26,724.92	26,724.92	12,875.08
100-0000-338000	Housing Auth - In Lieu Of Taxes	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00
100-0000-341120	Probation Fee	160,000.00	160,000.00	14,531.80	147,030.62	147,030.62	12,969.38
100-0000-341300	Administrative Fee - Capital Recove	40,000.00	40,000.00	1,197.40	13,992.01	13,992.01	26,007.99
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	1,800.00	6,539.85	6,539.85	8,460.15
100-0000-341302	Administrative Plan Review Fees	100,000.00	100,000.00	475.00	15,103.85	15,103.85	84,896.15
100-0000-341303	Annexation Application	1,000.00	1,000.00	0.00	2,700.00	2,700.00	-1,700.00
100-0000-341305	Rezoning Application	3,000.00	3,000.00	500.00	10,000.00	10,000.00	-7,000.00
100-0000-341306	Variance Application	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
100-0000-341390	Epd - Npdes Fees	500.00	500.00	0.00	510.80	510.80	-10.80
100-0000-341391	Sign Reimbursements	50.00	50.00	0.00	0.00	0.00	50.00
100-0000-341392	Land Disturbance Permit	2,000.00	2,000.00	100.00	527.70	527.70	1,472.30
100-0000-341400	Printing & Duplicating Services	1,000.00	1,000.00	35.00	604.18	604.18	395.82
100-0000-341700	Admin Charges	72,000.00	72,000.00	8,975.00	45,925.00	45,925.00	26,075.00
100-0000-342120	Accident Reports	7,500.00	7,500.00	390.00	5,597.97	5,597.97	1,902.03
100-0000-342220	Police Fd Other	0.00	0.00	10.00	15.00	15.00	-15.00
100-0000-342320	Fingerprinting Fees	100.00	100.00	60.00	533.00	533.00	-433.00
100-0000-346400	Background Check Fees	7,500.00	7,500.00	400.00	6,505.00	6,505.00	995.00
100-0000-349300	Bad Check Fees	100.00	100.00	30.00	270.00	270.00	-170.00
100-0000-349900	Other Charges for Service-Tech Servic...	960.00	960.00	0.00	320.00	320.00	640.00
100-0000-351170	Municipal Court Fines	375,000.00	375,000.00	19,273.00	251,747.00	251,747.00	123,253.00
100-0000-351171	Code Enforcement Fines	500.00	500.00	100.00	2,494.00	2,494.00	-1,994.00
100-0000-351175	Fire Fines And Fees	500.00	500.00	250.00	6,725.00	6,725.00	-6,225.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-361000	Interest Revenues	50,000.00	50,000.00	26,739.13	191,739.85	191,739.85	-141,739.85
100-0000-371250	Police Fund Donations	100.00	100.00	0.00	38,156.70	38,156.70	-38,056.70
100-0000-389000	Bank Charges & Misc.	3,000.00	3,000.00	-1,294.03	-17,123.68	-17,123.68	20,123.68
100-0000-389150	Rental Receipts	80,000.00	80,000.00	7,500.00	61,525.00	61,525.00	18,475.00
100-0000-389175	Event Receipts	75,000.00	75,000.00	11,914.00	71,469.98	71,469.98	3,530.02
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	2,751.52	24,160.00	24,160.00	25,840.00
100-0000-392000	Sale Of Surplus Property	0.00	0.00	0.00	48,273.00	48,273.00	-48,273.00
100-0000-392200	Property Sale	0.00	0.00	0.00	500.00	500.00	-500.00
Department: 0000 - Non-Departmental Total:		16,503,910.00	16,503,910.00	476,520.24	16,300,576.06	16,300,576.06	203,333.94

Department: 1100 - Legislative

100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	40,000.00	40,000.00	8,000.00
100-1100-512200	Fica & Medicare	3,800.00	3,800.00	306.00	3,060.00	3,060.00	740.00
100-1100-512400	Pmts To Retirement Sys	8,700.00	8,700.00	0.00	5,299.00	5,299.00	3,401.00
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	57.30	57.30	1,442.70
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-523301	Advertising Expense	0.00	0.00	0.00	2,145.00	2,145.00	-2,145.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	490.00	2,990.00	2,990.00	-1,490.00
100-1100-523700	Education & Training	20,000.00	20,000.00	0.00	40.00	1,745.00	18,255.00
100-1100-523900	Other	1,000.00	1,000.00	0.00	1,238.50	1,258.50	-258.50
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	467.20	507.20	492.80
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	475.25	475.25	524.75
100-1100-531300	Food	850.00	850.00	0.00	248.14	248.14	601.86
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		92,100.00	92,100.00	4,796.00	56,020.39	57,785.39	34,314.61

Department: 1300 - Executive

100-1300-511100	Salaries & Wages - Executive	335,000.00	335,000.00	25,687.33	270,542.20	270,542.20	64,457.80
100-1300-512100	Group Insurance	92,000.00	92,000.00	9,131.75	92,096.65	92,096.65	-96.65
100-1300-512200	Fica & Medicare	25,000.00	25,000.00	1,923.36	20,429.99	20,429.99	4,570.01
100-1300-512400	Pmts To Retirement Sys	68,475.00	68,475.00	0.00	36,982.11	36,982.11	31,492.89
100-1300-512700	Workers Compensation	800.00	800.00	0.00	1,785.01	1,785.01	-985.01
100-1300-512810	Uniforms	3,000.00	3,000.00	0.00	5,009.61	5,009.61	-2,009.61
100-1300-521200	Professional Services	15,000.00	15,000.00	0.00	9,777.02	9,777.02	5,222.98
100-1300-521201	Legal Expenses	7,500.00	7,500.00	0.00	1,800.00	1,800.00	5,700.00
100-1300-521202	Engineering Fees	50,000.00	50,000.00	0.00	6,780.00	6,780.00	43,220.00
100-1300-523500	Travel	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-1300-523510	City Manager Car Allowance	9,100.00	9,100.00	700.00	7,350.00	7,350.00	1,750.00
100-1300-523600	Dues & Fees	8,000.00	8,000.00	0.00	3,455.00	3,455.00	4,545.00
100-1300-523700	Education & Training	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1300-523900	Other	2,500.00	2,500.00	0.00	2,213.34	2,213.34	286.66
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	349.08	1,246.09	1,246.09	-246.09
100-1300-531101	Office Supplies	1,000.00	1,000.00	0.00	201.76	201.76	798.24
100-1300-531114	Flowers & Plants	500.00	500.00	0.00	433.19	509.64	-9.64
100-1300-531300	Food	500.00	500.00	0.00	1,102.01	1,236.13	-736.13
100-1300-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531700	Other Supplies	500.00	500.00	0.00	119.88	119.88	380.12
Department: 1300 - Executive Total:		629,875.00	629,875.00	37,791.52	461,323.86	461,534.43	168,340.57

