

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: 07-29-2022

Application # R 22-013

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mark Myers</u>	NAME: <u>Smith, Richard Byrd & Rodney Don</u>
ADDRESS: <u>2130 Highway 81</u>	ADDRESS: <u>(see attached)</u>
CITY: <u>Loganville</u>	CITY: _____
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: _____ Zip: _____
PHONE: <u>1-706-645-5885</u>	PHONE: _____
(*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>Mark Myers</u>	PHONE: <u>1-770-231-7444</u>
EMAIL: <u>mark.myers@mayersyeam.org</u>	FAX: <u>1-770-554-6310</u>
PROPERTY INFORMATION	
PID: C0160006	
MAP & PARCEL # _____	PRESENT ZONING: <u>A2</u> REQUESTED ZONING: <u>C-H</u>
ADDRESS: <u>4706 HWY 81</u>	COUNTY: <u>WALTON</u> ACREAGE: <u>2.5 +/-</u>
PROPOSED DEVELOPMENT: <u>RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS</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: _____

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

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

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

Commission Chairman: _____ DATE: _____

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☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____

Application # R

Applicant's Certification

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

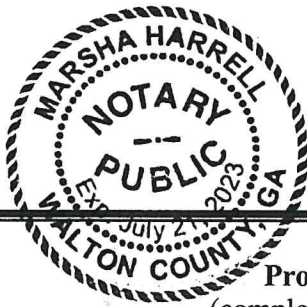
Mark Myers
Applicant's Signature

8-26-22
Date

Mark Myers - Broker
Print Name and Title

Sworn to and subscribed before me this 26 day of Aug, 2022

(Seal)



Marsha Harrell
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

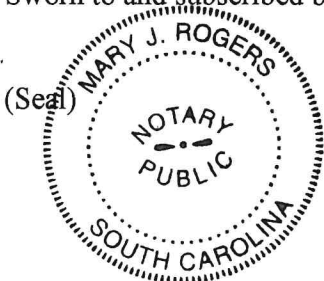
that all information contained in this application is complete and accurate to the best of their knowledge.

Richard B. Smith
Owner's Signature

8-22-22
Date

Richard B. Smith
Print Name and Title

Sworn to and subscribed before me this 22 day of August, 2022.



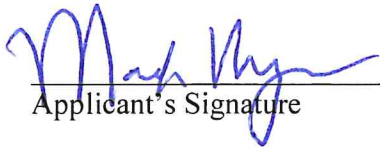
Mary J. Rogers
Signature of Notary Public

My Commission Expires
July 1, 2030
Mary J. Rogers

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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


Applicant's Signature

8-24-22
Date

Mark Myers
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.

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?

As the suburban neighborhoods continue to develop nearby, this site will offer a small-town, ready-to-serve-you vibe for one's immediate needs. The architecture will be tasteful and inviting. The proposed outparcels will provide room for the community requirements, to be designed with the local culture in mind.

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

The proposed use will provide for the re-alignment and conjoining of two intersections along Hwy 81, to suit the City's desire to more thoughtfully control how traffic is to collect and disburse from this arterial corridor. This should reduce the likelihood of crash incidents due to legacy control and traffic flow conditions.

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

The addition of small commercial spaces properly and thoughtfully located can potentially mitigate the more invasive construction of Big-Box development. Suburban neighborhoods need foot-accessible shopping and services in order to minimize the impact on one's lifestyle and health brought on by spending extended periods of time within the congested urban shopping and retail environments.

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

The proposed development shall provide a revenue stream thru traditional means (taxes, donations, community support/involvement) in order to facilitate the City's ability to provide and maintain it's vital infrastructure. It will also draw revenue from the surrounding communities outside of the City, in turn bringing revenue into the City's tax-base.

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

The local community is home to a growing number of home-based businesses which are contained within residential subdivisions. Local areas of low-density congregation and commerce are vital to the community in that people may familiarize with each other in places where they won't feel the tension of urban centers. A place where both new and familiar faces can be seen and where people are most comfortable, where they feel at home. An where pedestrians can have a place to go. As they see more of their community, they will care more for it.

