



**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: 7-7-2023

Application # **R** 23-009

**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>Twin Lakes Road, LLC c/o Mahaffey</u> <u>Pickens Tucker, LLP</u>	ADDRESS: <u>1550 North Brown Road, Suite 125</u>	NAME: <u>Twin Lakes Road, LLC</u>	ADDRESS: <u>1785 Oak Road</u>
CITY: <u>Lawrenceville</u>	STATE: <u>Georgia</u> Zip: <u>30043</u>	CITY: <u>Snellville</u>	STATE: <u>Georgia</u> Zip: <u>30078</u>
PHONE: <u>770 232 0000</u>		PHONE: <u>770 232 0000</u>	
(*attach additional pages if necessary to list all owners)			
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>Gabrielle Schaller</u>		PHONE: <u>770 232 0000</u>	
EMAIL: <u>gschaller@mptlawfirm.com</u>		FAX: <u>678 518 6880</u>	
PROPERTY INFORMATION			
MAP & PARCEL # <u>LG140020</u>		PRESENT ZONING: <u>PUV</u>	REQUESTED ZONING: <u>CH</u>
ADDRESS: <u>Twin Lakes Road</u> <u>3520 Atlanta Highway</u> COUNTY: <u>Walton</u> ACREAGE: <u>+/- 27.85</u>			
PROPOSED DEVELOPMENT: <u>Contractor's Office with outdoor storage of equipment and materials</u>			

You must attach: Application Fee Letter of Intent      Legal Description Site Plan      Plat of Property Names/Addresses of Abutting Property Owners      Campaign Contribution Disclosure Impact Analysis

Pre-Application Conference Date: 6-8-2023

Accepted by Planning & Development: Tim Prater DATE: 7-7-2023 FEE PAID: \$500.00

CHECK # \_\_\_\_\_ RECEIPT # \_\_\_\_\_ TAKEN BY: \_\_\_\_\_ DATE OF LEGAL NOTICE: \_\_\_\_\_ NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 8-24-23

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 Referred Back to Planning Commission       Withdrawn

\_\_\_\_\_  
 Mayor      City Clerk      Date

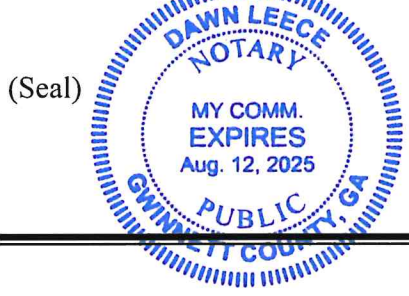
**Applicant's Certification**

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 C. Schumacher, V.P. and General Counsel 6/29/23  
Applicant's Signature Date

Mark C. Schumacher, V.P. and General Counsel  
Print Name and Title

Sworn to and subscribed before me this 29<sup>th</sup> day of June, 2023.



Dawn Leece  
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)

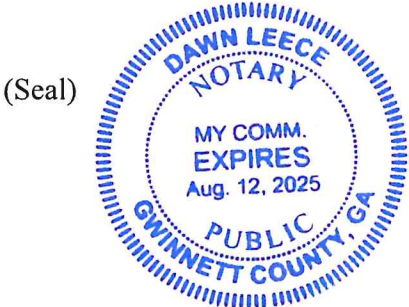
- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Mark C. Schumacher 6/29/23  
Owner's Signature Date

Mark C. Schumacher, V.P. and General Counsel  
Print Name and Title

Sworn to and subscribed before me this 29<sup>th</sup> day of June, 2023.



Dawn Leece  
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.

