



Date: 3-5-25

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

Application # A 25-007

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*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: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>CO220011</u>		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
ADDRESS: <u>4139 Chandler Haulk Rd.</u>		COUNTY:	<u>Walton</u>
		ACREAGE:	<u>2.00 + or -</u>
PROPOSED DEVELOPMENT: <u>No development proposed</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 # 1943 RECEIPT # 100232878 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]

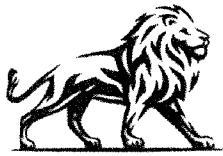
DATE: 4/24/25

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☐ Referred Back to Planning Commission ☐ Withdrawn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 ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +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 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

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

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

Line Table

ECHO VALLEY COURT
(50' R/W)

(50' R/W)

**±17.570
ACRES**

**2.000
ACRES**

CHANDLER HAULK ROAD
(80' R/W)

UTILITY NOTE
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 COMPREHE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE AND SHOULD BE USED AS A REFERENCE, NOT FOR DESIGN.

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

VICINITY MAP
NORTH IS UP

GA HWY 20
SHARON CHURCH RD
CHANDLER MILLS RD
TRACT 1
TRACT 2

[illegible]

APPROVAL FOR RECORDING

THE FOLLOWING (FOR FURNISHMENT OF RECORDS) HAVE APPROVED THIS MAP OR PLAN FOR FILING:

Ronald C. Smith 3/4/2025

WALTON COUNTY PLANNING BOARD MEMBER DATE

THE APPROVED SIGNATURES SHOULD BE KEPT ON FILE WITH THE STATE WHEN THIS STATEMENT HAS ISSUED AND SHOULD BE REPRODUCED IMMEDIATELY PRIOR TO RECORDING.

SURVEY NOTES

1. THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLUSTER PERCENTAGE OF ONE FOURTH (25%) AND WAS PROBABLY MADE IN 1944-1945; AND WAS PROBABLY MADE

2. THE LAND AREA AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A ZIGZAG SURVEYING INSTRUMENT.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLUSTER, AND IS FOUND TO BE ACCURATE WITHIN A FOOT IN 12.25 FEET PER TRACT 1, AND 199.51 FEET PER TRACT 2.

GENERAL NOTES

1. FIELD SHEETS MUST BE COMPLETED ON 00102502SL.
2. OWNER OR RECORD YIELD THE SUBJECT PROPERTY IS, EDWINE H. AYRES & DAUGHTER ATTYA CLAY.
3. TITLE REFERENCES REGARDING ADDRESSES, ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE A", DETERMINED TO BE OUTSIDE THE 2025 ANNUAL CHANCES FOR REASSESSMENT OF HOUSING, AND RURAL DEVELOPMENT, ON PLANNED RESIDENTIAL PLATS AND PROCEEDINGS WITH AN EFFECTIVE DATE OF JUNE 01, FOR CUMULANT IN HOUSE LISTS, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ALL AND ALL ENCUMBRANCES, OR BENEFITS, IF ANY, WHETHER WRITTEN OR UNWRITTEN, RECORDED

UNRECORDED.

6. THIS SITE IS ZONED "A" (AGRICULTURAL), PER WALTON COUNTY ZONING MAP, ACCESSIBLE D-21222, MINIMUM BUILDING SETBACK: 10 FEET, 30' 10" BEAR 40°


7. NO VISIBLE EVIDENCE OF BULL DOGMAN WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.

8. THIS PROPERTY MAY BE MAY BE CONTAMINATED, UNIDENTIFIED, DELISTED, LOCATED OR CONTAMINATED FOR PURPOSES OF THIS SERVICE.

9. SUBJECT TO DECLARATION OF CONSENT, CONDITIONS AND RESTRICTIONS WITH RECORDED AND UNRECORDED.

[illegible]

IN
AND AS SET FORTH IN C.F.R. SECTION 15.607



JOHN F. KREVER, JR.
DIRECTOR

DATE 03/04/2025

DATE	JOB NUMBER
	#05 00008

03/04/2025
03/04/2025

1

Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

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 2.000 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 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point 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 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.