Department: 1510 - Financial Administration

100-1510-511100	Salaries & Wages - Gen Adm/Ch	460,000.00	460,000.00	35,619.88	370,838.71	370,838.71	89,161.29
100-1510-511300	Overtime Pay	2,500.00	2,500.00	31.65	525.51	525.51	1,974.49
100-1510-512100	Group Insurance	150,000.00	150,000.00	18,213.00	171,290.75	171,290.75	-21,290.75
100-1510-512200	Fica & Medicare	35,500.00	35,500.00	2,538.22	27,720.40	27,720.40	7,779.60
100-1510-512400	Pmts To Retirement Sys	94,000.00	94,000.00	0.00	50,781.46	50,781.46	43,218.54
100-1510-512700	Workers Compensation	4,500.00	4,500.00	0.00	6,849.34	6,849.34	-2,349.34
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1510-521101	Fifa Expense	1,500.00	1,500.00	0.00	1,220.00	1,325.00	175.00
100-1510-521200	City Attorney & Retainer	180,000.00	180,000.00	0.00	207,110.15	207,110.15	-27,110.15
100-1510-521203	Audit Fees	35,500.00	35,500.00	0.00	35,500.00	35,500.00	0.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	3,881.25	9,315.00	9,315.00	2,685.00
100-1510-521207	Codification Of City Code	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1510-523130	General Liability	58,000.00	58,000.00	0.00	82,309.00	82,309.00	-24,309.00
100-1510-523201	Postage	7,500.00	7,500.00	403.37	7,475.41	7,475.41	24.59
100-1510-523301	Advertising Expense	2,500.00	2,500.00	0.00	1,701.00	1,701.00	799.00
100-1510-523400	Printing & Binding	300.00	300.00	0.00	1,249.52	1,249.52	-949.52
100-1510-523500	Travel	500.00	500.00	0.00	202.02	202.02	297.98
100-1510-523600	Dues & Fees	12,000.00	12,000.00	0.00	10,243.59	10,693.59	1,306.41
100-1510-523700	Education & Training	2,000.00	2,000.00	0.00	700.00	700.00	1,300.00
100-1510-523900	Other	3,500.00	3,500.00	137.00	1,876.19	1,876.19	1,623.81
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	143.15	2,799.87	2,799.87	1,200.13
100-1510-531101	Office Supplies	7,500.00	7,500.00	261.76	5,914.00	5,914.00	1,586.00
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-541200	Site Improvements	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1510-581200	Principal - Loan	114,400.00	114,400.00	0.00	85,557.34	85,557.34	28,842.66
100-1510-582200	Interest - Loan	18,555.00	18,555.00	0.00	14,148.62	14,148.62	4,406.38
Department: 1510 - Financial Administration Total:		1,236,805.00	1,236,805.00	61,229.28	1,095,327.88	1,095,882.88	140,922.12
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	198,264.00	198,264.00	17,272.01	163,571.01	163,571.01	34,692.99
100-1535-511300	Overtime Pay	1,000.00	1,000.00	276.69	1,164.12	1,164.12	-164.12
100-1535-512100	Group Insurance	34,000.00	34,000.00	3,126.25	37,247.75	37,247.75	-3,247.75
100-1535-512200	Fica & Medicare	15,168.00	15,168.00	1,307.83	12,598.53	12,598.53	2,569.47
100-1535-512400	Pmts To Retirement Sys	40,556.00	40,556.00	0.00	21,887.26	21,887.26	18,668.74
100-1535-512810	Uniforms	1,000.00	1,000.00	68.82	721.82	721.82	278.18
100-1535-521208	Professional Service	13,000.00	13,000.00	0.00	14,015.00	14,015.00	-1,015.00
100-1535-521301	Computer Services	150,069.00	150,069.00	8,329.37	155,558.70	155,858.50	-5,789.50
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,869.00	18,869.00	1,953.92	20,781.70	20,781.70	-1,912.70
100-1535-522206	Computer Repair & Maint	14,500.00	14,500.00	0.00	13,721.86	13,721.86	778.14
100-1535-523130	General Liability	30,000.00	30,000.00	0.00	24,579.36	24,579.36	5,420.64
100-1535-523200	Telephone	54,961.00	54,961.00	3,677.82	44,216.75	44,216.75	10,744.25
100-1535-523201	Postage	0.00	0.00	0.00	12.67	12.67	-12.67
100-1535-523600	Dues & Fees	200.00	200.00	0.00	250.00	250.00	-50.00
100-1535-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	48.51	48.51	951.49
100-1535-531102	Computer Supplies	2,000.00	2,000.00	0.00	46.95	46.95	1,953.05
100-1535-531600	Small Equipment <\$20000	49,299.00	49,299.00	8,815.96	36,247.97	36,580.89	12,718.11
100-1535-542100	Machinery & Equipment	61,000.00	61,000.00	0.00	33,203.00	33,203.00	27,797.00
Department: 1535 - It - Data Processing/Mis Total:		689,936.00	689,936.00	44,828.67	579,872.96	580,505.68	109,430.32
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	200,765.00	200,765.00	12,433.21	149,529.09	149,529.09	51,235.91
100-1565-512100	Group Insurance	72,312.00	72,312.00	5,067.50	51,061.25	51,061.25	21,250.75
100-1565-512200	Fica & Medicare	15,359.00	15,359.00	893.66	11,167.59	11,167.59	4,191.41
100-1565-512400	Pmts To Retirement Sys	41,020.00	41,020.00	0.00	22,163.34	22,163.34	18,856.66
100-1565-512700	Workers Compensation	25,000.00	25,000.00	0.00	32,781.10	32,781.10	-7,781.10
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	165.00	165.00	2,835.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	3,588.42	28,305.99	28,305.99	11,694.01
100-1565-521302	Drug Testing	200.00	200.00	0.00	0.00	50.00	150.00
100-1565-522204	Building Repairs & Maint	135,000.00	135,000.00	1,833.24	92,442.53	93,566.91	41,433.09
100-1565-523140	Property Insurance	23,000.00	23,000.00	0.00	38,299.50	38,299.50	-15,299.50
100-1565-523200	Telephone	0.00	0.00	0.00	25.02	25.02	-25.02
100-1565-531100	General Supplies & Mater	12,000.00	12,000.00	280.04	6,964.33	6,964.33	5,035.67
100-1565-531105	Hand Tools	1,500.00	1,500.00	0.00	376.22	376.22	1,123.78

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100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	1,384.94	38,379.92	38,379.92	21,620.08
100-1565-531220	Natural Gas	35,000.00	35,000.00	2,969.11	26,787.27	26,787.27	8,212.73
100-1565-531230	Electricity	180,000.00	180,000.00	14,488.59	131,601.25	131,601.25	48,398.75
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	899.99	899.99	3,600.01
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	202.96	202.96	1,797.04
100-1565-541200	Site Improvements	97,455.00	97,455.00	0.00	0.00	0.00	97,455.00
100-1565-542100	Machinery	0.00	0.00	0.00	0.00	35,250.00	-35,250.00
Department: 1565 - General Gov Building & PI Total:		948,111.00	948,111.00	42,938.71	631,152.35	667,576.73	280,534.27
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	225,000.00	225,000.00	16,184.01	176,050.44	176,050.44	48,949.56
100-2000-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-2000-512100	Group Insurance	53,241.00	53,241.00	4,368.25	50,930.00	50,930.00	2,311.00
100-2000-512200	Fica & Medicare	18,780.00	18,780.00	1,197.10	13,262.42	13,262.42	5,517.58
100-2000-512400	Pmts To Retirement Sys	46,025.00	46,025.00	0.00	24,838.74	24,838.74	21,186.26
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	29,166.60	29,166.60	5,833.40
100-2000-521204	Solicitor	30,000.00	30,000.00	5,000.00	25,000.00	25,000.00	5,000.00
100-2000-521205	Public Defender	22,000.00	22,000.00	0.00	6,617.00	6,617.00	15,383.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	605.70	2,331.20	2,631.20	868.80
100-2000-523500	Travel	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	180.00	180.00	120.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	2.23	391.07	500.29	-0.29
100-2000-531100	General Supplies & Mater	3,000.00	3,000.00	335.00	2,010.39	2,452.08	547.92
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	2,508.77	22,765.92	22,765.92	22,234.08
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,544.85	23,362.42	23,362.42	26,637.58
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,236.33	11,365.50	11,365.50	13,634.50
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	3.09	2,021.67	2,021.67	4,978.33
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	5,500.00	49,500.00	49,500.00	16,500.00
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	5,275.39	50,289.45	50,289.45	44,710.55
Department: 2000 - Judicial Total:		729,346.00	729,346.00	47,677.38	490,082.82	490,933.73	238,412.27
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,361,527.00	2,361,527.00	168,201.56	1,815,052.14	1,815,052.14	546,474.86
100-3200-511300	Overtime Pay	145,000.00	145,000.00	8,736.75	110,087.31	110,087.31	34,912.69
100-3200-511301	Overtime Pay Dea	55,000.00	55,000.00	2,795.63	23,129.89	23,129.89	31,870.11
100-3200-512100	Group Insurance	750,000.00	750,000.00	62,695.50	668,998.25	668,998.25	81,001.75
100-3200-512200	Fica & Medicare	196,339.00	196,339.00	12,942.27	145,296.67	145,296.67	51,042.33
100-3200-512400	Pmts To Retirement Sys	484,100.00	484,100.00	0.00	260,699.44	260,699.44	223,400.56
100-3200-512700	Workers Compensation	100,000.00	100,000.00	0.00	127,974.67	127,974.67	-27,974.67
100-3200-512810	Uniforms	28,000.00	28,000.00	6,645.40	26,534.03	26,560.24	1,439.76
100-3200-521209	Professional Service	8,320.00	8,320.00	951.22	7,366.19	7,400.79	919.21
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	125.00	805.00	905.00	1,095.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	0.00	6,107.22	7,012.22	1,487.78
100-3200-523160	Law Enforcement Liabili	27,000.00	27,000.00	0.00	28,420.00	28,420.00	-1,420.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	635.00	1,917.80	1,967.80	32.20
100-3200-523500	Travel	2,000.00	2,000.00	0.00	776.75	1,552.29	447.71
100-3200-523600	Dues & Fees	2,000.00	2,000.00	0.00	2,192.75	2,262.75	-262.75
100-3200-523700	Education & Training	6,000.00	6,000.00	0.00	4,804.88	5,919.88	80.12
100-3200-523900	Other	3,000.00	3,000.00	0.00	54.70	215.73	2,784.27
100-3200-523905	Police Fund Expenses	3,000.00	3,000.00	0.00	38,984.00	38,984.00	-35,984.00
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	414.00	1,086.00
100-3200-531100	General Supplies & Mater	18,000.00	18,000.00	218.09	12,159.38	13,071.29	4,928.71
100-3200-531101	Office Supplies	13,000.00	13,000.00	0.00	8,570.19	9,241.35	3,758.65
100-3200-531104	Ammunition	17,500.00	17,500.00	0.00	14,435.03	16,877.03	622.97
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	0.00	3,812.81	4,036.81	3,463.19
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	119.70	119.70	380.30