Mark C. Schmecher      6/29/23  
Applicant's Signature      Date

Mark C. Schmecher  
Print Name

\_\_\_\_\_  
Signature of Applicant's Attorney or Agent      Date

\_\_\_\_\_  
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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

**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.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
*Gabrielle Schaller* 6/30/23  
Signature of Applicant's Attorney or Agent \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_  
Gabrielle Schaller, attorney for Applicant  
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**      xx \_\_\_\_\_ **NO**

**If YES, complete the following:**

NAME OF INDIVIDUAL MAKING CONTRIBUTION	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

## Legal Description

All that tract or parcel of land lying and being in Land Lot 151, 4<sup>th</sup> District of Walton County, Georgia, being more particularly described as follows:

Beginning at the centerline intersection of Georgia Highway number 81 (100' r/w) and Twin Lakes Road (40' r/w), Thence South 76 degrees 44 minutes 17 seconds West for a distance of 904.86 feet to a point on the Northwestern right-of-way of Twins Lake Road (40' r/w); said point being THE TRUE POINT OF BEGINNING.

THENCE North 25 degrees 46 minutes 49 seconds West for a distance of 536.15 feet to a one inch open top pipe leaving the aforesaid right-of-way;

THENCE North 25 degrees 30 minutes 14 seconds East for a distance of 1023.10 feet to a one-half inch open top pipe;

THENCE North 13 degrees 10 minutes 46 seconds East for a distance of 374.40 feet to a one-half inch rebar on the Southerly right-of-way of U.S Highway 78/Georgia State Route number 10;

THENCE along the aforesaid right-of-way South 77 degrees 56 minutes 38 seconds East for a distance of 456.06 feet to a point;

THENCE South 00 degrees 36 minutes 01 seconds East for a distance of 357.00 feet to a point, leaving the aforesaid right-of-way;

THENCE South 31 degrees 07 minutes 20 seconds East for a distance of 333.64 feet to a point;

THENCE South 07 degrees 29 minutes 54 seconds West for a distance of 112.23 feet to a point;

THENCE South 84 degrees 17 minutes 17 seconds West for a distance of 127.03 feet to a 3/4 inch open top pipe;

THENCE South 04 degrees 35 minutes 54 seconds West for a distance of 64.06 feet to a one-half inch open top pipe;

THENCE South 29 degrees 29 minutes 54 seconds East for a distance of 361.20 feet to a point on the Northwestern right-of-way of Twin Lakes Road (40' r/w);

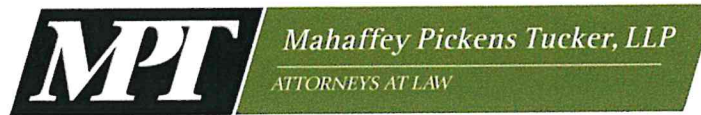
THENCE along the aforesaid right-of-way the following two courses and distances;

THENCE South 59 degrees 57 minutes 00 seconds West for a distance of 583.56 feet to a point;

THENCE South 61 degrees 37 minutes 00 seconds West for a distance of 501.76 feet to a point;

Said point being THE TRUE POINT OF BEGINNING.

Said property having an area of 27.850 acres.



Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook  
Shane M. Lanham

Jeffrey R. Mahaffey  
Jessica R. Pickens  
Steven A. Pickens  
Gabrielle H. Schaller  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF  
TWIN LAKES ROAD, LLC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the "Application") on behalf of Twin Lakes Road, LLC (the "Applicant"), relative to a proposed development on approximately 27.850 acres of land (the "Property") located at Twin Lakes Road. The Property is currently zoned PUV. The Applicant requests that the City rezone the Property to the CH classification.

The Property's location on Highway 78 would provide easy, convenient access for employees to major transportation corridors. The Applicant is proposing to develop a contractor training facility with material storage and office space. The office building will be 20,000 square-foot located on Highway 78 with 107 parking spaces. The development will include space for outdoor storage for equipment and materials on the back of the Property on Twin Lakes Road. The development will include a tree conservation area and maintain the existing lake on the Property. The Property's location on Highway 78 makes it an appropriate location for commercial-highway and office uses.

