



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

Date: 3-5-25

Application # A 25-005

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o Prater Consulting LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*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 #		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
CO220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY:	Walton ACREAGE: 2.00
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 # 200231878 TAKEN BY: SD DATE OF LEGAL NOTICE: 4/2 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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

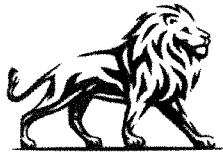
Commission Chairman: _____ DATE: _____

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☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR DIANE ATHA CLAY

Tim Prater submits this Letter of Intent and the attached annexation and rezone application (the “Application”) on behalf of Diane Atha 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 4159 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 and rezone 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 # A

Applicant's Certification

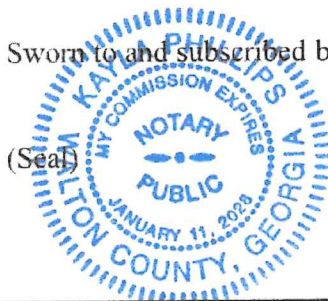
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[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

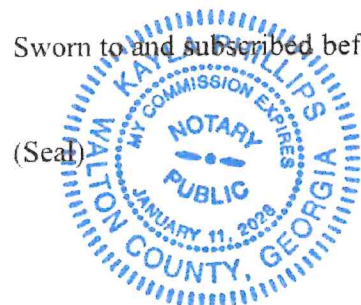
that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]
Owner's Signature

3/3/25
Date

Diarré Atha Clay
Print Name and Title

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



[Signature]
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH 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**

**PITTMAN CAROLYN REBECCA
295 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

IRON PIN FOUND	PPF
IRON PIN SET	RB
REBAR	RB
ROUNDING SETBACK LINE	H.S.L.
MAG NAIL FOUND	MNF
OPEN TOP PIPE	OTP
CRIMED TO PIPE	CIP
CONCRETE MOUNTMENT FOUND	CMF
PLAY ROCK	PR
DEED BOOK	DB
RIGHT-OF-WAY	R/W
POINT OF BEGINNING	POB
POINT OF COMMENCEMENT	POC
PROPERTY CORNER FOUND	PCF
COMPUTED POINT	CP

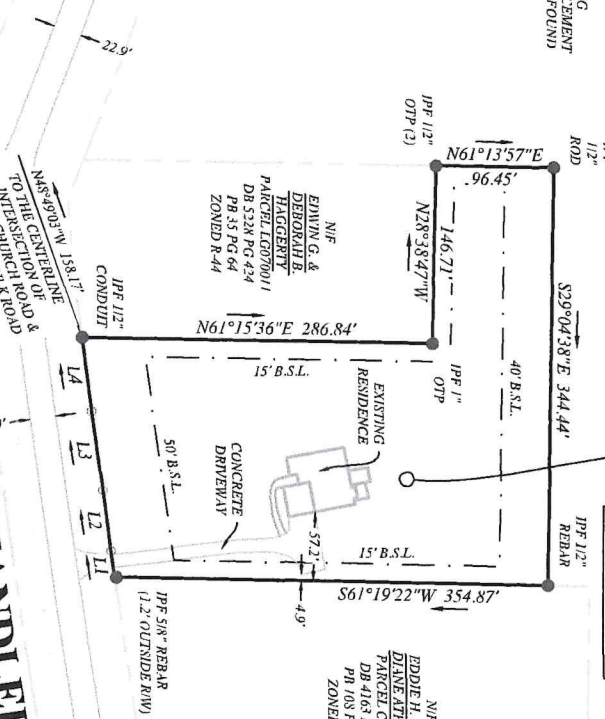
UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPREHEND ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: DIANE AYLA CLAY
3. TITLE REFERENCES REGARDING ALIENORS 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 IN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP NO. 13599C0006 WITH AN EFFECTIVE DATE OF 12/01/2016 FOR COMMUNITY NUMBER 310185, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).

PER WALTON COUNTY ZONING MAPS, ACCESSFED 02/25/2025.
MINIMUM BUILDING SETBACKS:

2. NO VISIBLE EVIDENCE OF BIRAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOW WERE ANY REPORTED TO THIS FIRM.
3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONTRASTED FOR PURPOSES OF THIS STUDY.
4. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
5. DISTANCES SHOWN HEREON, ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
6. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE. (64 WEST ZONE).

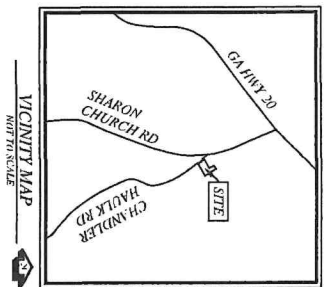
DIANE ATHA CLAY
PARCEL C0220011.A00
DB 1613 PG 386
PB 90 PG 26
ZONED A1



Line Table		
Line #	Direction	Length
L1	N38°14.34"W	21.67'
L2	N37°47.41"W	50.65'
L3	N37°44.02"W	65.79'
L4	N37°00.29"W	61.55'



DB 1613 PG 38
PB 90 PG 26



1. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 84,641 FEET, AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY USING A ZODAC 95 SERIES TOTAL STATION.
3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSE, AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 213,379 FEET.

THIS PLAT IS A REACQUISITION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECONCILIATION 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 COMPLETES 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 03/04/2025

DATE	PROJECT #
03/04/2025	25-00098
REVISIONS	DRAFTED BY:
	AC
	REVIEWED BY:
	JB



**W&A
ENGINEERING**

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneida Street, Ste. D100
Alhambra, CA 90001
P: (760) 310-0400
www.wandaengineering.com



GA WEST, ZONE
10012 MAD 83

RETRACEMENT SURVEY FOR:
DIANE ATHA CLAY
4159 CHANDLER HAWK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

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 2.004 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 48 degrees 49 minutes 03 seconds East with a distance of 158.17 feet to a 1/2" conduit found on the easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way and following a course North 61 Degrees 15 Minutes 36 Seconds East a distance of 286.84 feet to a 1" open top pipe found; thence North 28 Degrees 38 Minutes 47 Seconds West a distance of 146.71 feet to A 1/2" open top pipe found; thence North 61 Degrees 13 Minutes 57 Seconds East a distance of 96.45 feet to a 1/2" rod found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 344.44 feet to a 1/2" rebar set; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 354.87 feet to point on the easterly right-of-way of Chandler Haulk Road (80' R/W); thence following along said right-of-way North 38 Degrees 14 Minutes 34 Seconds West a distance of 21.67 feet to point; thence North 37 Degrees 47 Minutes 41 Seconds West a distance of 50.65 feet to a 1/2" rebar found; thence North 37 Degrees 44 Minutes 02 Seconds West a distance of 65.79 feet to a 1/2" rebar found; thence North 37 Degrees 00 Minutes 29 Seconds West a distance of 61.55 feet to a point; which is the TRUE POINT OF BEGINNING.