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100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	1,409.00	3,591.00
Department: 3200 - Police Total:		4,248,786.00	4,248,786.00	263,946.42	3,308,298.80	3,317,608.25	931,177.75
Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	2,203,763.00	2,203,763.00	168,121.58	1,734,432.26	1,734,432.26	469,330.74
100-3500-511300	Overtime Pay	93,845.00	93,845.00	2,681.29	59,045.67	59,045.67	34,799.33
100-3500-512100	Group Insurance	508,485.00	508,485.00	49,686.75	500,965.50	500,965.50	7,519.50
100-3500-512110	Fire Cancer Insurance-Hb 146	3,849.00	3,849.00	0.00	4,208.78	4,208.78	-359.78
100-3500-512200	Fica & Medicare	175,767.00	175,767.00	12,348.34	134,012.96	134,012.96	41,754.04
100-3500-512400	Pmts To Retirement Sys	451,100.00	451,100.00	0.00	243,283.16	243,283.16	207,816.84
100-3500-512700	Workers Compensation	54,767.00	54,767.00	0.00	73,919.48	73,919.48	-19,152.48
100-3500-512810	Uniforms	20,100.00	20,100.00	6.70	16,292.57	17,143.66	2,956.34
100-3500-512108	Professional -Med Service	12,480.00	12,480.00	0.00	14,168.00	14,168.00	-1,688.00
100-3500-521302	Drug Testing	750.00	750.00	50.00	865.00	1,015.00	-265.00
100-3500-522203	Mach & Equip Rep & Maint	31,650.00	31,650.00	973.98	19,286.25	19,638.19	12,011.81
100-3500-523500	Travel	3,000.00	3,000.00	0.00	95.98	262.75	2,737.25
100-3500-523600	Dues & Fees	3,000.00	3,500.00	0.00	3,126.25	3,126.25	373.75
100-3500-523700	Education & Training	5,000.00	5,000.00	0.00	4,088.52	4,485.02	514.98
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	242.06	242.06	242.06	2,757.94
100-3500-523800	Licenses	500.00	0.00	0.00	0.00	0.00	0.00
100-3500-523900	Other	3,500.00	3,500.00	0.00	1,466.37	1,548.28	1,951.72
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	8,648.04	8,705.00	1,295.00
100-3500-531101	Office Supplies	2,000.00	2,000.00	0.00	979.22	1,005.18	994.82
100-3500-531600	Small Equipment <\$20000	29,684.00	29,684.00	1,743.50	22,459.10	22,519.74	7,164.26
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	0.00	8,119.93	8,119.93	8,880.07
100-3500-581200	Principal - Lease	153,629.00	153,629.00	0.00	153,628.82	153,628.82	0.18
100-3500-582200	Interest - Leases	3,872.00	3,872.00	0.00	3,871.45	3,871.45	0.55
Department: 3500 - Fire Total:		3,791,741.00	3,791,741.00	235,854.20	3,007,205.37	3,009,347.14	782,393.86
Department: 4100 - Public Works							
100-4100-511100	Salaries & Wages - Public Works	355,000.00	355,000.00	24,501.30	252,935.31	252,935.31	102,064.69
100-4100-511300	Overtime Pay	2,000.00	2,000.00	20.89	1,400.15	1,400.15	599.85
100-4100-512100	Group Insurance	153,009.00	153,009.00	13,820.00	149,900.50	149,900.50	3,108.50
100-4100-512200	Fica & Medicare	26,000.00	26,000.00	1,703.90	18,331.29	18,331.29	7,668.71
100-4100-512400	Pmts To Retirement Sys	68,475.00	68,475.00	0.00	39,190.06	39,190.06	29,284.94
100-4100-512600	Unemployment Expenses	0.00	0.00	0.00	1,825.00	1,825.00	-1,825.00
100-4100-512700	Workers Compensation	60,000.00	60,000.00	0.00	61,667.08	61,667.08	-1,667.08
100-4100-512810	Uniforms	8,000.00	8,000.00	297.24	4,638.97	4,638.97	3,361.03
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	100.00	0.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	509.00	2,147.99	2,147.99	5,852.01
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	108.31	5,386.20	7,895.49	2,104.51
100-4100-522320	Rental-Equipment/Vehicle	3,000.00	3,000.00	0.00	4,129.67	4,129.67	-1,129.67
100-4100-523900	Other	7,500.00	7,500.00	0.00	10,001.45	10,001.45	-2,501.45
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	296.01	10,497.27	10,497.27	-497.27
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4100-531250	Oil Expense	500.00	500.00	0.00	0.00	0.00	500.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	12,964.26	12,964.26	12,964.26	-7,964.26
100-4100-531700	Other Supplies	7,500.00	7,500.00	1,817.11	2,045.68	4,764.19	2,735.81
Department: 4100 - Public Works Total:		726,084.00	726,084.00	56,038.02	577,060.88	582,388.68	143,695.32
Department: 4200 - Highways And Streets							
100-4200-511100	Regular Pay	135,000.00	135,000.00	10,471.47	105,983.49	105,983.49	29,016.51
100-4200-511300	Overtime Pay	5,000.00	5,000.00	0.00	1,178.79	1,178.79	3,821.21
100-4200-512100	Group Insurance	32,000.00	32,000.00	4,980.00	51,160.50	51,160.50	-19,160.50
100-4200-512200	Fica & Medicare	11,000.00	11,000.00	756.76	7,999.26	7,999.26	3,000.74
100-4200-512400	Pmts To Retirement Sys	27,575.00	27,575.00	0.00	14,903.26	14,903.26	12,671.74
100-4200-512810	Uniforms	2,500.00	2,500.00	97.88	2,484.74	2,484.74	15.26
100-4200-521202	Engineering Fees	50,000.00	50,000.00	0.00	10,850.25	16,100.25	33,899.75
100-4200-521302	Drug Test & Med Service	200.00	200.00	0.00	0.00	0.00	200.00
100-4200-521303	Technical Services	3,200.00	3,200.00	0.00	0.00	0.00	3,200.00

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100-4200-521307	Technical Service-Mapping	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-4200-522203	Mach & Equip Rep & Maint	12,000.00	12,000.00	174.43	12,208.49	13,123.84	-1,123.84
100-4200-522211	Sidewalk Repair & Maint	40,000.00	40,000.00	3,606.50	14,276.50	23,230.50	16,769.50
100-4200-523301	Advertising Expense	0.00	0.00	0.00	360.00	360.00	-360.00
100-4200-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-4200-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523700	Education & Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	700.00	700.00	1,300.00
100-4200-531100	General Supplies & Mater	8,000.00	8,000.00	0.00	25,192.67	27,970.97	-19,970.97
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	1,544.06	1,544.06	955.94
100-4200-531109	Chemicals	4,000.00	4,000.00	0.00	4,239.76	4,239.76	-239.76
100-4200-531110	Street Repair	611,500.00	611,500.00	29,409.50	67,458.78	67,458.78	544,041.22
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531112	Lmig Street Repair & Maint	160,300.00	160,300.00	0.00	0.00	0.00	160,300.00
100-4200-531113	Street Signs	15,000.00	15,000.00	1,182.26	20,031.17	20,031.17	-5,031.17
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	173.42	1,367.50	1,367.50	1,632.50
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	14,693.89	157,240.64	157,240.64	42,759.36
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	3,317.50	3,317.50	1,682.50
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00

Department: 4200 - Highways And Streets Total: 1,366,275.00 1,366,275.00 65,546.11 502,497.36 520,395.01 845,879.99

