

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 # A 22-012

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO 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>1-770-231-7444</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@myersteam.org</u> FAX: <u>1-770-554-6310</u>	
PROPERTY INFORMATION	
PID: <u>C0160006</u>	
MAP & PARCEL # _____ PRESENT ZONING: <u>A2</u> (Separate rezoning request required)	
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 ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$300.00

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☐ Referred Back to Planning Commission ☐ Withdrawn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 # 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.

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.

Paul K. Smith
Owner's Signature

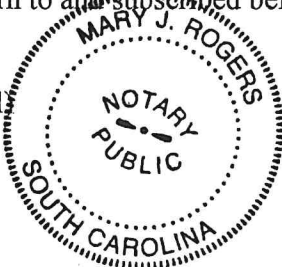
8-22-22
Date

Richard B. Smith
Print Name and Title

8-22-22

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

(Seal)



My Commission Expires
July 1, 2030
Mary J. Rogers

Mary J. Rogers
Signature of Notary Public

August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052


RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006. This parcel, approximately 2.5 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Richard Byrd Smith
100 Christy Marie Lane
Piedmont, SC 29673

864 666-0803
747express@gmail.com

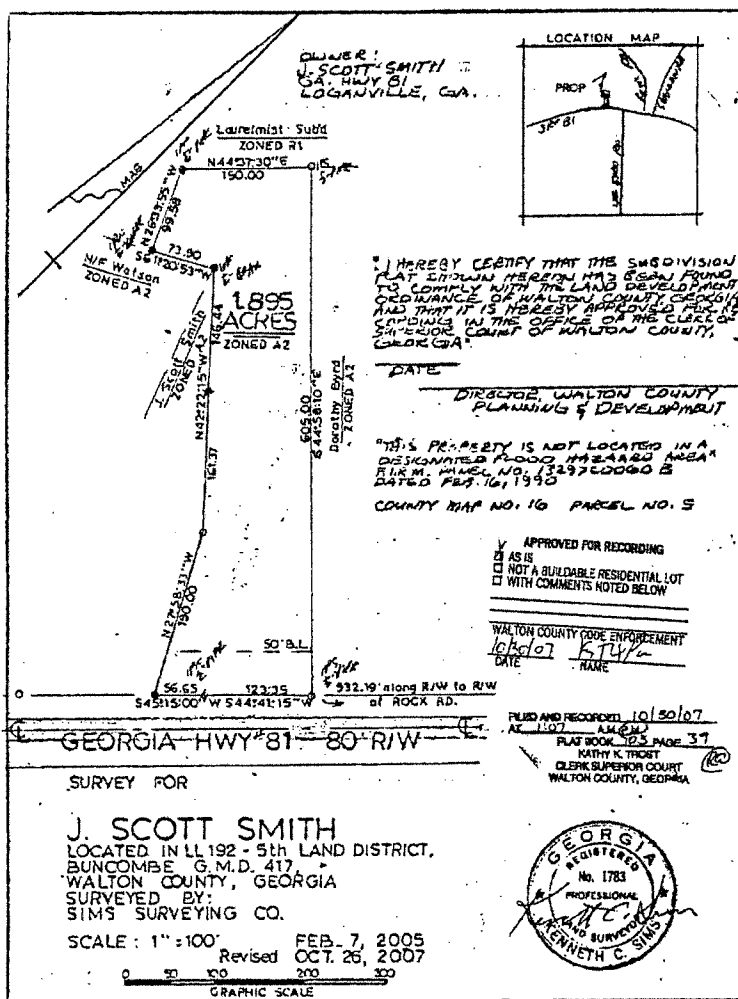
PROPERTY OWNERS FOR PARCEL ID" C0160006

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

Bk 04216

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:

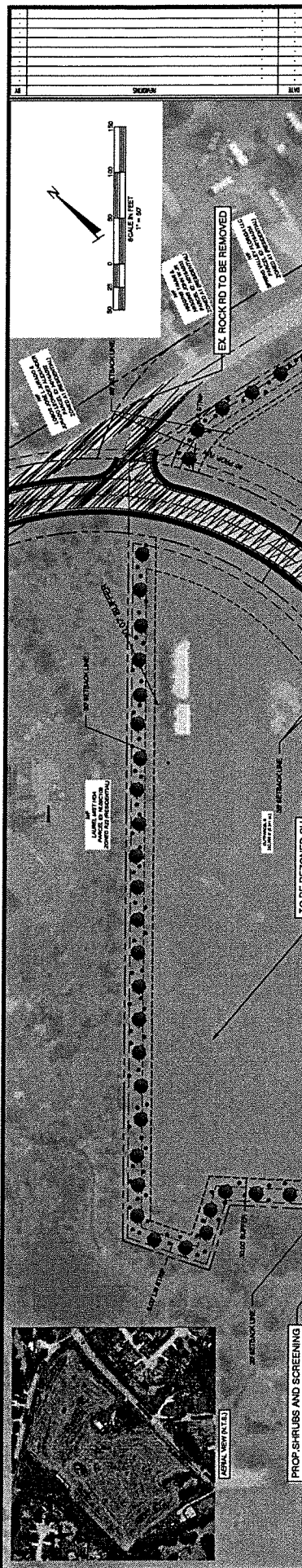
All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, Buncombe GMD 417, containing 10.595 acres, more or less, according to a plat of survey entitled "Survey for Dorothy Byrd", dated February 6, 2006, prepared by 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.

