



CITY OF LOGANVILLE Section 5, Item G.
Department of Planning & Development
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633

Date: 3-5-25

Application # A 25-009

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC</u>	NAME: <u>* Eddie H. Atha and Diane Atha Clay</u>
ADDRESS: <u>P.O. Box 6</u>	ADDRESS: <u>4139 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>CO220011B00</u> PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
ADDRESS: <u>0 Chandler Haulk Rd.</u> COUNTY: <u>Walton</u> ACREAGE: <u>17.57 + or -</u>	
PROPOSED DEVELOPMENT: <u>Market for development</u>	
WATER PROVIDER: <u>City of Loganville</u> SEWER PROVIDER: <u>Septic System</u>	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 164 RECEIPT # 200232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

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

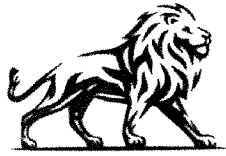
Commission Chairman: [Signature] DATE: 4/24/25

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☐ Referred Back to Planning Commission ☐ Withdrawn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 APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 17.57 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annexation the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to annexation the Property for sale and market it as a multi-family development.

The proposed annexation is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned 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, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

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.

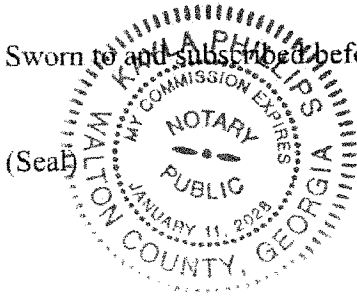
[Signature]
Applicant's Signature

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)

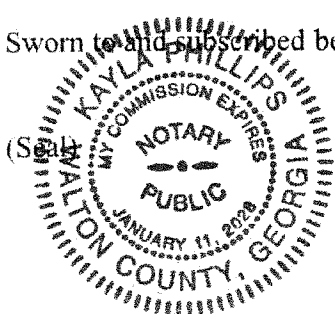
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature] [Signature] 3/3/25
Owner's Signature Date

[Signature] [Signature]
Print Name and Title

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



[Signature]
Signature of Notary Public

Application # A

Applicant's Certification

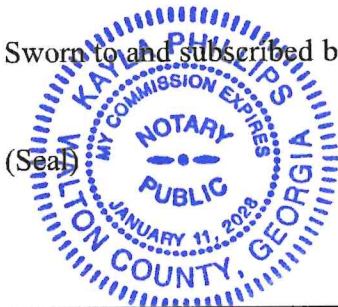
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

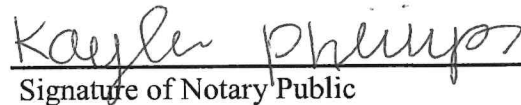

Applicant's Signature

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 of Notary Public

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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

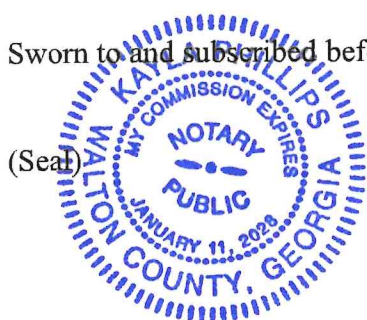
that all information contained in this application is complete and accurate to the best of their knowledge.

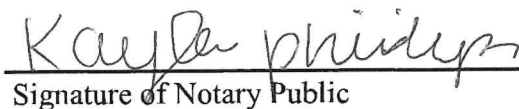

Owner's Signature

3/3/25
Date


Print Name and Title

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




Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

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

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

THIS PLAY SUPERSEDES
SPACE RESERVED FOR CLERK OF SUPERIOR COURT
PLAY BOOK 128 PAGE 113.