The proposed development is compatible with surrounding uses and development trends on Highway 78, which contains a mix of commercial and office uses. The Property is surrounded by properties zoned CH within the City of Loganville. Heading east down Highway 78 there is an auto repair shop adjacent to the Property, a tire shop and a Ford service center. Adjacent to the west of the Property is a shared office space. The proposed development will situate the office space to have road frontage on Highway 78, mirroring the exiting uses. The training area will be in the back of the Property on Twin Lakes Road. The property across Twin Lakes Road to the

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

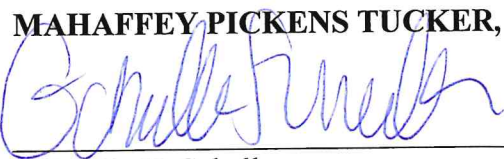
[www.mptlawfirm.com](http://www.mptlawfirm.com)

south of the Property is undeveloped, and West Walton Park is just to the southeast of the Property. The proposed development's layout would provide an appropriate transition of land uses from office use on Highway 78 to open space for the training and material storage in the back of the Property.

Although the Property is designated "undeveloped" on the Future Land Use Map, the area surrounding the Property has since been developed along Highway 78 into commercial uses. The proposed development is in line with that growth. Additionally, the remaining surrounding area is designated as commercial on the Future Land Use Map. The Comp Plan specifically encourages office, retail, and highway commercial uses in areas designated as commercial on the Future Land Use Map. Due to the lack of a designation on the Future Land Use Map for the Property and the dominance of the commercial designation surrounding the Property, the Applicant submits that the proposed development is in line with the spirit and intent of the Comp Plan and the Future Land Use Map.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comp Plan, and is an appropriate land use due to the Property's close proximity to a major transportation corridor. The Applicant welcomes 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 relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

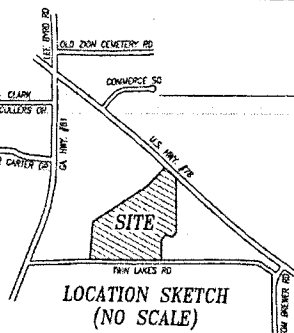
Respectfully submitted this 7th day of July, 2023.

**MAHAFFEY PICKENS TUCKER, LLP**  
  
\_\_\_\_\_  
Gabrielle H. Schaller  
*Attorneys for the Applicant*

- LEGEND:
- INT - INTERSECTION
  - RBR - CURB
  - COND - CONCRETE
  - N.B. - ROAD WALL
  - FE - FENCE
  - CR - CATCH BASIN
  - DE - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - R - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - CL - CENTER LINE
  - S.E. - SCOPE EASEMENT
  - ~ - FIRE INTERIAR
  - W - WATER VALVE
  - P.M.P. - EROSION CONTROL DEWIDE
  - MR3 - SOIL PIPE
  - - COMPASSED POINT

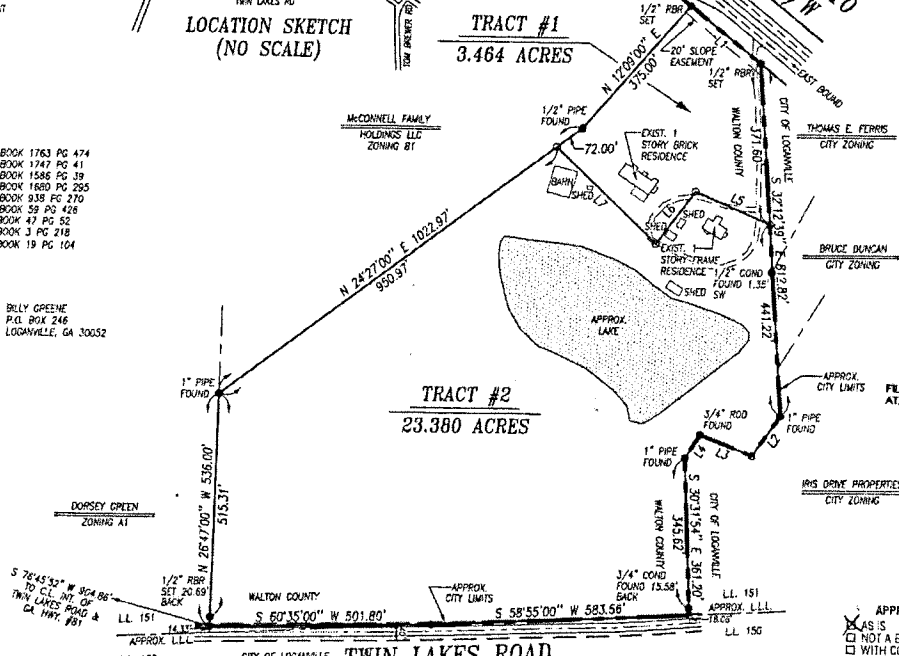
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297000038 EFFECTIVE DATE: 2/16/1990 & COMMUNITY PANEL NO. 13297000038 EFFECTIVE DATE: 2/16/1990

