



P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-5-25

Application # R 25-012

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>Eddie H. Atha and Regina M. Atha c/o PRATER CONSULTING LLC</u>	NAME: <u>Eddie H. Atha and Regina M. Atha</u>
ADDRESS: <u>P.O. Box 6</u>	ADDRESS: <u>4109 Chandler Haulk Rd</u>
CITY: <u>AUBURN</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30011</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(404) 757-0889</u>	PHONE: <u>(678) 232-1269</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>TIM PRATER</u> PHONE: <u>(404) 757-0889</u>	
EMAIL: <u>tprater@praterconsultingllc.com</u> FAX: <u>N/A</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220010</u> PRESENT ZONING: <u>A-1</u> REQUESTED ZONING: <u>R-44</u>	
ADDRESS: <u>4109 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>4.103 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 164 RECEIPT # 1200732882 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

Commission Chairman: [Signature]

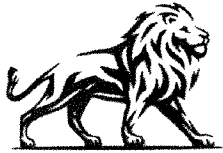
DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +or- acres of land (the “Property”) located at 4109 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

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.

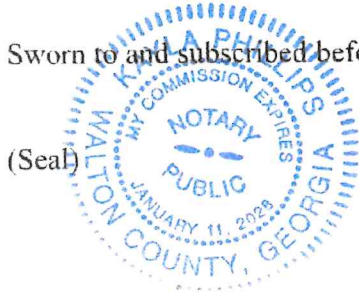
[Signature]
Applicant's Signature

3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
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.

[Signature]
Owner's Signature

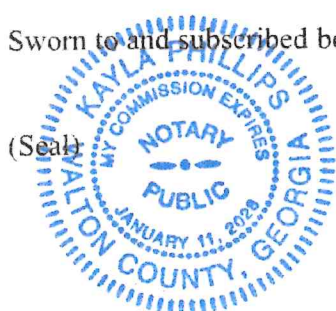
[Signature]

3/3/25
Date

[Signature]
Print Name and Title

[Signature]

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
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.

Eddie H. Atch 3-3-25
Applicant's Signature Date

Eddie H. Atch
Print Name

Timothy Prater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Timothy Prater
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.

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.

Regina M. Atha 3-3-25
Applicant's Signature Date

Regina M. Atha
Print Name

[Signature] 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
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?**
There would be no change to the overall impact appearance of the City or aesthetic conditions to adjacent parcels.
- 2. How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no impact to thoroughfare congestion or traffic safety
- 3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to population density, overcrowding or urban sprawl.
- 4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The property is currently on City water and septic. there would be no impact to other infrastructure services.
- 5. How does the proposed zoning provide protection of property against blight and depreciation?**
This is a well-maintained single-family structure. There would be no adverse impact on blight or depreciation.
- 6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plans shows the property as residential. No change would occur to the classification of the property on the future land use map of the City.
- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed zoning of this property would not affect the adjacent property.
- 8. What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact to adjacent property owner if the zoning request was not approved.
- 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 property is an established single-family dwelling there would be no adverse effects on the inhabitants of the citizens of Loganville.

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**MCADAMS BOBIE EILENE &
MCADAMS JACOB
955 CHANDLER HAULK RD
LOGANVILLE, GA 30052**

**ZIEROLD MARTIN K &
ZIEROLD SHERRY D
311 IVY COURT
LOGANVILLE, GA 30052**

**ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052**

**KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052**

**CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052**

IPF	IRON PIN FOUND
IP5	IRON PIN SET
REAR	
BL	BUILDING SPRINKLER LINE
RSL	MAG NAIL FOUND
ATF	OPEN TOP PIPE
OTF	CHAINED TO PIPE
CTF	CONCRETE MONUMENT FOUND
CMF	
PH	PLAY BOOK
DB	DEED BOOK
RW	RIGHT-OF-WAY
IP05	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
○	PROPERTY CORNER FOUND
○	COMPETED POINT

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN, AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE ONLY FOR DESIGN.

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: EDDIE H. AYTH & REGINA M. AYTH.
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X," DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SEVERAL OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13997C0085 WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 31015, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF ANY WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A-1" (AGRICULTURAL).

PER WALTON COUNTY ZONING MAPS, ACCESSSED 02/25/2025.

MINIMUM BUILDING SETBACKS:

FRONT: 50' | SIDE: 15' | REAR: 40'

NO VISIBLE EVIDENCE OF BURIAL GROUND(S) WERE OBSERVED) WITHIN THIS SITE NOR WERE ANY REFERRED TO THIS FIRM.

THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.

9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.

10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

NS4°55'36"E
 251.47'
 40' B.S.L.
 S33°53'36"E 300.00'
 4103
 IPF 1/2" ROD
 (56.05')
 KATIN
 7/8" DB
 PB
 ZC
 IPF 1/2" REBAR
 EDDIE H. ATHA & DAINE ATHA CLAY
 PARCEL CD20001B00
 DR 4163 PG 262
 PB 108 PG 192
 ZONED M1
 IPF 1/2" REBAR

N/F
EDDIE H. ATHA &
DIANE ATHA CLAY
PARCEL C0220011
DB 4163 PG 262
PR 108 PG 192
ZONED A1

[illegible]

1 THE FIELD LAYOUT WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE
2 PRECISION OF ONE FOOT IN 5441 FEET, AND WAS UNADJUSTED
3 THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF
4 THIS MAP OR PLAT WERE OBTAINED BY USING A 200M 95 SERIES TOTAL
5 STATION.
6
7 THIS MAP OR PLAT WAS BEING CALCULATED FOR CLOSURE AND IS FOUND TO
8 BE ACCURATE WITHIN 1 FOOT IN 268 662 FEET.

THIS PLAT IS REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE SAVED HEREON. REORDINATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

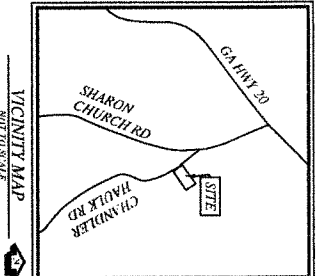
JOHN F. BREWER, III RLS#2905

DATE _____

Line Table		
Line #	Direction	Length
L1	N29°04'06"W	13.47'
L2	N29°00'00"W	25.50'
L3	N30°53'35"W	29.80'
L4	N31°05'05"W	27.56'
L5	N33°03'56"W	41.60'
L6	N34°48'18"W	55.55'
L7	N35°03'23"W	55.48'
L8	N36°09'32"W	50.33'



DB 455 PG 239
PB 38 PG 138

GA WEST, ZONE
1002 NAD 83

RETRACTMENT SURETY FOR:
**EDDIE H. ATHA &
REGINA M. ATHA**
4109 CHANDLER HAUL ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 41/

DATE	PROJECT #
03/03/2025	25-00098
	DRAFTED BY:
AC	
	REVIEWED BY:
JB	



Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 4.103 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,