

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 22-015

## 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:	Mark Myers	NAME:	Peggy Byrd and Donald Minsk
ADDRESS:	2130 Highway 81	ADDRESS:	(see attached)
CITY:	Loganville	CITY:	
STATE:	GA Zip: 30052	STATE:	Zip:
PHONE:	1-770-231-7444	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: Mark Myers		PHONE: 1-770-231-7444	
EMAIL: mark.myers@myersteam.org		FAX: 1-770-554-6310	
PROPERTY INFORMATION			
PID: C0160006A00			
MAP & PARCEL #		PRESENT ZONING: A2	REQUESTED ZONING: C-H
ADDRESS: 4746 HWY 81		COUNTY: WALTON	ACREAGE: 10.0+/-
PROPOSED DEVELOPMENT: RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS			

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☐ Referred Back to Planning Commission ☐ Withdrawn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 \_\_\_\_\_

August 12, 2022

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

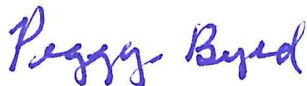
RE: Letter of Intent

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 #C0160006A00. This parcel, approximately 10.0 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,



Peggy Byrd  
4255 Eddie Byrd Lane  
Loganville, GA 30052

770 466-4905  
joshualee0803@gmail.com

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.

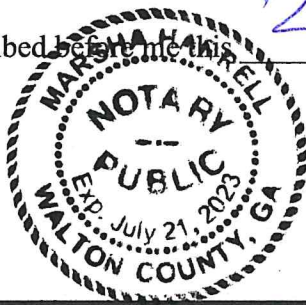
Mark Myers  
Applicant's Signature

8-26-2022  
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.

Peggy Byrd  
Owner's Signature

8-11-2022  
Date

Peggy Byrd, owner  
Print Name and Title

Sworn to and subscribed before me this 11 day of August, 2022.

(Seal)



Marsha Harrell  
Signature of Notary Public

**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

8-26-22  
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" C0160006A00**

Peggy Byrd  
4255 Eddie Byrd Lane  
Loganville, GA 30052

Phone:770 466-4905 and 404 308-6057

Donald Minsk  
1801 Peachtree Street  
Atlanta, GA 30309

Phone:404 803-5205

THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN  
 FILED WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON  
 COUNTY, GEORGIA AND THAT IT IS HEREBY APPROVED FOR RECORDING IN  
 THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY  
 PLANNING & DEVELOPMENT

THIS IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA  
 NO. 13297C0060 B DATED FEB. 16, 1990

U. 16 PARCEL NO. 5

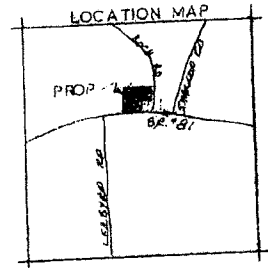
D  
 81  
 GEORGIA

APPROVED FOR RECORDING  
 AS IS  
 IS NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT

2/8/06  
 DATE NAME

N 44° 37' 30" E  
 697.98



10.595  
 ACRES  
 ZONED A2

FILED AND RECORDED 2/8/06  
 AT 9:53 AM  
 PLAT BOOK 98 PAGE 138  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

N 44° 58' 10"

605.00



Rodney Dan Smith  
 ZONED A2

1.5 ACRES

100.28  
 44° 44' 35" W

571.92  
 544° 57' 10" W

260.0

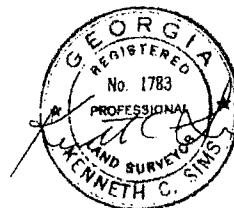
GEORGIA HWY #81 80' R/W

SURVEY FOR

DOROTHY BYRD  
 LOCATED IN LL 192 - 5th LAND DISTRICT,  
 BUNCOMBE G.M.D. 417  
 WALTON COUNTY, GEORGIA  
 SURVEYED BY  
 SIMS SURVEYING CO.