NUMBER	DIRECTION	DISTANCE
L1	S 78°47'37" E	296.11'
L2	S 05°27'47" W	112.23'
L3	S 83°33'14" W	127.00'
L4	S 03°37'14" W	84.94'
L5	S 85°18'15" W	184.44'
L6	S 08°04'07" W	150.60'
L7	N 74°13'07" W	318.00'



- REF:
- DEED BOOK 1763 PG 474
  - DEED BOOK 1747 PG 41
  - DEED BOOK 1586 PG 19
  - DEED BOOK 1680 PG 285
  - DEED BOOK 938 PG 270
  - DEED BOOK 59 PG 428
  - PLAT BOOK 47 PG 52
  - PLAT BOOK 3 PG 218
  - PLAT BOOK 19 PG 104

OWNER: BILLY GREENE  
P.O. BOX 248  
LOGANSVILLE, GA 30052



FILED AND RECORDED 02/12/08  
AT 12:24 P.M. IN PLAT BOOK 203 PAGE 133  
KATHY W. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

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

WALTON COUNTY CODE ENFORCEMENT  
2-11-08 P.M. *Martin S.D. Carlo*  
DATE NAME

TOTAL AREA = 26.844 ACRES

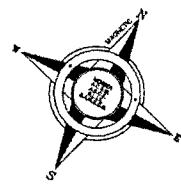
Scale 1" = 200'

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.  
*D.M. Martin S.D. Carlo 2-11-08*  
DIRECTOR OF WALTON COUNTY PLANNING DEPARTMENT DATE

BEING A DIVISION OF CO#43 PAR#31, ZONING TC

- SURVEYOR'S CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSE-UP MEASUREMENT OF ONE FOOT IN 20051 FEET AND AN ANGULAR ERROR OF 2 SECONDS FOR ANGLE POINT.
  2. THE DATA SHOWN HEREIN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 50000 FEET AND WAS ADJUSTED BY USING THE COFFASS RULE.
  3. ANGLE AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005...