Department: 4900 - Fleet Maintenance & Shop

100-4900-511100	Regular Pay-Fleet Maint & Shop	240,000.00	240,000.00	18,383.28	188,734.80	188,734.80	51,265.20
100-4900-511300	Overtime Pay	2,000.00	2,000.00	0.00	158.08	158.08	1,841.92
100-4900-512100	Group Insurance	92,400.00	92,400.00	9,790.75	94,000.25	94,000.25	-1,600.25
100-4900-512200	Fica & Medicare	18,700.00	18,700.00	1,274.12	13,709.99	13,709.99	4,990.01
100-4900-512400	Payments To Retirement	49,100.00	49,100.00	0.00	26,494.66	26,494.66	22,605.34
100-4900-512700	Workers Compensation	7,000.00	7,000.00	0.00	4,806.88	4,806.88	2,193.12
100-4900-512810	Uniforms	4,500.00	4,500.00	433.04	2,548.84	2,573.63	1,926.37
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	4,534.80	117,624.47	123,710.02	26,289.98
100-4900-522203	Mach & Equip Rep & Maint	7,500.00	7,500.00	128.43	1,448.75	1,448.75	6,051.25
100-4900-523170	Auto Liability	149,000.00	149,000.00	0.00	149,903.00	149,903.00	-903.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	800.00	1,200.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	90.00	140.00	110.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	745.00	255.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	468.21	468.21	531.79
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	63.20	3,743.04	4,003.42	996.58
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	278.04	278.04	721.96
100-4900-531105	Hand Tools	5,000.00	5,000.00	0.00	2,100.97	2,249.36	2,750.64
100-4900-531250	Oil Expense	7,500.00	7,500.00	0.00	6,982.93	7,507.88	-7.88
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	11,908.05	157,673.91	163,027.30	56,972.70
100-4900-531600	Small Equipment <\$20000	15,000.00	15,000.00	7,724.50	13,706.99	13,706.99	1,293.01
100-4900-542200	Vehicles	0.00	0.00	0.00	51,955.36	51,955.36	-51,955.36

Department: 4900 - Fleet Maintenance & Shop Total: 978,500.00 978,500.00 54,240.17 836,429.17 850,421.62 128,078.38

Department: 6500 - Libraries

100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	0.00	450.00	450.00	5,550.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	99,928.50	99,928.50	33,309.50

Department: 6500 - Libraries Total: 139,238.00 139,238.00 0.00 100,378.50 100,378.50 38,859.50

Department: 7400 - Planning & Zoning

100-7400-511100	Salaries & Wages - P & Dev	270,000.00	270,000.00	20,985.10	218,491.74	218,491.74	51,508.26
100-7400-511300	Overtime Pay	1,000.00	1,000.00	63.68	362.47	362.47	637.53
100-7400-512100	Group Insurance	50,555.00	50,555.00	3,313.25	41,418.25	41,418.25	9,136.75
100-7400-512200	Fica & Medicare	20,810.00	20,810.00	1,588.07	16,875.11	16,875.11	3,934.89
100-7400-512400	Pmts To Retirement Sys	55,725.00	55,725.00	0.00	29,806.52	29,806.52	25,918.48
100-7400-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-7400-521202	Engineering Fees	20,000.00	20,000.00	4,367.50	19,816.00	19,816.00	184.00

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100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	24.75	24.75	2,375.25
100-7400-523301	Advertising Expense	500.00	500.00	135.00	570.00	570.00	-70.00
100-7400-523400	Printing & Binding	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	0.00	915.74	84.26
100-7400-523600	Dues & Fees	400.00	400.00	0.00	96.60	108.55	291.45
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	1,659.00	2,363.00	2,137.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	0.00	10.35	26.34	973.66
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	101.89	2,077.83	2,100.99	399.01
100-7400-531101	Office Supplies	2,500.00	2,500.00	80.91	257.57	872.96	1,627.04
100-7400-531102	Computer Supplies	2,500.00	2,500.00	0.00	539.02	539.02	1,960.98
100-7400-531210	Water & Sewer Utility	0.00	0.00	0.00	80.00	80.00	-80.00
100-7400-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-531700	Other Supplies	500.00	500.00	0.00	73.00	73.00	427.00
Department: 7400 - Planning & Zoning Total:		439,890.00	439,890.00	30,635.40	332,158.21	334,444.44	105,445.56
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	180,000.00	180,000.00	9,981.41	124,243.54	124,243.54	55,756.46
100-7545-511300	Overtime Pay	52,000.00	52,000.00	2,086.56	31,751.88	31,751.88	20,248.12
100-7545-512100	Group Insurance	43,000.00	43,000.00	1,975.25	27,024.00	27,024.00	15,976.00
100-7545-512200	Fica & Medicare	18,000.00	18,000.00	891.46	11,834.80	11,834.80	6,165.20
100-7545-512400	Payments To Retirement	25,973.00	25,973.00	0.00	19,870.98	19,870.98	6,102.02
100-7545-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-523301	Advertising Expense	5,000.00	5,000.00	0.00	275.00	1,200.00	3,800.00
100-7545-523400	Printing	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
100-7545-523500	Travel Expense	2,000.00	2,000.00	0.00	870.35	870.35	1,129.65
100-7545-523600	Dues & Fees	2,000.00	2,000.00	0.00	1,726.00	1,824.00	176.00
100-7545-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-531100	General Supplies & Materials	20,000.00	20,000.00	41.99	5,905.84	8,750.00	11,250.00
100-7545-531112	Flowers	250.00	250.00	0.00	0.00	0.00	250.00
100-7545-531300	Food	13,000.00	13,000.00	0.00	8,224.93	8,640.20	4,359.80
100-7545-572010	Events - Etc.	120,000.00	120,000.00	8,004.00	69,075.19	112,048.29	7,951.71
Department: 7545 - Economic Development - Total:		487,223.00	487,223.00	22,980.67	300,802.51	348,058.04	139,164.96
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-491,982.31	4,021,965.00	3,883,315.54	-3,883,315.54
Fund: 210 - Confiscated Asset Fund							
Department: 0000 - Non-Departmental							
210-0000-351320	Cash Confiscation	0.00	0.00	0.00	414.92	414.92	-414.92
210-0000-351360	Proceeds - Sale Of Conf Proceeds	0.00	0.00	0.00	2,050.00	2,050.00	-2,050.00
210-0000-381010	Federal Confiscated Assets	110,000.00	110,000.00	8,358.43	87,548.89	87,548.89	22,451.11
Department: 0000 - Non-Departmental Total:		110,000.00	110,000.00	8,358.43	90,013.81	90,013.81	19,986.19
Department: 3200 - Police							
210-3200-523900	Other	0.00	0.00	4,158.00	5,658.00	5,658.00	-5,658.00
210-3200-523901	Other -- Federal Forfeiture	0.00	0.00	0.00	8,042.00	8,042.00	-8,042.00
210-3200-531100	General Supplies & Mater	0.00	0.00	0.00	26,919.14	26,919.14	-26,919.14
210-3200-531600	Small Equipment <\$20000	110,000.00	110,000.00	0.00	34,018.00	34,018.00	75,982.00
210-3200-542200	Vehicles-State Conf	0.00	0.00	0.00	4,344.78	4,344.78	-4,344.78
Department: 3200 - Police Total:		110,000.00	110,000.00	4,158.00	78,981.92	78,981.92	31,018.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	4,200.43	11,031.89	11,031.89	-11,031.89
Fund: 275 - Hotel/Motel Fund							
Department: 0000 - Non-Departmental							
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	14,535.21	51,441.18	51,441.18	33,558.82
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	14,535.21	51,441.18	51,441.18	33,558.82
Department: 7540 - Tourism							
275-7540-523301	Advertising Expense	25,000.00	25,000.00	7,061.38	20,565.60	20,615.60	4,384.40
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00