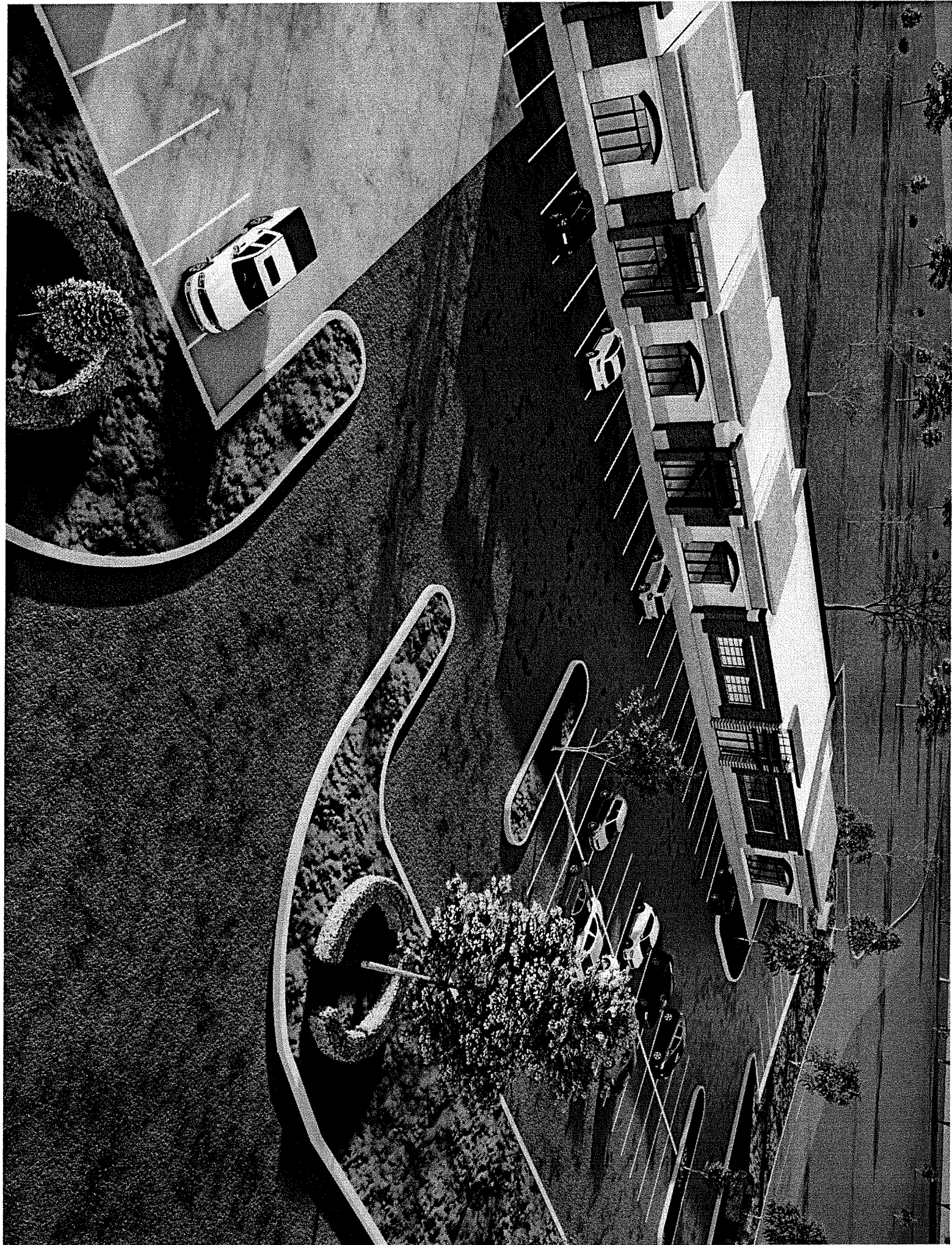
This being the real property commonly known as 4746 Hwy 81, according to the present system of numbering properties in Walton County, Georgia.

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.





August 12, 2022

Mr. Tim Prater, Director Planning & Zoning
City of Loganville
City Hall
P.O. Box 39
Loganville, GA 30052

RE: Letter of Intent

Dear Mr. Prater,

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Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Rodney Don Smith
113 Sherman Court
Piedmont, SC 29673

8-16-22

770 337-7639
smithbodi@gmail.com

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