SCALE: 1" = 100' FEB. 6, 2006

0 50 100 200 300  
 GRAPHIC SCALE



3-~~4~~  
JM  
WDW  
X

Return to:  
Preston & Malcom, P. C.  
Attorneys At Law  
110 Court Street  
Post Office Box 984  
Monroe, GA 30655  
File No.: 82.2204

BK: 4680 PG: 18-20  
Filed and Recorded  
Sep-21-2020 02:59:26PM  
DOCN: 02020-013372  
Real Estate Transfer Tax \$0.00  
1472020003465

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

**DEED OF ASSENT**  
**NTC/RPP**

**STATE OF GEORGIA**  
**COUNTY OF WALTON**

WHEREAS, Neal Byrd a/k/a Eddie Neal Byrd died a resident of Walton County, Georgia, on the 23<sup>rd</sup> day of June, 2020, leaving a Last Will and Testament which has been probated in Solemn Form in said County at the July Term, 2020 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit "A" was devised to Peggy McMichael Byrd herein; and

WHEREAS, the undersigned duly qualified as Executrix of the Estate of Neal Byrd a/k/a Eddie Neal Byrd, is now administering the estate under the term of said Will; and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.

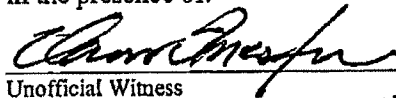
NOW, THEREFORE, the undersigned as Executrix of the Will of the said Neal Byrd



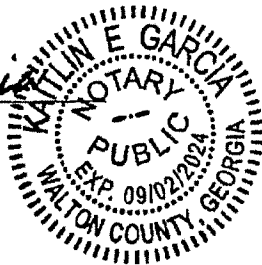
a/k/a Eddie Neal Byrd, hereby assents to the devise of said property under the terms of said Will so that the title thereto is now vested in the said **Peggy McMichael Byrd**, as provided in said Will.

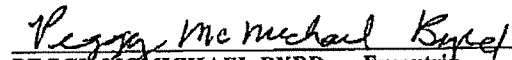
WITNESS her hand and seal, this the 15 day of September, 2020.