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275-7540-611050	Transfer Out - General	50,000.00	50,000.00	2,751.52	24,160.00	24,160.00	25,840.00
	Department: 7540 - Tourism Total:	85,000.00	85,000.00	9,812.90	44,725.60	44,775.60	40,224.40
	Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	4,722.31	6,715.58	6,665.58	-6,665.58
Fund: 320 - Gw Splost 2017							
	Department: 0000 - Non-Departmental						
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	0.00	0.00	3,255.04	11,073.07	11,073.07	-11,073.07
	Department: 0000 - Non-Departmental Total:	3,040,034.00	3,040,034.00	3,255.04	11,073.07	11,073.07	3,028,960.93
	Department: 4200 - Highways And Streets						
320-4200-541410	Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
	Department: 4200 - Highways And Streets Total:	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
	Department: 4400 - Water						
320-4400-541400	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
	Department: 4400 - Water Total:	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
	Department: 6200 - Parks						
320-6200-522207	Park Maintenance	0.00	0.00	0.00	648.92	648.92	-648.92
320-6200-541300	Buildings-Park	0.00	0.00	0.00	-94,357.84	-94,357.84	94,357.84
320-6200-541400	Recreation - Infrastructure	1,338,781.00	1,338,781.00	0.00	8,689.39	8,689.39	1,330,091.61
	Department: 6200 - Parks Total:	1,338,781.00	1,338,781.00	0.00	-85,019.53	-85,019.53	1,423,800.53
	Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	3,255.04	96,092.60	96,092.60	-96,092.60
Fund: 321 - Wc Splost 2019							
	Department: 0000 - Non-Departmental						
321-0000-337103	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	0.00	655,063.99	655,063.99	2,563,834.45
321-0000-337104	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	0.00	646,950.71	646,950.71	1,707,774.99
321-0000-337105	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	0.00	62,145.50	62,145.50	164,047.36
321-0000-361000	Interest Revenues	0.00	0.00	23,943.70	228,856.79	228,856.79	-228,856.79
321-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-105.00	-105.00	105.00
	Department: 0000 - Non-Departmental Total:	5,799,817.00	5,799,817.00	23,943.70	1,592,911.99	1,592,911.99	4,206,905.01
	Department: 3200 - Police						
321-3200-522204	Police Building Repair & Maint	0.00	0.00	0.00	25,214.31	25,214.31	-25,214.31
321-3200-531600	Small Equip Purchase < \$20000	0.00	0.00	0.00	12,033.66	33,095.30	-33,095.30
321-3200-541300	Public Safety Buildings	2,354,725.70	2,301,334.31	0.00	0.00	0.00	2,301,334.31
321-3200-542100	Machinery/ Equipment	0.00	22,833.82	0.00	23,208.82	23,208.82	-375.00
321-3200-542200	Vehicles	0.00	0.00	36,842.04	86,901.71	281,214.95	-281,214.95
	Department: 3200 - Police Total:	2,354,725.70	2,324,168.13	36,842.04	147,358.50	362,733.38	1,961,434.75
	Department: 3500 - Fire						
321-3500-531600	Small Equip Purchase < \$20000	0.00	0.00	14,361.90	18,789.80	18,789.80	-18,789.80
321-3500-542100	Machinery/ Equipment	0.00	30,557.57	0.00	102,937.11	102,937.11	-72,379.54
321-3500-542200	Vehicles	0.00	53,000.00	0.00	52,760.36	52,760.36	239.64
	Department: 3500 - Fire Total:	0.00	83,557.57	14,361.90	174,487.27	174,487.27	-90,929.70
	Department: 4200 - Highways And Streets						
321-4200-541400	Transportation Infrastructure	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
	Department: 4200 - Highways And Streets Total:	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
	Department: 6200 - Parks						
321-6200-542100	Machinery/ Equipment	226,192.86	226,192.86	0.00	14,925.00	14,925.00	211,267.86
	Department: 6200 - Parks Total:	226,192.86	226,192.86	0.00	14,925.00	14,925.00	211,267.86
	Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	-27,260.24	1,256,141.22	1,040,766.34	-1,093,766.34
Fund: 323 - Walton county SPLOST 2025							
	Department: 0000 - Non-Departmental						
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	9,424.83	26,672.77	26,672.77	596,724.35
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	75,827.03	214,594.57	214,594.57	4,800,919.12
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	82,253.06	232,780.55	232,780.55	5,207,776.67
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	3,855.61	10,911.59	10,911.59	244,114.53

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323-0000-361000 Interest Revenues	0.00	0.00	921.74	1,472.40	1,472.40	-1,472.40
323-0000-389000 Bank Charges/ Misc	0.00	0.00	-20.00	-20.00	-20.00	20.00
Department: 0000 - Non-Departmental Total:	11,334,494.15	11,334,494.15	172,262.27	486,411.88	486,411.88	10,848,082.27
Department: 3200 - Police						
323-3200-542100 Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3200 - Police Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3500 - Fire						
323-3500-542100 Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3500 - Fire Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 4200 - Highways And Streets						
323-4200-541400 Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4200 - Highways And Streets Total:	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections						
323-4330-541400 Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4330 - Sewer Collections Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4400 - Water						
323-4400-541400 Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4400 - Water Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 6200 - Parks						
323-6200-541400 Parks & Rec Infrastructure	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Department: 6200 - Parks Total:	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	172,262.27	486,411.88	486,411.88	-486,411.88
Fund: 324 - GW SPLOST 2023						
Department: 0000 - Non-Departmental						
324-0000-337101 Splost 23 Transportation	2,559,746.00	2,559,746.00	0.00	218,368.32	218,368.32	2,341,377.68
324-0000-337102 Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	0.00	81,072.33	81,072.33	518,927.67
324-0000-337103 Splost 23 Recreational	750,000.00	750,000.00	0.00	106,017.67	106,017.67	643,982.33
324-0000-337104 Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	0.00	81,072.33	81,072.33	493,569.67
324-0000-361000 Interest Income	0.00	0.00	0.00	26,702.47	26,702.47	-26,702.47
324-0000-389000 Bank Charges and Misc	0.00	0.00	0.00	-858.30	-858.30	858.30
Department: 0000 - Non-Departmental Total:	4,484,388.00	4,484,388.00	0.00	512,374.82	512,374.82	3,972,013.18
Department: 3200 - Police						
324-3200-541300 Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3200 - Police Total:	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire						
324-3500-531600 Small Equipment <\$20000	0.00	0.00	0.00	0.00	218,200.00	-218,200.00
324-3500-541300 Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire Total:	300,000.00	300,000.00	0.00	0.00	218,200.00	81,800.00
Department: 4200 - Highways And Streets						
324-4200-541400 Transportation Infrastructure	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
Department: 4200 - Highways And Streets Total:	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
Department: 4330 - Sewer Collections						
324-4330-541400 Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4330 - Sewer Collections Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water						
324-4400-541400 Water Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 6200 - Parks						
324-6200-541400 Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Department: 6200 - Parks Total:	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	0.00	512,374.82	294,174.82	-294,174.82
Fund: 371 - ARPA						
Department: 0000 - Non-Departmental						
371-0000-361000 Interest Revenue	60,000.00	60,000.00	3,174.92	57,138.32	57,138.32	2,861.68

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371-0000-389000 ARPA Bank Fees	0.00	0.00	0.00	-45.00	-45.00	45.00
371-0000-399000 Fund Balance For Budget Only	3,785,039.77	3,785,039.77	0.00	0.00	0.00	3,785,039.77
Department: 0000 - Non-Departmental Total:	3,845,039.77	3,845,039.77	3,174.92	57,093.32	57,093.32	3,787,946.45
Department: 4200 - Highways And Streets						
371-4200-531110 Street Repair	0.00	857,669.08	0.00	827,513.41	827,513.41	30,155.67
371-4200-531600 Small Equipment <\$20000	0.00	48,577.50	0.00	48,577.50	48,577.50	0.00
371-4200-541400 Street Infrastructure	0.00	3,356.35	812.92	55,058.48	55,058.48	-51,702.13
Department: 4200 - Highways And Streets Total:	0.00	909,602.93	812.92	931,149.39	931,149.39	-21,546.46
Department: 4300 - Water Quality Control						
371-4300-522205 Infrastructure Repair & Maintenance	0.00	22,417.61	0.00	22,417.61	22,417.61	0.00
371-4300-541400 Infrastructure	373,880.20	223,511.19	0.00	220,096.00	97,096.00	126,415.19
371-4300-542200 Vehicles	0.00	0.00	0.00	123,518.78	123,518.78	-123,518.78
Department: 4300 - Water Quality Control Total:	373,880.20	245,928.80	0.00	366,032.39	243,032.39	2,896.41
Department: 4320 - Stormwater						
371-4320-522205 Infrastructure Repair & Maintenance	56,692.50	81,392.50	2,151.53	21,706.87	0.00	81,392.50
371-4320-541400 Infrastructure	332,452.62	332,452.62	5,458.00	39,231.55	39,231.55	293,221.07
Department: 4320 - Stormwater Total:	389,145.12	413,845.12	7,609.53	60,938.42	39,231.55	374,613.57
Department: 4330 - Sewer Collections						
371-4330-522205 Infrastructure Repair & Maintenance	19,442.00	19,442.00	0.00	14,100.00	14,100.00	5,342.00
371-4330-541300 Buildings	0.00	23,880.21	0.00	23,880.21	23,880.21	0.00
371-4330-541400 Infrastructure	1,562,572.45	601,050.31	210.00	17,817.57	0.00	601,050.31
Department: 4330 - Sewer Collections Total:	1,582,014.45	644,372.52	210.00	55,797.78	37,980.21	606,392.31
Department: 4400 - Water						
371-4400-522205 Infrastructure Repair & Maintenance	0.00	54,264.16	422.05	61,371.96	63,543.71	-9,279.55
371-4400-541410 Water Infrastructure	0.00	21,374.84	0.00	0.00	0.00	21,374.84
371-4400-542100 Machinery	0.00	127,951.40	0.00	127,951.40	127,951.40	0.00
Department: 4400 - Water Total:	0.00	203,590.40	422.05	189,323.36	191,495.11	12,095.29
Department: 6500 - Libraries						
371-6500-541300 Building-Library	1,500,000.00	1,500,000.00	205,941.48	205,941.48	205,941.48	1,294,058.52
Department: 6500 - Libraries Total:	1,500,000.00	1,500,000.00	205,941.48	205,941.48	205,941.48	1,294,058.52
Fund: 371 - ARPA Surplus (Deficit):	0.00	-72,300.00	-211,821.06	-1,752,089.50	-1,591,736.81	1,519,436.81
Fund: 375 - Capital Recovery-Impact Fees						
Department: 0000 - Non-Departmental						
375-0000-341320 Capital Recovery Impact Fee	400,000.00	400,000.00	0.00	123,967.26	123,967.26	276,032.74
375-0000-361000 Interest Revenues	0.00	0.00	0.00	44,132.19	44,132.19	-44,132.19
Department: 0000 - Non-Departmental Total:	400,000.00	400,000.00	0.00	168,099.45	168,099.45	231,900.55
Department: 4320 - Stormwater						
375-4320-541400 Infrastructure Huntington Storm	0.00	0.00	593,170.97	593,170.97	593,170.97	-593,170.97
Department: 4320 - Stormwater Total:	0.00	0.00	593,170.97	593,170.97	593,170.97	-593,170.97
Department: 4400 - Water						
375-4400-541400 Infrastructure	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Department: 4400 - Water Total:	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	-593,170.97	-425,071.52	-425,071.52	425,071.52
Fund: 505 - Water & Sewer Fund						
Department: 0000 - Non-Departmental						
505-0000-341320 Capital Recovery Fee	0.00	0.00	11,713.44	11,713.44	11,713.44	-11,713.44
505-0000-341321 Capital Recovery - Plan Review	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-0000-344190 Other Charges	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-0000-344211 Water Sales / Collection	4,100,000.00	4,100,000.00	380,337.22	3,429,130.73	3,429,130.73	670,869.27
505-0000-344212 Water Tap Fees	300,000.00	300,000.00	10,200.00	120,500.00	120,500.00	179,500.00
505-0000-344213 Backflow	19,000.00	19,000.00	120.00	12,452.50	12,452.50	6,547.50
505-0000-344214 Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-0000-344215 Hydrant Meter Fees	8,000.00	8,000.00	0.00	20,145.06	20,145.06	-12,145.06
505-0000-344255 Sewer Sales / Collection	3,500,000.00	3,500,000.00	336,313.73	2,933,002.40	2,933,002.40	566,997.60
505-0000-344256 Sewer Tap Fees	500,000.00	500,000.00	19,200.00	221,015.00	221,015.00	278,985.00