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

In keeping with chapter 4 of the Loganville Comprehensive Plan; This site is on an arterial collector which connecting the City to Walton County and the many cities and counties of the State of Georgia. Additionally, the current zoning map for Loganville surrounds this site for miles with low to medium density residential housing. This isolated zoning layout forces residents to travel for shopping and recreation in congested urban areas. This lowers the quality of life for people who already spend much time away from family for travelling and working.

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

The adjacent property owners should see an increase in property values, as modern daily conveniences would become more readily available to the North side of the City of Loganville. Many of the adjacent Single Family Homes are already being used as commercial workshops, places of commerce, and outside unscreened storage areas. All other residential areas are fenced in or adequately screened from view. This development shall provide a cleaner, more professional exterior to the area. (See "Rezoning Application Exhibit A.pdf")

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

The adjacent properties are at the edge of City. Currently, many of the residents could be shopping in adjacent areas such as Lawrenceville as they finish their commutes home along Hwy 20 and Big Creek Rd. Without this rezoning, those local resources will continue to be spent outside of the City's borders.

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.

Hwy 81 is the primary corridor between the City of Loganville and the Cities of Bethlehem and Winder. It connects Routes 29 and 78. Wise choices for development along this corridor can intercept some of the recreational and leisure travel between Lawrenceville and Athens, or from points beyond. Businesses such as this proposal can be needed support system for those traveling this route.

PROPERTY OWNERS FOR PARCEL ID" C0160006

Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

Phone:864 666-0803

Rodney Don Smith
113 Sherman Court
Piedmont, SC 29673

Phone:770 337-7639

Recorded 04/16/2018 02:49PM

Deed

KATHY K. TROST

Doc: WD

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : \$0.00

Bk04216

Pg 0237-0238

LAW OFFICES OF THOMAS C. BRISSEY, ATTORNEY-AT-LAW, 1010-East North Street, Ste. C-3,
GREENVILLE, SOUTH CAROLINA 29601

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
COUNTY OF WALTON) NO TITLE EXAMINATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNIE BROWN, in the State aforesaid, with One (\$1.00) Dollar and no other consideration have granted, bargained, released, and by these presents do grant, bargain, sell and release unto J. SCOTT SMITH, his heirs and/or assigns forever all my right, title and interest in the following described property:

Grantees Address: 141 Knox Landing Drive
Seneca, South Carolina 29672

ALL that tract or parcel of land lying and being in Land Lot 192, 5th Land District, Buncombe G.M.D. 417 in Walton County, Georgia described in that plat or survey dated February 7, 2005, revised October 26, 2007 by Kenneth Sims, Registered Land Surveyor No. 1783 and recorded in Plat Book 103 at Page 39 in the deed records of Walton County, Georgia.

THIS being the same property conveyed to Annie Brown by deed of J. Scott Smith on November 6, 2007 and recorded in the Register of Deeds Office for Walton County, Georgia in Deed Book 03069 at Page 0410 on July 31, 2009.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs against every person whomsoever

Exhibit "A"

All the Estate's one-half (1/2) undivided right, title, interest and equity in and to the following:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, Buncombe GMD 417, containing 10.595 acres, more or less, according to a plat of survey entitled "Survey for Dorothy Byrd", dated February 6, 2006, prepared by Sims Surveying Company, Certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, recorded in Plat Book 98, page 138, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 4746 Hwy 81, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. C0160006A00

Being the same property conveyed to the grantor herein by Warranty Deed dated January 11, 2008, recorded in Deed Book 3301, page 481, Walton County, Georgia records.