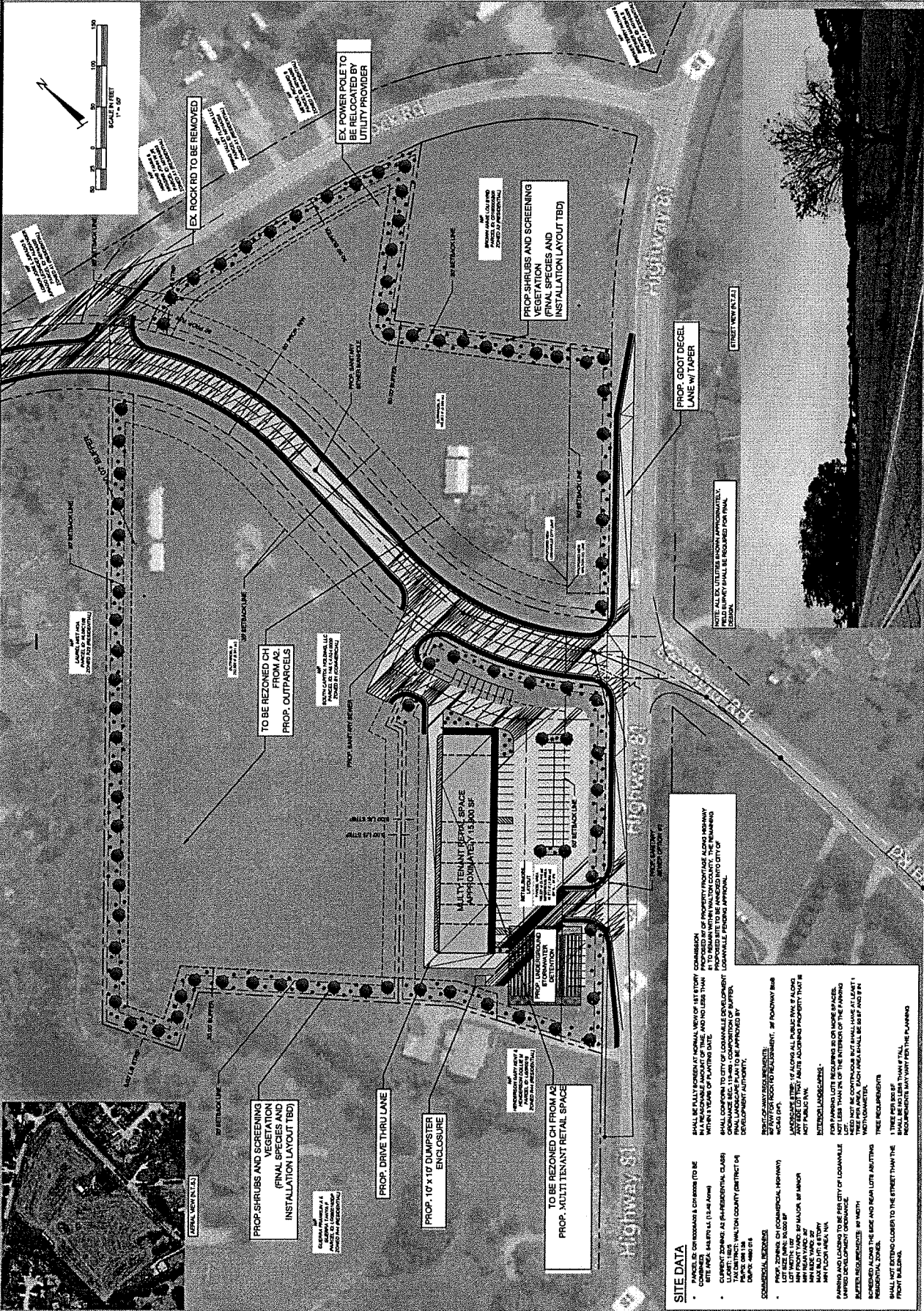
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