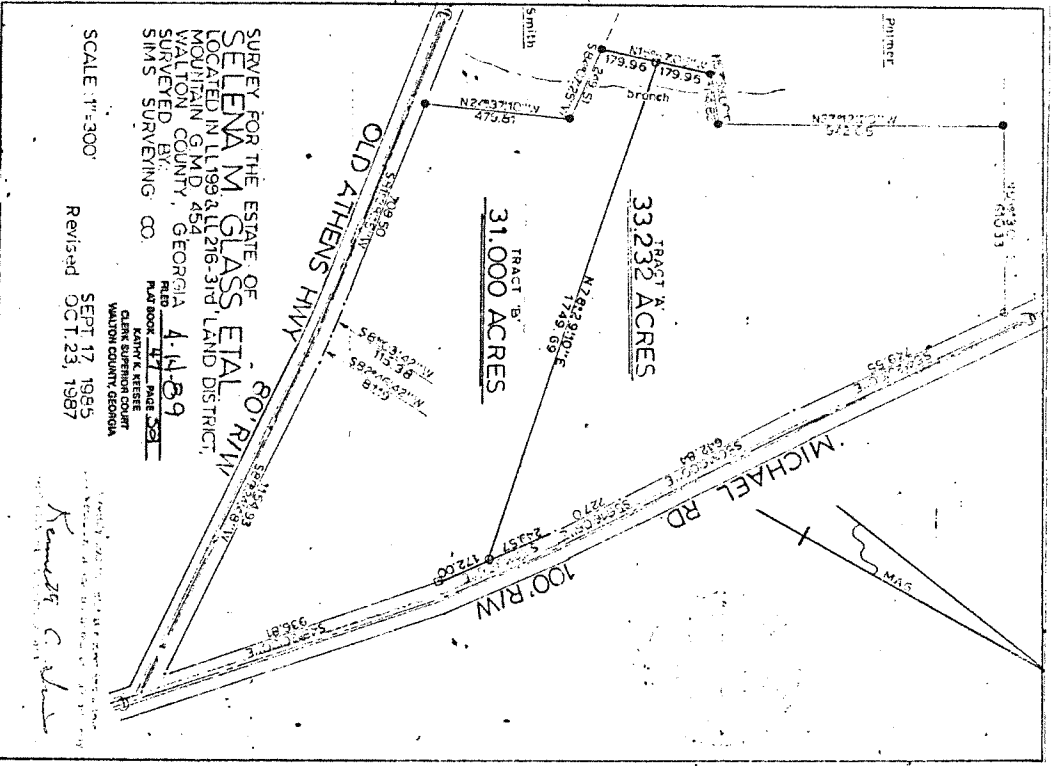
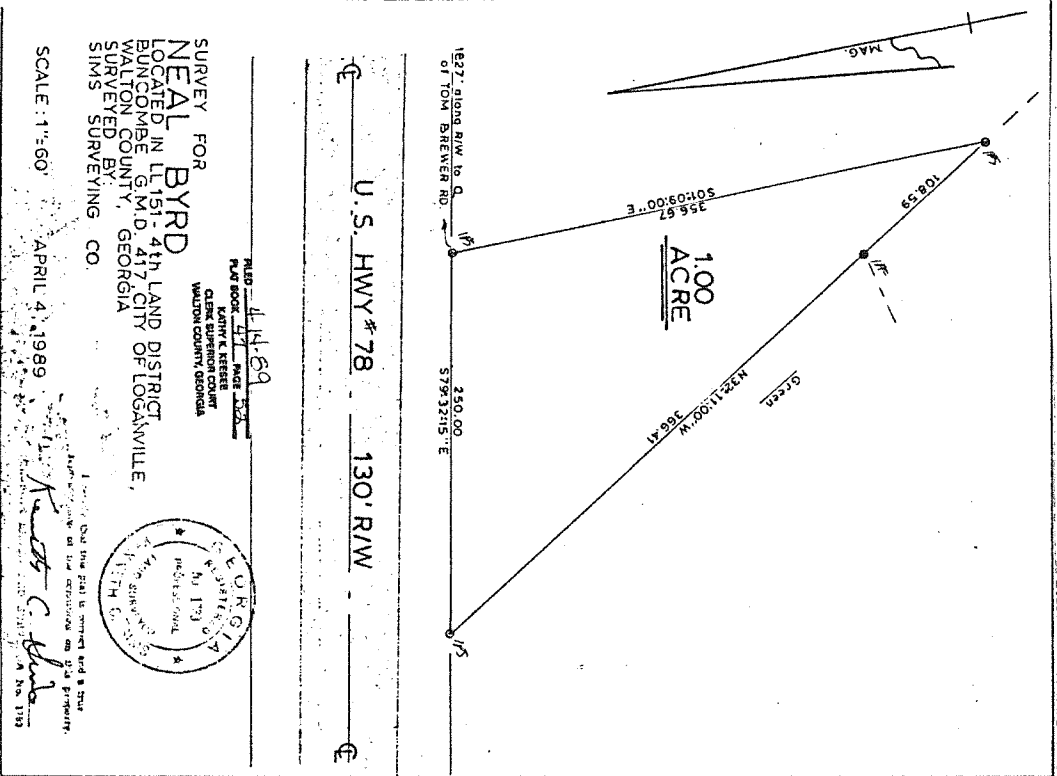
SURVEY FOR  
**LAKEVIEW VILLAGE, LLC**

