

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 22-014

### 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>Peggy Byrd and Donald Minsk</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>770-554-7230</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>770-554-7230</u>	
EMAIL: <u>mark.myers@myersteam.org</u> FAX: _____	
PROPERTY INFORMATION	
PID: <u>C0160006A00</u>	
MAP & PARCEL # _____ PRESENT ZONING: <u>A2</u> (Separate rezoning request required)	
ADDRESS: <u>4746 HWY 81</u> COUNTY: <u>WALTON</u> ACREAGE: <u>10.0 +/-</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☐ Referred Back to Planning Commission ☐ Withdrawn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**

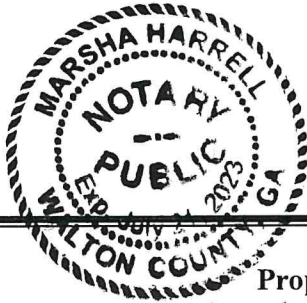
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Myers 8-26-22  
Applicant's Signature Date

Mark Myers - Broker  
Print Name and Title

Sworn to and subscribed before me this 26 day of August, 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

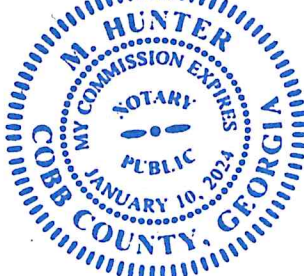
that all information contained in this application is complete and accurate to the best of their knowledge.

NUNLEY CONTRACTING Co Inc AUG 11 2022  
Owner's Signature Date

Donnan M. Wise  
DONNAN M WISE PRESIDENT  
Print Name and Title

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

(Seal)



[Signature]  
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

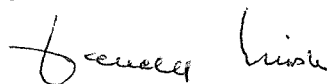
RE: Letter of Intent

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 #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,

A handwritten signature in black ink, appearing to read "Donald Minsk".

Donald Minsk  
1801 Peachtree Street  
Atlanta, GA 30309

404 803-5205  
dminsk@bmmcpa.com

**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

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

DIRECTOR, WALTON COUNTY  
PLANNING & DEVELOPMENT

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

W 16 PARCEL NO. 5

D  
A81  
GEORGIA

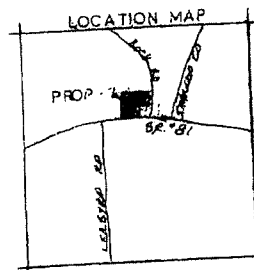
APPROVED FOR RECORDING  
AS IS  
NOT A BUILDABLE RESIDENTIAL LOT  
WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT  
2/8/06 K. Trost  
DATE NAME

N 44°37'30"E  
697.98

10.595  
ACRES  
ZONED A2

FILED AND RECORDED 2/8/06  
AT 9:53 AM T.P. 11  
PLAT BOOK 98 PAGE 138  
KATHY K. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA



N 44-58-10

605.00



Rodney Don Smith  
ZONED A2

1.5 ACRES

100.28  
44°44'35"W

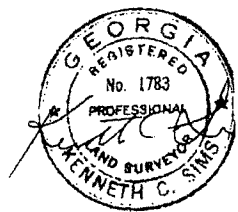
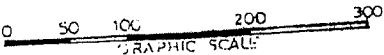
571.92  
544°57'10"W

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



3-~~4~~  
JM  
WDW  
\*

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**

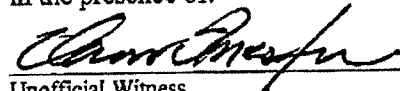
**WHEREAS, the undersigned duly qualified as Executrix of the Estate of Neal Byrd a/k/a Eddie Neal Byrd, is now administering the estate under the term of said Will; and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.**

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

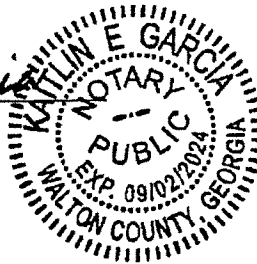
a/k/a Eddie Neal Byrd, hereby assents to the devise of said property under the terms of said Will so that the title thereto is now vested in the said **Peggy McMichael Byrd**, as provided in said Will.