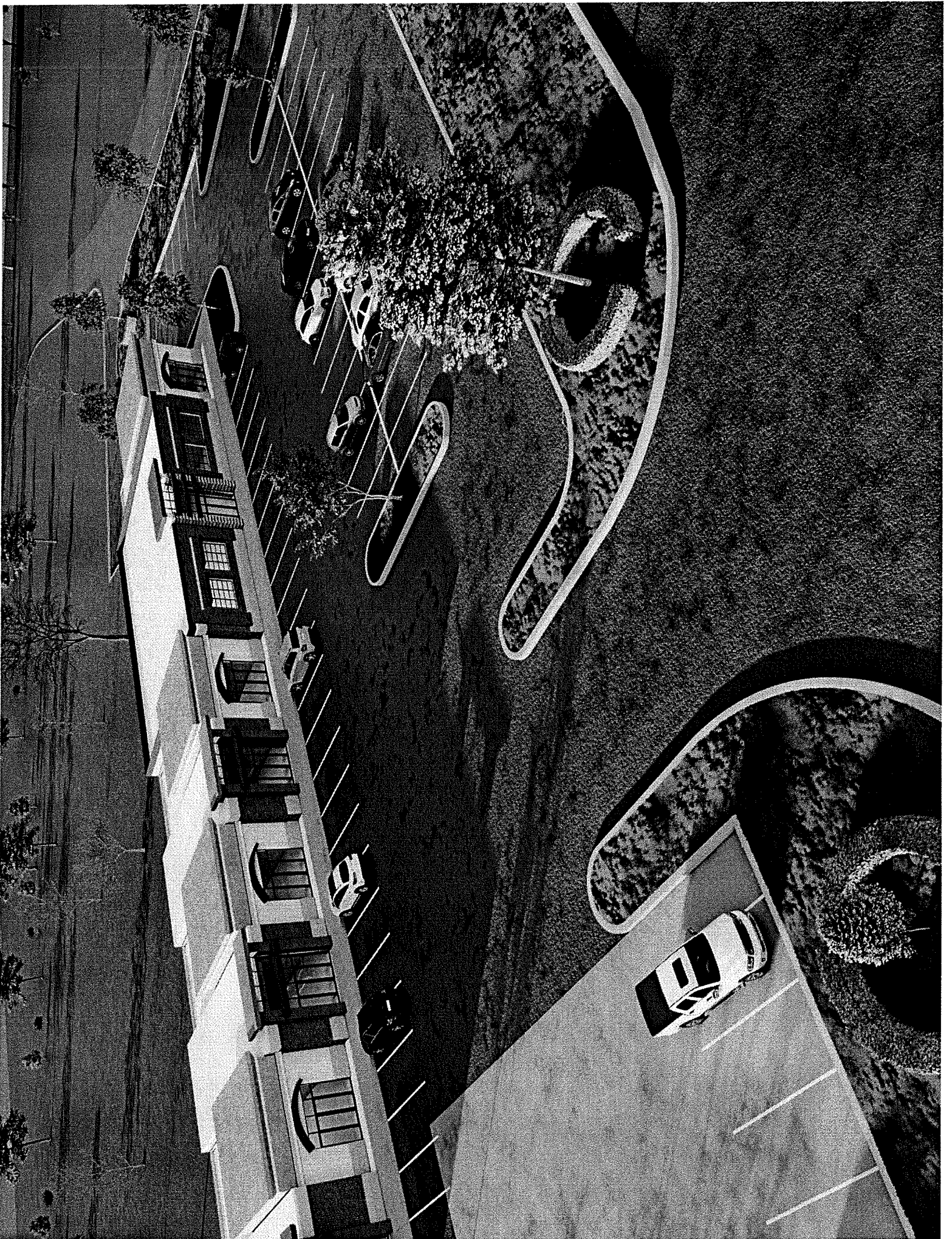
  
Notary Public



  
PEGGY MCMICHAEL BYRD, as Executrix  
Under the Last Will and Testament of Eddie Neal  
Byrd, deceased, late of Walton County







NL09C108  
LAUREL MIST HOMEOWNERS  
ASSOCIATION INC

C0160006  
SMITH SCOTT J  
113 SHERMAN COURT  
PIEDMONT, SC 29673

C0160005B00  
SMITH RICHARD BYRD &  
100 CHRISTY MARIE LANE  
PIEDMONT, SC 29673  
SMITH RODNEY DON  
113 SHERMAN COURT  
PIEDMONT, SC 29673

N016A005  
MENDEL RICHARD S  
3503 ROCK RD  
LOGANVILLE, GA 30052-3748

N016A004  
SPRING VALLEY FLORIDA, LLC  
3825 MOUNT PARON CHURCH ROAD  
SOCIAL CIRCLE, GA 30025

N016A003  
HIGGINS TAMMI &  
HIGGINS JOHN W JR  
3523 ROCK RD  
LOGANVILLE, GA 30052-2302

NL09B008  
KASSIM KABIRU  
408 ARMOR DRIVE  
LOGANVILLE, GA 30052

NL09B007  
REESE PATRICK A &  
REESE JENNIFER BROOKS  
410 ARMOR DR  
LOGANVILLE, GA 30052

NL09B006  
PROGRESS RESIDENTIAL BORROWER 3 LLC  
5690 W CYPRESS ST #5690D  
TAMPA, FL 336071744

C0160011

HUGHES CHARLES &  
HUGHES MARTHA  
4743 GEORGIA HIGHWAY 81  
LOGANVILLE, GA 30052