

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 # A22-008

## REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	<u>Split Silk Properties, LLC</u>	NAME:	<u>Teresa King 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:	<u></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>Jeff Timler</u>		PHONE: <u>678-439-1776</u>	
EMAIL: <u>splitsilkproperties@gmail.com</u>		FAX: <u></u>	
PROPERTY INFORMATION			
MAP & PARCEL # <u>C0210016</u> PRESENT ZONING: <u>B2 &amp; A2</u> (Separate rezoning request required)			
ADDRESS: <u>4900 Hwy 78 Loganville, GA 30052</u>		COUNTY: <u>Walton</u>	ACREAGE: <u>5.84</u>
PROPOSED DEVELOPMENT: <u>Commercial/Retail Center</u>			

You must attach: ☐ Application Fee ☐ Legal Description ☐ Plat of Property ☐ Letter of Intent  
☐ Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: 8-29-22

Accepted by Planning & Development: [Signature]

DATE: 8-29-22

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☐ Referred Back to Planning Commission ☐ Withdrawn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.

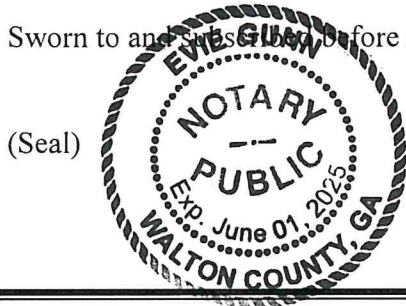
  
Applicant's Signature

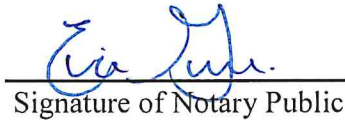
8/29/2022  
Date

Jeff Timler, Owner-Split Silk Properties, LLC

Print Name and Title

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



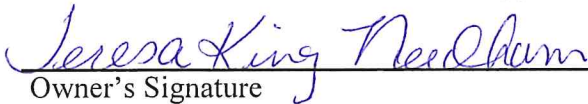
  
Signature of Notary Public

### 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.

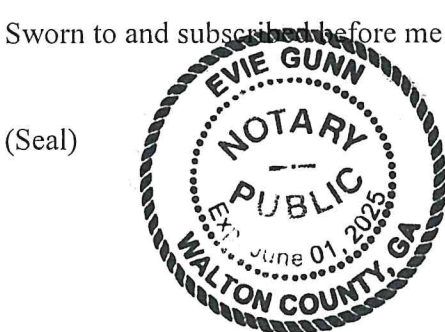
  
Owner's Signature

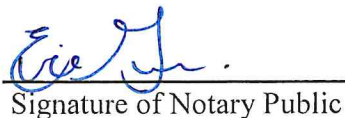
8-29-22  
Date

Teresa King Needham

Print Name and Title

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



  
Signature of Notary Public

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

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 black ink, appearing to read 'Jeff Timler', written over the word 'Sincerely,'.

Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052

678-439-1776, [splitsilkproperties@gmail.com](mailto:splitsilkproperties@gmail.com)

RELEASED FOR CONSTRUCTION

Legal Description:

All that 5.844 acres lying and being in Land Lot 151 of the 4<sup>th</sup> 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**.

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