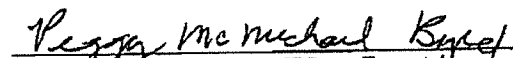
WITNESS her hand and seal, this the 15 day of September, 2020.

Signed, sealed and delivered  
in the presence of:

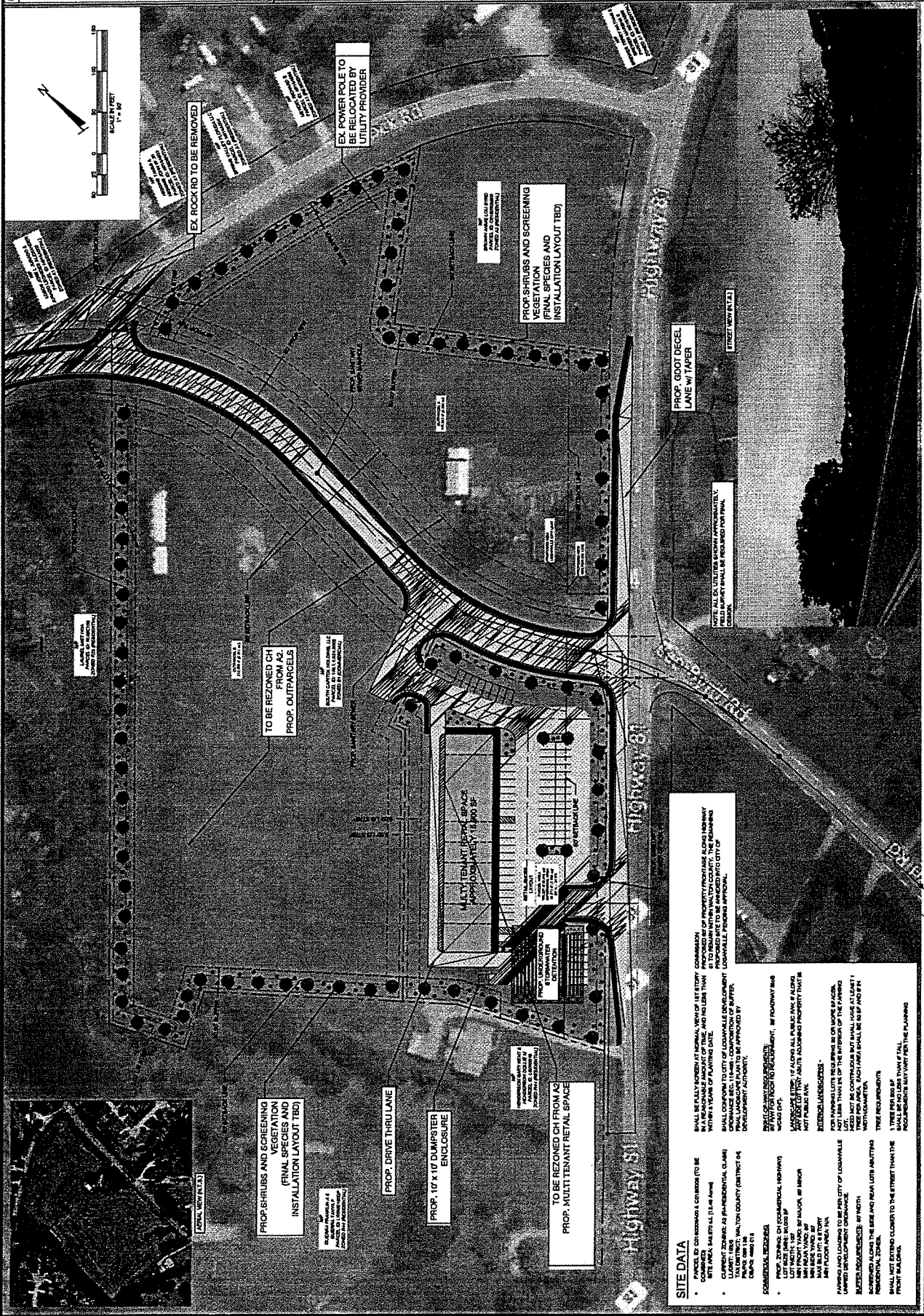
  
Unofficial Witness

  
Notary Public