Line #	Direction	Length
L1	N00W122°W	42.53
L2	S09W153°W	42.42
L3	N10W121°W	47.86
L4	N11W125°W	54.00
L5	N12W123°W	50.87
L6	N12°32'N	33.42
L7	N1°30'S12°W	8.37
L8	S04°37'E	17.77
L9	S05°14'E	38.05
L10	S08°38'E	53.07
L11	S07°10'E	26.55
L12	S21°30'NE	6.86
L13	S01°31'NE	67.53
L14	S23°27'NE	38.71
L15	S51°34'E	40.88
L16	S42°35'E	52.80
L17	S42°51'NE	17.75
L18	S47°23'E	62.80
L19	S50°47'E	50.20
L20	S60°09'NE	56.55
L21	S57°24'E	46.57
L22	S67°15'E	60.65
L23	S02°11'NE	61.82
L24	S15°23'NE	58.85
L25	S69°10'NE	67.37
L26	S08°15'NE	46.81
L27	S21°20'NE	40.38
L28	S06°30'E	53.35
L29	S17°38'S4°W	41.03
L30	S15°48'S29°E	42.69
L31	S08°55'NE	50.13
L32	S59°14'E	23.00
L33	S15°20'NE	5.22
L34	N08°16'S7°W	36.07
L35	N08°02'S4°W	40.06
L36	N08°46'S6°W	37.49
L37	N08°22'S4°W	36.83
L38	N08°46'S1°W	37.96
L39	N08°36'S2°W	29.51
L40	N48°00'S0°W	33.31

CONSIDERED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY AND 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, NOT FOR DESIGN.


MINOR SUBDIVISION SURVEY FOR:
**EDDIE H. ATHA &
DIANE ATHA CLAY**
4139 CHANDLER HAUKE ROAD
LOCANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188-4TH DISTRICT - G.M.D. 417

DATE	REVISIONS
02/27/2025	
03/04/2025	

JOB NUMBER
#25-00098
DRAFTED BY: A
REVIEWED BY:
SHEET 1 OF 1

THE PURPOSE OF THIS
SURVEY IS SO SUBDIVIDE
TAX PARCEL C0220011
INTO TWO TRACTS.
TRACT 1: ±17.570 ACRES
TRACT 2: 2.000 ACRES
TOTAL: ±19.570 ACRES

[illegible]

APPROVAL FOR RECORDING
THE FOLLOWING IS ONE OF THE SUBDIVISIONS OF THE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
Remond C. Smith  3/4/2025
WALTON COUNTY PLANNING DEPARTMENT DATE
THE ABOVE-NAMED SIGNATURE, WHEN A PART OF A PLAT, MAP, OR PLAN, WHEN THIS STATEMENT IS ISSUED, AND
MADE BY THE PERSONS AUTHORIZED PRIOR TO RECORDING.

SURVEY NOTES

1 THE FIELD MAP DATA WITH WHICH THIS MAP OR PLAN IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 40,000 FEET, AND WAS UNADJUSTED.

2 THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY USING ZODIAC SURVEY TOTAL STATIONS.

3 THIS MAP OR PLAN HAS BEEN CALCULATED FOR STATION AND IS FOUND TO BE ACCURATE WITHIN 1/4" (24.44 CM) AT THE CORNER 1 AND 0.991 IN FEET FOR POINT 2.

GENERAL NOTES
1. FIELD SURVEY HAS CC.

2.000
ACRES
TRACT 2
EDDIE H. AYIA & DIANE
AYIA CLAY
PARCEL: 00262011
DB-4161 PG 262
PB 108 PG 192
ZONED A1

**+17.570
ACRES**
TRACT 1
EDDIE H. AYHA & DIANEATHA CLAY
PARCEL C022001180
DB 4163 PG 262
PB 108 PG 192
ZONED A1

22.9'

SHARON CHURCH ROAD
(100' R/W)

TO THE CENTERLINE
INTERSECTION OF
SHARON CHURCH ROAD &
CHANDLER HAULK ROAD

50'

CHANDLER HAULK ROAD
(80' R/W)


JOHN F. BREWER III RLS2903

03/04/2025
DATE

Bureau-SLE-950867-Handout 3-6-25 06:45:41 AM with

Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

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 17.570 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 North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;

Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,