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505-0000-344257	Dumping Tickets	450,000.00	450,000.00	550.00	239,250.00	239,250.00	210,750.00
505-0000-344258	Grease Trap Fees	12,000.00	12,000.00	2,250.00	11,850.00	11,850.00	150.00
505-0000-344260	Storm Water Utility	625,000.00	625,000.00	53,599.82	508,263.96	508,263.96	116,736.04
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	559.46	-5,886.08	-5,886.08	7,886.08
505-0000-349900	Water & Sewer Late Fees	200,000.00	200,000.00	14,848.50	162,598.04	162,598.04	37,401.96
505-0000-349910	Administrative Fees	100,000.00	100,000.00	12,072.00	65,257.64	65,257.64	34,742.36
505-0000-361000	Interest Revenues	90,000.00	90,000.00	13,226.86	154,137.49	154,137.49	-64,137.49
505-0000-383000	Reimb. For Damaged Property	0.00	0.00	0.00	31,540.00	31,540.00	-31,540.00
505-0000-389000	Bank Charges & Etc.	20,000.00	20,000.00	-22,386.98	-261,741.58	-261,741.58	281,741.58
505-0000-390000	Miscellaneous Revenue	0.00	0.00	0.00	13,248.00	13,248.00	-13,248.00
505-0000-391100	Collections -Bad Debt	3,500.00	3,500.00	0.00	-23,571.02	-23,571.02	27,071.02
505-0000-392000	Sale Of Surplus Property	0.00	0.00	0.00	55,711.80	55,711.80	-55,711.80
505-0000-392001	Comp For Loss Of Gen Fxd Assets	0.00	0.00	0.00	1,500.00	1,500.00	-1,500.00
Department: 0000 - Non-Departmental Total:		9,939,000.00	9,939,000.00	832,604.05	7,700,117.38	7,700,117.38	2,238,882.62
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	695,000.00	695,000.00	44,897.09	443,035.47	443,035.47	251,964.53
505-4300-511300	Overtime Pay	15,000.00	15,000.00	373.80	8,284.42	8,284.42	6,715.58
505-4300-512100	Group Insurance	254,000.00	254,000.00	18,658.00	188,469.25	188,469.25	65,530.75
505-4300-512200	Fica & Medicare	53,945.00	53,945.00	3,206.84	36,505.39	36,505.39	17,439.61
505-4300-512400	Pmts To Retirement Sys	141,150.00	141,150.00	0.00	77,626.70	77,626.70	63,523.30
505-4300-512810	Uniforms	40,000.00	40,000.00	977.20	24,223.78	27,452.32	12,547.68
505-4300-521201	Legal Expenses	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
505-4300-521202	Engineering Fees	10,000.00	10,000.00	0.00	7,600.00	16,900.00	-6,900.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	124,845.00	124,845.00	13,665.83	85,198.84	107,895.18	16,949.82
505-4300-521302	Drug Testing	500.00	500.00	0.00	565.00	615.00	-115.00
505-4300-521307	Technical Service	20,000.00	20,000.00	660.00	660.00	660.00	19,340.00
505-4300-521320	Outside Lab Service	12,000.00	12,000.00	578.10	5,625.17	10,468.45	1,531.55
505-4300-521330	W E T Sampling	10,000.00	10,000.00	0.00	0.00	2,758.00	7,242.00
505-4300-522110	Disposal (Sludge)	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-522201	Office Equip-Rep & Maint	10,500.00	10,500.00	465.92	4,549.99	4,549.99	5,950.01
505-4300-522202	Auto & Truck Rep & Maint	50,000.00	50,000.00	3,114.47	26,585.83	34,960.10	15,039.90
505-4300-522203	Mach & Equip Rep & Maint	40,000.00	40,000.00	12,201.06	24,031.03	45,286.36	-5,286.36
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	716.13	12,166.62	12,166.62	2,833.38
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	35,196.42	99,825.22	158,800.01	41,199.99
505-4300-522206	Computer Repair & Maint	3,000.00	3,000.00	0.00	5,937.75	5,937.75	-2,937.75
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	56,542.00	56,542.00	0.00	82,309.00	82,309.00	-25,767.00
505-4300-523140	Property Insurance	34,014.00	34,014.00	0.00	38,299.50	38,299.50	-4,285.50
505-4300-523170	Auto Liability	50,000.00	50,000.00	0.00	71,557.00	71,557.00	-21,557.00
505-4300-523200	Telephone	10,000.00	10,000.00	1,103.36	12,034.81	12,034.81	-2,034.81
505-4300-523500	Travel	500.00	500.00	0.00	250.48	250.48	249.52
505-4300-523600	Dues & Fees	2,000.00	2,000.00	300.00	1,466.25	1,466.25	533.75
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	4,583.40	5,883.40	4,116.60
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	25.00	25.00	975.00
505-4300-523900	Other	2,000.00	2,000.00	0.00	709.55	709.55	1,290.45
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	1,235.87	7,570.32	10,973.00	-973.00
505-4300-531101	Office Supplies	4,000.00	4,000.00	0.00	6,950.15	6,950.15	-2,950.15
505-4300-531102	Computer Supplies	2,500.00	2,500.00	0.00	847.18	847.18	1,652.82
505-4300-531103	Lab Supplies	24,000.00	24,000.00	0.00	21,473.58	24,382.08	-382.08
505-4300-531105	Hand Tools	1,469.00	1,469.00	0.00	315.06	315.06	1,153.94
505-4300-531109	Chemicals	240,000.00	240,000.00	0.00	153,578.89	178,820.97	61,179.03
505-4300-531220	Natural Gas	1,200.00	1,200.00	111.11	1,001.14	1,001.14	198.86
505-4300-531230	Electricity	420,000.00	420,000.00	43,099.69	363,899.49	363,899.49	56,100.51
505-4300-531250	Oil Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531270	Gasoline Expense	60,000.00	60,000.00	2,959.27	46,346.38	47,210.97	12,789.03
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-542100	Machinery	0.00	0.00	1,563.75	10,487.50	10,487.50	-10,487.50