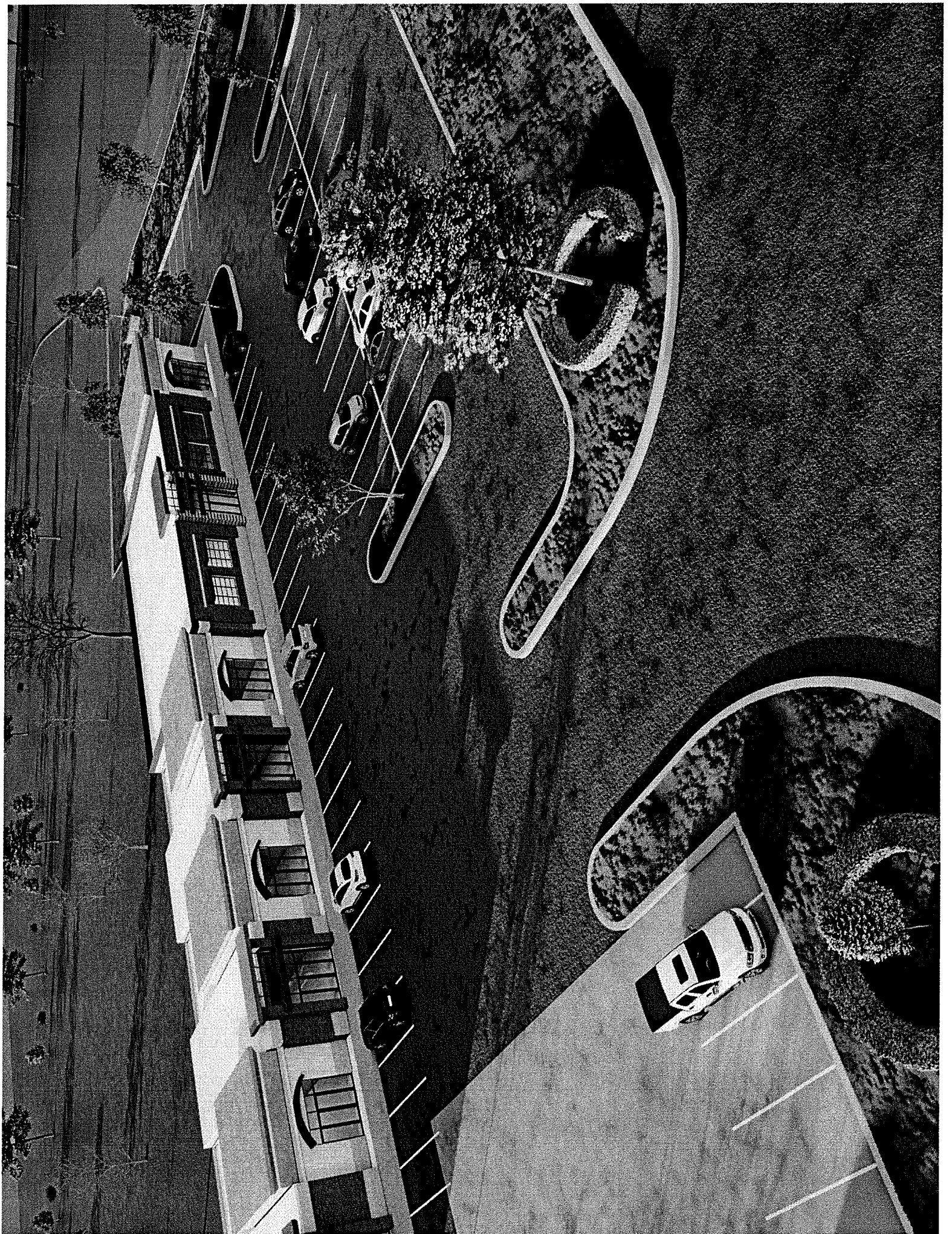


  
**PEGGY MCMICHAEL BYRD**, as Executrix  
Under the Last Will and Testament of Eddie Neal  
Byrd, deceased, late of Walton County









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