STATE OF GEORGIA  
WALTON COUNTY  
LAND LOT 191  
4TH DISTRICT  
DATE 2/5/2008  
SCALE 1"=200'  
JOB #08013  
REVISIONS



**JOHN BREWER & ASSOCIATES**  
DEVELOPMENT CONSULTATION  
LAND SURVEYING  
ENGINEERING  
207 MILLEDGE AVE.  
MONROE GEORGIA 30085  
TEL-770-267-3337  
FAX-770-266-7980  
www.ges-rveying.com





RECORDED: APR 17 1989  
KATHY K. KEESSE, CLERK

RECORDED: APR 17 1989  
KATHY K. KEESSE, CLERK

P: (770) 451-3741 F: (770) 451-3915  
WWW.PEC-PUS



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350 RESEARCH COURT, STE. 200  
FACETTE CORPUS, GA 30052

**PROJECT**  
**TWIN LAKES ROAD**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
TWIN LAKES ROAD  
LOGANVILLE, GA 30052  
WALTON COUNTY, GA

FOR

**MUNICIPALITY PROJECT #**


NO.	DATE	BY	DESCRIPTION

THIS SCALE IS ONLY VALID IF COUNTRY BOUNDARIES ARE SHOWN WITHIN A REGIONAL MAP SCALE.

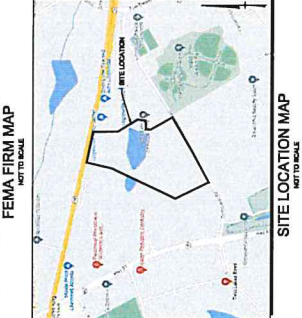
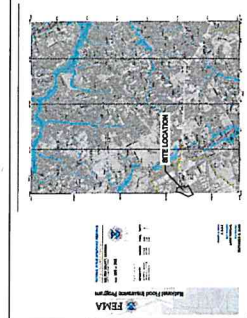
**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**CONCEPTUAL MASTER PLAN**