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505-4300-561000	Depreciation	388,824.00	388,824.00	0.00	0.00	0.00	388,824.00
505-4300-562000	Amortization	25,100.00	25,100.00	0.00	0.00	0.00	25,100.00
505-4300-581100	Principal - Bonds	1,025,000.00	1,025,000.00	0.00	0.00	0.00	1,025,000.00
505-4300-582100	Interest - Bonds	592,430.00	592,430.00	0.00	296,267.54	296,267.54	296,162.46
Department: 4300 - Water Quality Control Total:		4,709,519.00	4,709,519.00	185,083.91	2,170,862.68	2,336,061.08	2,373,457.92
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	258,156.00	258,156.00	19,889.14	195,038.79	195,038.79	63,117.21
505-4320-511300	Overtime Pay	8,000.00	8,000.00	982.95	6,167.89	6,167.89	1,832.11
505-4320-512100	Group Insurance	65,200.00	65,200.00	6,303.00	64,080.00	64,080.00	1,120.00
505-4320-512200	Fica & Medicare	19,749.00	19,749.00	1,533.36	16,063.01	16,063.01	3,685.99
505-4320-512400	Pmts To Retirement Sys	51,700.00	51,700.00	0.00	28,498.98	28,498.98	23,201.02
505-4320-521202	Engineering Fees	50,000.00	50,000.00	3,155.25	26,050.24	26,050.24	23,949.76
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	18,000.00	18,000.00	7,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	3,285.40	11,670.40	25,455.80	-5,455.80
505-4320-522203	Mach & Equip Rep & Maint	4,000.00	4,000.00	0.00	459.93	459.93	3,540.07
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	180,375.25	204,530.24	213,065.99	-138,065.99
505-4320-522320	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	1,460.00	1,460.00	-460.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	3,005.20	3,005.20	-5.20
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	100.00	400.00
505-4320-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	1,167.21	8,384.67	9,470.40	-1,470.40
505-4320-531101	Office Supplies	1,500.00	1,500.00	0.00	640.75	640.75	859.25
505-4320-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4320-531105	Hand Tools	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-531109	Chemicals	3,000.00	3,000.00	0.00	1,258.33	1,258.33	1,741.67
505-4320-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4320-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-561000	Depreciation	79,050.00	79,050.00	0.00	0.00	0.00	79,050.00
Department: 4320 - Stormwater Total:		682,355.00	682,355.00	218,691.56	585,308.43	608,815.31	73,539.69
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	288,614.00	288,614.00	13,607.59	113,333.11	113,333.11	175,280.89
505-4330-511300	Overtime Pay	30,000.00	30,000.00	681.89	7,066.35	7,066.35	22,933.65
505-4330-512100	Group Insurance	122,000.00	122,000.00	6,798.75	50,215.25	50,215.25	71,784.75
505-4330-512200	Fica & Medicare	22,079.00	22,079.00	1,020.74	9,547.68	9,547.68	12,531.32
505-4330-512400	Retirement	57,800.00	57,800.00	0.00	31,861.40	31,861.40	25,938.60
505-4330-521202	Engineering Fees	10,000.00	10,000.00	0.00	6,848.75	7,845.82	2,154.18
505-4330-521302	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
505-4330-521303	Tech Services	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
505-4330-521306	Tech Service Generator	9,000.00	9,000.00	0.00	4,391.50	4,391.50	4,608.50
505-4330-521307	Tech Sev Gis Mapping	20,000.00	20,000.00	0.00	14,112.42	14,112.42	5,887.58
505-4330-522110	Septic Disposal	33,066.00	33,066.00	0.00	2,550.00	2,550.00	30,516.00
505-4330-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	13,460.55	13,460.55	1,539.45
505-4330-522205	Infrastructure Rep & Maint	133,569.00	133,569.00	11,275.00	72,050.71	72,285.71	61,283.29
505-4330-522320	Rental Equip/ Vehicle	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
505-4330-523301	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	0.00	1,070.00	1,070.00	2,430.00
505-4330-523800	Licenses	1,000.00	1,000.00	0.00	224.00	224.00	776.00
505-4330-523900	Other	1,000.00	1,000.00	0.00	53.84	53.84	946.16
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	474.00	2,199.82	3,147.06	6,852.94
505-4330-531101	Office Supplies	1,000.00	1,000.00	0.00	84.60	84.60	915.40
505-4330-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4330-531109	Chemicals	10,000.00	10,000.00	0.00	5,932.84	5,932.84	4,067.16
505-4330-531220	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00

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505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
Department: 4330 - Sewer Collections Total:		788,628.00	788,628.00	33,857.97	335,052.82	337,232.13	451,395.87
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	535,900.00	535,900.00	39,323.67	377,552.12	377,552.12	158,347.88
505-4400-511300	Overtime Pay	30,000.00	30,000.00	1,733.42	27,428.32	27,428.32	2,571.68
505-4400-512100	Group Insurance	224,000.00	224,000.00	18,431.50	163,907.50	163,907.50	60,092.50
505-4400-512200	Fica & Medicare	40,997.00	40,997.00	2,930.02	31,720.49	31,720.49	9,276.51
505-4400-512400	Pmts To Retirement Sys	107,300.00	107,300.00	0.00	59,160.36	59,160.36	48,139.64
505-4400-512700	Workers Compensation	54,600.00	54,600.00	0.00	52,105.44	52,105.44	2,494.56
505-4400-521201	Legal Expenses	0.00	0.00	0.00	14,409.50	14,409.50	-14,409.50
505-4400-521202	Engineering Fees	30,000.00	30,000.00	0.00	4,114.88	4,114.88	25,885.12
505-4400-521203	Audit Fees	20,000.00	20,000.00	0.00	20,000.00	20,000.00	0.00
505-4400-521301	Computer Services	0.00	0.00	0.00	749.75	749.75	-749.75
505-4400-521302	Drug Testing	0.00	0.00	50.00	50.00	50.00	-50.00
505-4400-521304	Tech Service -Utility Prot	5,000.00	5,000.00	1,086.79	5,567.60	5,567.60	-567.60
505-4400-521305	Techserv -Utility Service	55,500.00	55,500.00	16,861.49	35,070.62	35,070.62	20,429.38
505-4400-521307	Technical Service	63,400.00	63,400.00	0.00	17,157.20	27,807.20	35,592.80
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	0.00	8,483.80	8,682.56	-682.56
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	11,518.56	39,490.56	-29,490.56
505-4400-522204	Building Repairs & Maint	0.00	0.00	0.00	4,254.62	4,254.62	-4,254.62
505-4400-522205	Infrastructure Rep & Main	200,000.00	193,500.00	8,320.75	248,068.45	264,361.91	-70,861.91
505-4400-522206	Computer Repair & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523201	Postage	34,000.00	34,000.00	3,391.94	31,366.64	31,366.64	2,633.36
505-4400-523301	Advertising Expense	500.00	500.00	0.00	-495.00	-495.00	995.00
505-4400-523400	Printing & Binding	10,000.00	10,000.00	967.60	9,101.59	9,101.59	898.41
505-4400-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	4,500.00	4,500.00	0.00	819.00	819.00	3,681.00
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	1,872.00	1,872.00	5,128.00
505-4400-523800	Licenses	1,000.00	1,000.00	485.00	657.00	1,081.00	-81.00
505-4400-523900	Other	1,000.00	1,000.00	0.00	830.06	951.09	48.91
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	539.31	7,109.51	7,599.77	10,400.23
505-4400-531101	Office Supplies	2,000.00	2,000.00	14.99	14.99	14.99	1,985.01
505-4400-531103	Lab Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	1,114.94	7,928.94	-6,428.94
505-4400-531109	Chemicals	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	1,139.08	17,498.76	17,498.76	2,501.24
505-4400-531510	Purchased Water	1,900,000.00	1,900,000.00	137,098.82	1,480,008.69	1,494,088.71	405,911.29
505-4400-531591	Water Meters	100,000.00	100,000.00	31,761.00	83,336.02	97,759.44	2,240.56
505-4400-531600	Small Equipment <\$20000	2,000.00	8,500.00	0.00	8,308.99	8,308.99	191.01
505-4400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-561000	Depreciation	252,817.00	252,817.00	0.00	0.00	0.00	252,817.00
505-4400-562000	Amortization	14,484.00	14,484.00	0.00	0.00	0.00	14,484.00
505-4400-574000	Bad Debt	0.00	0.00	0.00	37.17	37.17	-37.17
Department: 4400 - Water Total:		3,758,498.00	3,758,498.00	264,135.38	2,722,899.57	2,814,366.52	944,131.48
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	130,835.23	1,885,993.88	1,603,642.34	-1,603,642.34
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	92,000.00	92,000.00	0.00	69,591.42	69,591.42	22,408.58
540-0000-344110	Sanitation Sales / Collection	2,800,000.00	2,800,000.00	278,344.54	2,488,654.34	2,488,654.34	311,345.66
540-0000-361000	Interest Revenues	40,000.00	40,000.00	1,018.19	33,630.53	33,630.53	6,369.47
540-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-35.94	-35.94	35.94
Department: 0000 - Non-Departmental Total:		2,932,000.00	2,932,000.00	279,362.73	2,591,840.35	2,591,840.35	340,159.65
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,892,000.00	1,892,000.00	0.00	1,392,631.18	1,392,631.18	499,368.82
540-4510-522111	Roll Off Dumpsters	600,000.00	600,000.00	0.00	340,628.56	340,628.56	259,371.44