R. M. B.

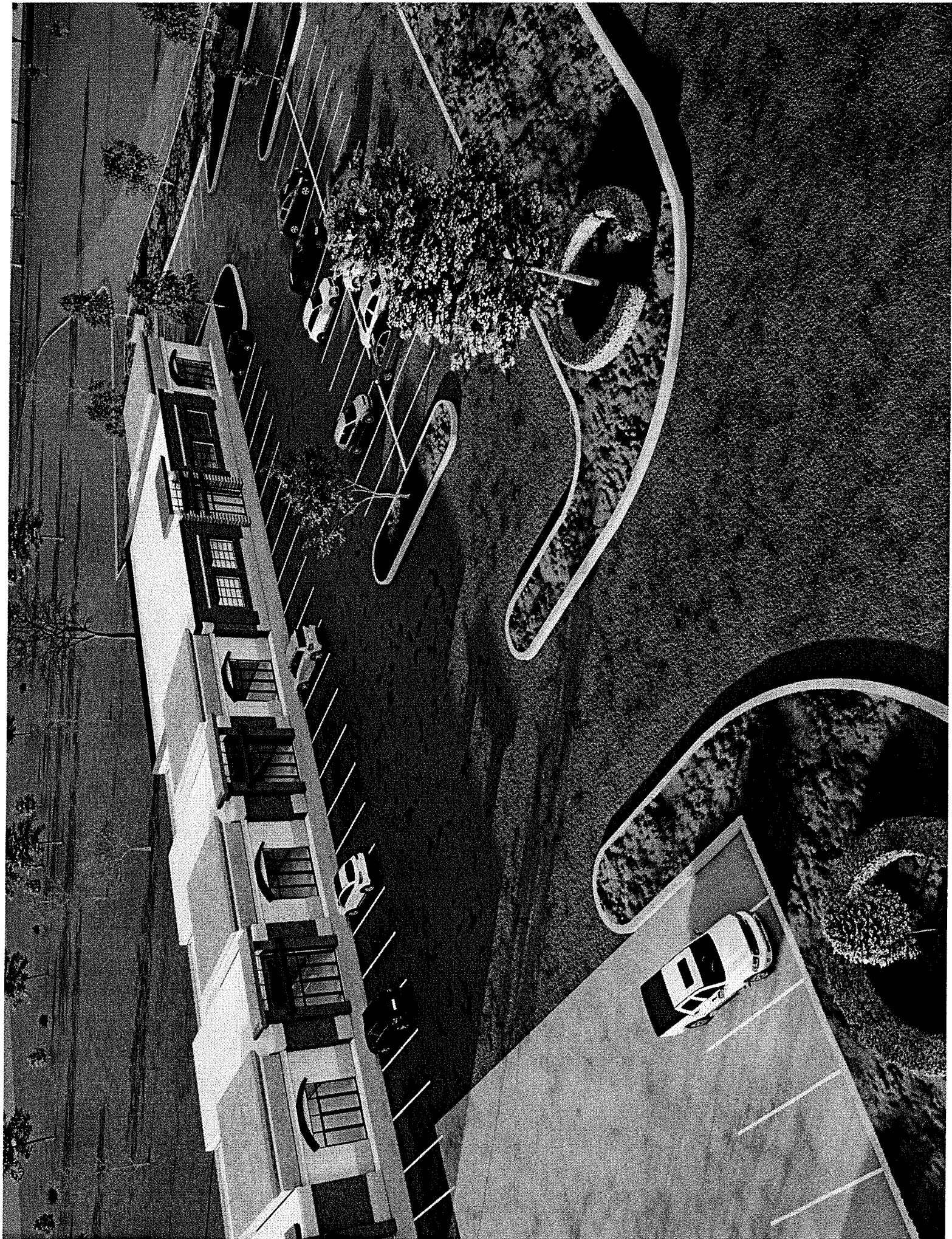


FRONT BUILDING.

1 THREE PER 200 SF

100





NL09C108
LAUREL MIST HOMEOWNERS
ASSOCIATION INC

C0160006A00
PEGGY BYRD
4255 EDDIE BYRD LANE
LOGANVILLE, GA 30052
DONALD MINSK
1801 PEACHTREE STREET
ATLANTA, GA 30309

LG090019
HENDERSON GARY KENT &
HENDERSON DOLLIE M
620 GEORGIA HIGHWAY 81
LOGANVILLE, GA 30052

LG090016
GUERRA FRANKLIN A &
GUERRA TANYA P
606 WINDER HIGHWAY
LOGANVILLE, GA 30052

GARCIA MARTIN JR
944 LEE BYRD RD
LOGANVILLE, GA 30052