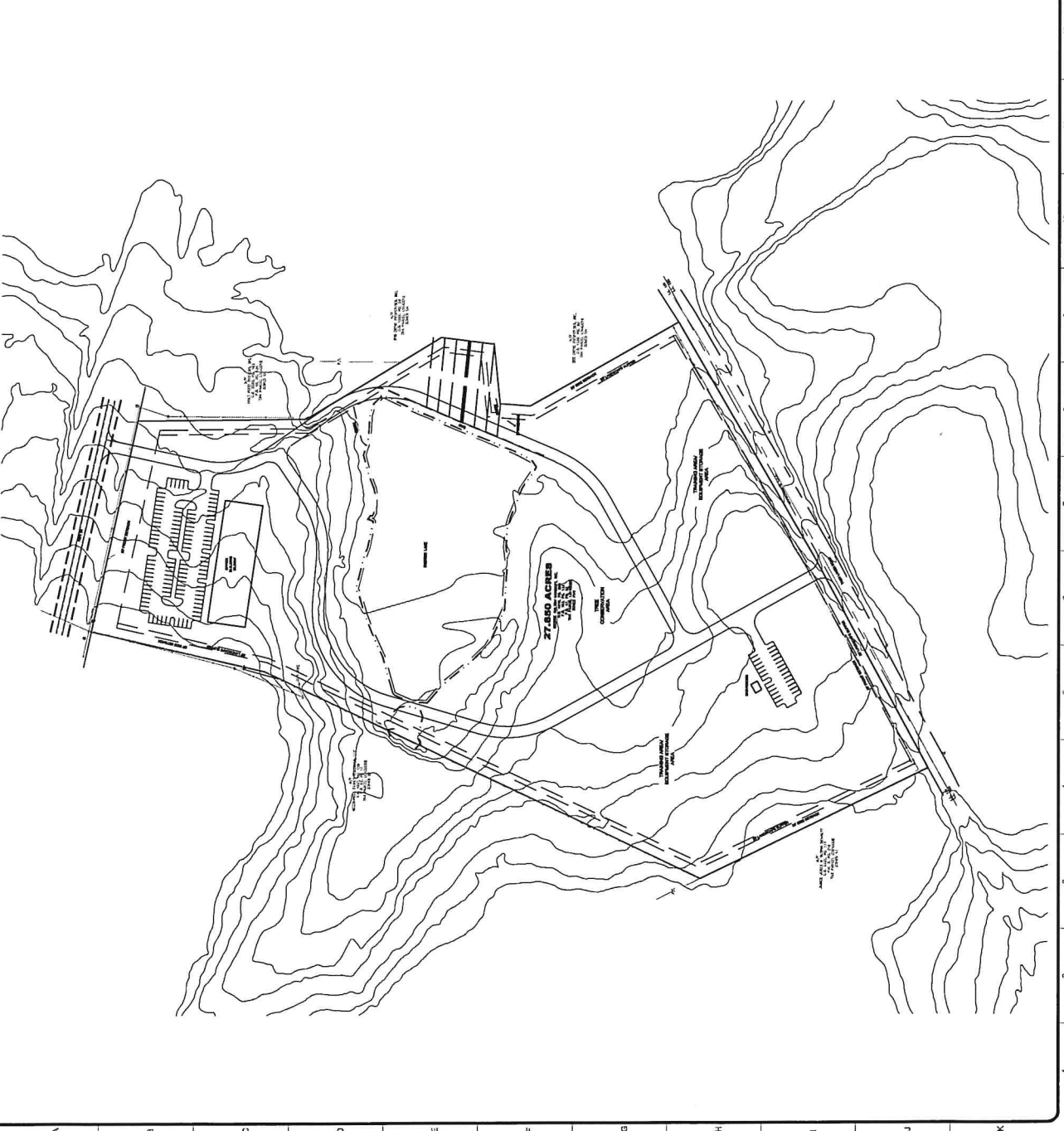
SCALE: 1" = 100'  
DATE: 06/23/2023  
PROJECT: 23187.00



**C1**  
SHEET



ITEM DATA	AMOUNT
SITE AREA	57.00 ACRES
ZONING	RY
PROPOSED ZONING	OR
CITY JURISDICTION	CITY OF LOGANVILLE
USE CLASSIFICATION	RESIDENTIAL
TOTAL SITE AREA	57.00 ACRES
CURVE RADIUS	20.000'
MIN. CURVE RADIUS	20.000'
MIN. BACKSIGHT	30.00'
MIN. SIGHT TRIANGLE	30.00'
REQUIRED STOPPING SIGHT TRIANGLE	30.00'
PROPOSED BOLLARD HEIGHT	30.00"
OPEN SPACE CALCULATION	57.00 ACRES
OPEN SPACE PROVIDED	57.00 ACRES
PROPOSED OPEN SPACE	57.00 ACRES
PROPOSED OFFICE PARKING	57.00 ACRES



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**ABUTTING PROPERTY OWNERS**

