



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

Date: 8-29-22

Application # R 22-009

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>Split Silk Properties, LLC</u>	NAME: <u>Teresa Needham</u>
ADDRESS: <u>P.O. Box 1725</u>	ADDRESS: <u>4900 Hwy 78</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>678-439-1776</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>Jeff Timler</u> PHONE: <u>678-439-1776</u>	
EMAIL: <u>splitsilkproperties@gmail.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0210016</u> PRESENT ZONING: <u>B2 & A2</u> REQUESTED ZONING: <u>CH</u>	
ADDRESS: <u>4900 Hwy 78 Loganville, GA 30052</u> COUNTY: <u>Walton</u> ACREAGE: <u>5.84</u>	
PROPOSED DEVELOPMENT: <u>Commercial Center</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: 8-29-22

Accepted by Planning & Development: [Signature] DATE: 8-29-22 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☐ Referred Back to Planning Commission ☐ Withdrawn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 _____

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



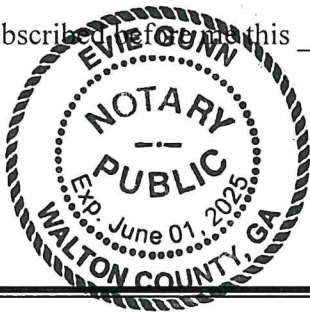
Date

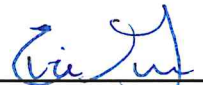
Jeff Timler, Split Silk Properties, LLC Owner

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)





Signature of Notary Public

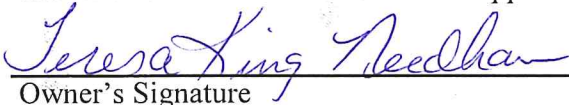
Property Owner's Certification

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

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



Owner's Signature

8-29-22

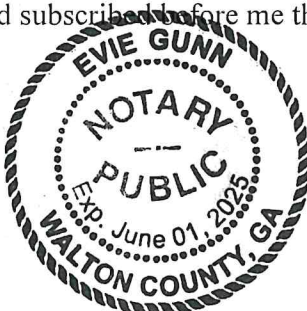
Date

Teresa King Needham

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)







Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

 _____ Applicant's Signature	_____ Date	Split Silk Properties, LLC / Jeff Timler _____ Print Name
 _____ Signature of Applicant's Attorney or Agent	_____ Date	Split Silk Properties, LLC / Jeff Timler _____ Print Name

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

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

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

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

DATE OF
CONTRIBUTION

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

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

The current residential use is not consistent with the area being wedged in between commercial uses and zoning. Developing a commercial center will add to the overall appearance of the city and will be consistent with adjacent parcels and those across Hwy 78.

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

The proposed use will not impact thoroughfares in terms of congestion and traffic safety as it will have 2-3 access points from 2-3 public streets. Not many developments in the city have this access ability and typically only have one access point. If adjoining commercial developments allow inter parcel access, then this development has the potential to reduce the congestion created by the existing developments and possibly access a 3rd public street.

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

Commercial follows residential so the population density, overcrowding and urban sprawl will not be adversely effected.

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

Water and sewerage are available in this area and we are not aware of any capacity issues. Transportation and other urban infrastructure will also be addressed in accordance with the City of Loganville development regulations. Again, having access off of Old Zion Cemetery Road and Highway 78 will give customer access options and reduce potential transportation congestion derived from this development.

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

The current 1440 SF house was built in 1960 and in its current condition might be considered blight and possibly depreciates the area verses what we are proposing. The proposed \$10,000,000.00 development will add to the aesthetics of the area, provide needed commercial retail/ services, as well as additional tax base for the City of Loganville.

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

This property is located in unincorporated Walton County, necessitating the attached annexation application, and therefore it is not addressed in the FLU map. However the property is wedged in between commercial uses so it is logical to assume this property would be designated as commercial on the FLU. This proposal complies the comp plan which states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces.

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

The adjoining uses are commercial, which is consistent with our proposal and therefore their value would only be improved with this development. There is potential for inter-parcel access with adjoining property owners should they agree with this access and therefore reducing the need to get onto public roadways.

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

There residential structure and use currently provides no value to the adjacent property owners, if anything possibly reduces their value because of aesthetics.

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 zoning will provide valuable retail and commercial services to the current and future residents. Instead of having to drive to other cities, having additional retail/commercial options will reduce trips for current residents.

SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

August 29, 2022

Mr. Tim Prater

Department of Planning & Development

4303 Lawrenceville Road

Loganville, GA 30052

RE: Letter of Intent for rezoning and annexation, Tax Parcel C 0210016 (5.84 acres zoned B2 & A2)

Dear Mr. Prater:

The undersigned (the applicant) is representing Teresa and Danny Needham (the owners), who are seeking rezoning and annexation for the subject property. The property has been in the Needham family since the house was constructed in 1960. The intent of this application is to rezone & annex the 5.84 acres from the County designated zoning of B2 & A2 to the Loganville zoning of CH consistent with the properties that surround it.

The proposed annexation and zoning would allow the owners to market and sell the estimated \$10,000,000.00 project per the concept plan. As currently zoned, the property has little economic value and does not add to the aesthetics of the area. In terms of economic development, the City's tax base would benefit tremendously or a 1,600 percent increase from the current assessment of \$580,000.00. Since most of the infrastructure like water, sewer, roads are in place, there would be little if any additional impact upon city services. Traffic congestion is always a concern; however, most commercial businesses are built because of the existing market and existing traffic counts. This property having multiple (2-3) public road access points would also lessen any impact as customers would have multiple ingress and egress options that most properties in Loganville do not have. As you are aware, state law encourages the elimination of islands through annexation from a service delivery standpoint. Providing services to an unincorporated island can be problematic, especially for emergency services. Lastly, the 2017 Loganville Comprehensive Plan states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces. Clearly this request is consistent with adjacent and nearby properties uses and meets the comprehensive plan intent. The plan goes on to state that "The vast majority of Loganville's workforce leaves the city for employment (94%), while 95% of jobs within the city belong to people commuting from elsewhere". Creating more jobs and services would increase more opportunities for existing residents and possibly require less trips outside the city for necessary retail and services.

SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

We feel that the proposed rezoning and annexation will be a great asset to the community and consistent with the corridor. Thank you for your time and consideration and please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Timler", with a stylized flourish at the end.

Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052

678-439-1776, splitsilkproperties@gmail.com

Legal Description:

All that 5.844 acres lying and being in Land Lot 151 of the 4th Land District of Walton County, Georgia, known as street number 4900 Highway 78 and being tax parcel C0210016 as shown on a Retracement Boundary Survey for Teresa King Needham, dated 9/5/2019, last revised 9/24/2020, prepared by Alcovy Surveying & Engineering, Inc. and being more particularly described as follows:

Commencing at the intersection of the westerly 60 foot right of way of Commerce Drive and the northerly 130 foot right of way of U. S. Highway 78 and running thence along the northerly 130 foot right of way of U. S. Highway 78 in a westerly direction 274.33 feet to a ½ inch rebar and the **Point of Beginning**, thence continuing along the northerly 130 foot right of way of U. S. Highway 78 North 78 degrees 17 minutes 09 seconds West a distance of 399.12 feet to a ½ inch rebar, thence leaving the aforesaid right of way, North 12 degrees 37 minutes 12 seconds East a distance of 277.62 feet to a ½ inch rebar, thence North 27 degrees 50 minutes 13 seconds West a distance of 159.47 feet to a ½ inch rebar on the southerly 70 foot right of way of Old Zion Cemetery Road, thence along the aforesaid right of way North 63 degrees 02 minutes 54 seconds East a distance of 401.10 feet to a ½ inch rebar, thence leaving the aforesaid right of way South 33 degrees 51 minutes 10 seconds East a distance of 200.00 feet to a 1 inch angle iron, thence South 33 degrees 45 minutes 09 seconds East a distance of 340.82 feet to a 1 inch open top pipe, thence North 77 degrees 24 minutes 31 seconds West a distance of 195.19 feet to a 4 inch square concrete monument, thence South 13 degrees 16 minutes 40 seconds West a distance of 275.19 feet to a ½ inch rebar on the northerly 130 foot right of way of U. S. Highway 78 and the **Point of Beginning**.

CRICKET CURRENCY LLC
P O BOX 704
LOGANVILLE, GA 30052

HIGHWAY 81 LLC
P O BOX 2149
LOGANVILLE, GA 30052

FAHHAD INVESTMENTS LLC
5783 VANTAGE COURT
STONE MOUNTAIN, GA 30087

TRINITY PREP CAMPUS LLC
2213 COMMERCE DR
LOGANVILLE, GA 30052

RUSU ALEXANDRU
P O BOX 3433
LOGANVILLE, GA 30052

WENDELL GEIGER
P O BOX 324
LOGANVILLE, GA 30052

WALTON PLACE CONDOMINIUM
OWNERS ASSOCIATION
2900 BART JOHNSON RD
BUFORD, GA 30519

HUTTON LOGANVILLE GA ST LLC
C/O CARNETTS MANAGEMENT CO
1265 OAKBROOK DRIVE
NORCROSS, GA 30093