Income Statement

[540-4510-611050](#)

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Transfer Out - General	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:	2,932,000.00	2,932,000.00	0.00	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	279,362.73	858,580.61	858,580.61	-858,580.61
Report Surplus (Deficit):	0.00	-125,300.00	-729,596.57	6,958,146.46	6,263,873.27	

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Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
0000 - Non-Departmental	16,503,910.00	16,503,910.00	476,520.24	16,300,576.06	16,300,576.06	203,333.94
1100 - Legislative	92,100.00	92,100.00	4,796.00	56,020.39	57,785.39	34,314.61
1300 - Executive	629,875.00	629,875.00	37,791.52	461,323.86	461,534.43	168,340.57
1510 - Financial Administration	1,236,805.00	1,236,805.00	61,229.28	1,095,327.88	1,095,882.88	140,922.12
1535 - It - Data Processing/Mis	689,936.00	689,936.00	44,828.67	579,872.96	580,505.68	109,430.32
1565 - General Gov Building & Pl	948,111.00	948,111.00	42,938.71	631,152.35	667,576.73	280,534.27
2000 - Judicial	729,346.00	729,346.00	47,677.38	490,082.82	490,933.73	238,412.27
3200 - Police	4,248,786.00	4,248,786.00	263,946.42	3,308,298.80	3,317,608.25	931,177.75
3500 - Fire	3,791,741.00	3,791,741.00	235,854.20	3,007,205.37	3,009,347.14	782,393.86
4100 - Public Works	726,084.00	726,084.00	56,038.02	577,060.88	582,388.68	143,695.32
4200 - Highways And Streets	1,366,275.00	1,366,275.00	65,546.11	502,497.36	520,395.01	845,879.99
4900 - Fleet Maintenance & Shop	978,500.00	978,500.00	54,240.17	836,429.17	850,421.62	128,078.38
6500 - Libraries	139,238.00	139,238.00	0.00	100,378.50	100,378.50	38,859.50
7400 - Planning & Zoning	439,890.00	439,890.00	30,635.40	332,158.21	334,444.44	105,445.56
7545 - Economic Development -	487,223.00	487,223.00	22,980.67	300,802.51	348,058.04	139,164.96
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-491,982.31	4,021,965.00	3,883,315.54	-3,883,315.54
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	110,000.00	110,000.00	8,358.43	90,013.81	90,013.81	19,986.19
3200 - Police	110,000.00	110,000.00	4,158.00	78,981.92	78,981.92	31,018.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	4,200.43	11,031.89	11,031.89	-11,031.89
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	85,000.00	85,000.00	14,535.21	51,441.18	51,441.18	33,558.82
7540 - Tourism	85,000.00	85,000.00	9,812.90	44,725.60	44,775.60	40,224.40
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	4,722.31	6,715.58	6,665.58	-6,665.58
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	3,255.04	11,073.07	11,073.07	3,028,960.93
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	0.00	-85,019.53	-85,019.53	1,423,800.53
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	3,255.04	96,092.60	96,092.60	-96,092.60
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	5,799,817.00	5,799,817.00	23,943.70	1,592,911.99	1,592,911.99	4,206,905.01
3200 - Police	2,354,725.70	2,324,168.13	36,842.04	147,358.50	362,733.38	1,961,434.75
3500 - Fire	0.00	83,557.57	14,361.90	174,487.27	174,487.27	-90,929.70
4200 - Highways And Streets	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
6200 - Parks	226,192.86	226,192.86	0.00	14,925.00	14,925.00	211,267.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	-27,260.24	1,256,141.22	1,040,766.34	-1,093,766.34
Fund: 323 - Walton county SPLOST 2025						
0000 - Non-Departmental	11,334,494.15	11,334,494.15	172,262.27	486,411.88	486,411.88	10,848,082.27
3200 - Police	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
3500 - Fire	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
6200 - Parks	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	172,262.27	486,411.88	486,411.88	-486,411.88
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	0.00	512,374.82	512,374.82	3,972,013.18
3200 - Police	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	218,200.00	81,800.00
4200 - Highways And Streets	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00

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Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	0.00	512,374.82	294,174.82	-294,174.82
Fund: 371 - ARPA						
0000 - Non-Departmental	3,845,039.77	3,845,039.77	3,174.92	57,093.32	57,093.32	3,787,946.45
4200 - Highways And Streets	0.00	909,602.93	812.92	931,149.39	931,149.39	-21,546.46
4300 - Water Quality Control	373,880.20	245,928.80	0.00	366,032.39	243,032.39	2,896.41
4320 - Stormwater	389,145.12	413,845.12	7,609.53	60,938.42	39,231.55	374,613.57
4330 - Sewer Collections	1,582,014.45	644,372.52	210.00	55,797.78	37,980.21	606,392.31
4400 - Water	0.00	203,590.40	422.05	189,323.36	191,495.11	12,095.29
6500 - Libraries	1,500,000.00	1,500,000.00	205,941.48	205,941.48	205,941.48	1,294,058.52
Fund: 371 - ARPA Surplus (Deficit):	0.00	-72,300.00	-211,821.06	-1,752,089.50	-1,591,736.81	1,519,436.81
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	400,000.00	400,000.00	0.00	168,099.45	168,099.45	231,900.55
4320 - Stormwater	0.00	0.00	593,170.97	593,170.97	593,170.97	-593,170.97
4400 - Water	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	-593,170.97	-425,071.52	-425,071.52	425,071.52
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	9,939,000.00	9,939,000.00	832,604.05	7,700,117.38	7,700,117.38	2,238,882.62
4300 - Water Quality Control	4,709,519.00	4,709,519.00	185,083.91	2,170,862.68	2,336,061.08	2,373,457.92
4320 - Stormwater	682,355.00	682,355.00	218,691.56	585,308.43	608,815.31	73,539.69
4330 - Sewer Collections	788,628.00	788,628.00	33,857.97	335,052.82	337,232.13	451,395.87
4400 - Water	3,758,498.00	3,758,498.00	264,135.38	2,722,899.57	2,814,366.52	944,131.48
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	130,835.23	1,885,993.88	1,603,642.34	-1,603,642.34
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	2,932,000.00	2,932,000.00	279,362.73	2,591,840.35	2,591,840.35	340,159.65
4510 - Solid Waste Admin	2,932,000.00	2,932,000.00	0.00	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	279,362.73	858,580.61	858,580.61	-858,580.61
Total Surplus (Deficit):	0.00	-125,300.00	-729,596.57	6,958,146.46	6,263,873.27	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	0.00	-491,982.31	4,021,965.00	3,883,315.54	-3,883,315.54
210 - Confiscated Asset Fund	0.00	0.00	4,200.43	11,031.89	11,031.89	-11,031.89
275 - Hotel/Motel Fund	0.00	0.00	4,722.31	6,715.58	6,665.58	-6,665.58
320 - Gw Splost 2017	0.00	0.00	3,255.04	96,092.60	96,092.60	-96,092.60
321 - Wc Splost 2019	0.00	-53,000.00	-27,260.24	1,256,141.22	1,040,766.34	-1,093,766.34
323 - Walton county SPLOST ...	0.00	0.00	172,262.27	486,411.88	486,411.88	-486,411.88
324 - GW SPLOST 2023	0.00	0.00	0.00	512,374.82	294,174.82	-294,174.82
371 - ARPA	0.00	-72,300.00	-211,821.06	-1,752,089.50	-1,591,736.81	1,519,436.81
375 - Capital Recovery-Impac...	0.00	0.00	-593,170.97	-425,071.52	-425,071.52	425,071.52
505 - Water & Sewer Fund	0.00	0.00	130,835.23	1,885,993.88	1,603,642.34	-1,603,642.34
540 - Solid Waste Fund	0.00	0.00	279,362.73	858,580.61	858,580.61	-858,580.61
Total Surplus (Deficit):	0.00	-125,300.00	-729,596.57	6,958,146.46	6,263,873.27	