<b>Name/Address</b>	<b>Parcel</b>
MCCONNELL FAMILY HOLDINGS LLC 161 HARRINGTON LN SAINT SIMONS ISLAND, GA 31522	C0430032
GREEN DORSEY MRS & JONES JANICE G, BENNETT GLORIA G 3709 GEORGIA HIGHWAY 81 LOGANVILLE, GA 30052	C0210008
IRIS DRIVE PROPERTIES INC C/O FELLERS SCHEWE SCOTT P O BOX 450233 ATLANTA, GA 31145	LG140012
HOLT FOOD SYSTEMS INC 13 ROBERTA DRIVE GREENVILLE, SC 29615	LG140013

**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?**  
Please see attached
  
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**  
Please see attached
  
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**  
Please see attached
  
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**  
Please see attached
  
5. **How does the proposed zoning provide protection of property against blight and depreciation?**  
Please see attached
  
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**  
Please see attached
  
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**  
Please see attached
  
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**  
Please see attached
  
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.**  
Please see attached

## APPLICANT'S RESPONSE TO EVALUATION CRITERIA

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?** The proposed development would maintain the overall appearance of the City and aesthetics conditions of adjacent parcels, because the Applicant is proposing to construct a new office building on the site that follows the current trends of commercial growth on Highway 78. The proposed rezoning would allow the Applicant to develop the property in accordance with the growth and character of the area.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?** The proposed use would not cause a significant detriment to thoroughfare congestion and traffic safety. The Property has convenient access to Highway 78 and Twin Lakes Road.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?** The proposed use would not impact population density or cause overcrowding or urban sprawl. Rather, the proposed development is for a commercial use and will serve as an employment and training center.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?** The proposed use would not overburden the existing utilities.
5. **How does the proposed zoning provide protection of property against blight and depreciation?** The proposed development would enhance the aesthetics of the property. The property is currently under-developed. The proposed development will bring activity to an otherwise underutilized property.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?** The Comprehensive Plan anticipates and encourages non-residential development along major corridors. The Property is located along Highway 78 and the proposed use is compatible with surrounding uses and existing development patterns.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?** The proposed zoning would not likely affect adjacent property owners if the request is approved. The proposed use is relatively low-intensity compared to large-scale commercial uses that exist nearby along major transportation corridors such as Loganville Highway.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?** The Property will likely not be developed or will be placed on the market.
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.** The Applicant respectfully submits that the proposed use of the Property is compatible with the land use policies of the City of Loganville and it is consistent with established development patterns in the City. The proposed use also represents job growth within the City limits and a positive impact to the City's tax digest.

## **JUSTIFICATION FOR REZONING OF PROPERTY AT TWIN LAKES ROAD**

The portions of the Zoning Ordinance of Loganville, Georgia (the “Ordinance”) which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's/Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinance as applied to the subject Property, which restricts its use to the present zoning classification and/or Land Use Map designation is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

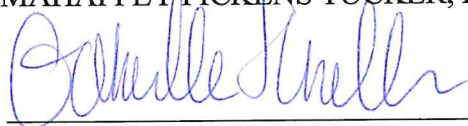
The Property is presently suitable for development and use under the CH classification as requested by the Applicant, and is not economically suitable for development under the present PUV zoning classification of the City of Loganville. A denial of this Application would constitute an arbitrary and capricious act by the Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City to rezone the Property to the CH classification with such conditions as agreed to by the Applicant, so as to permit Applicant's feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the CH classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the Application submitted by the Applicant relative to the Property be approved and the Property rezoned as shown on the application.

Respectfully submitted,

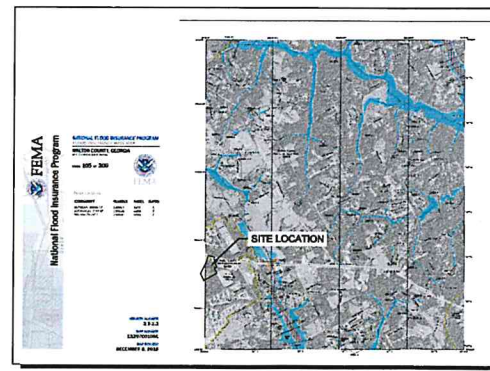
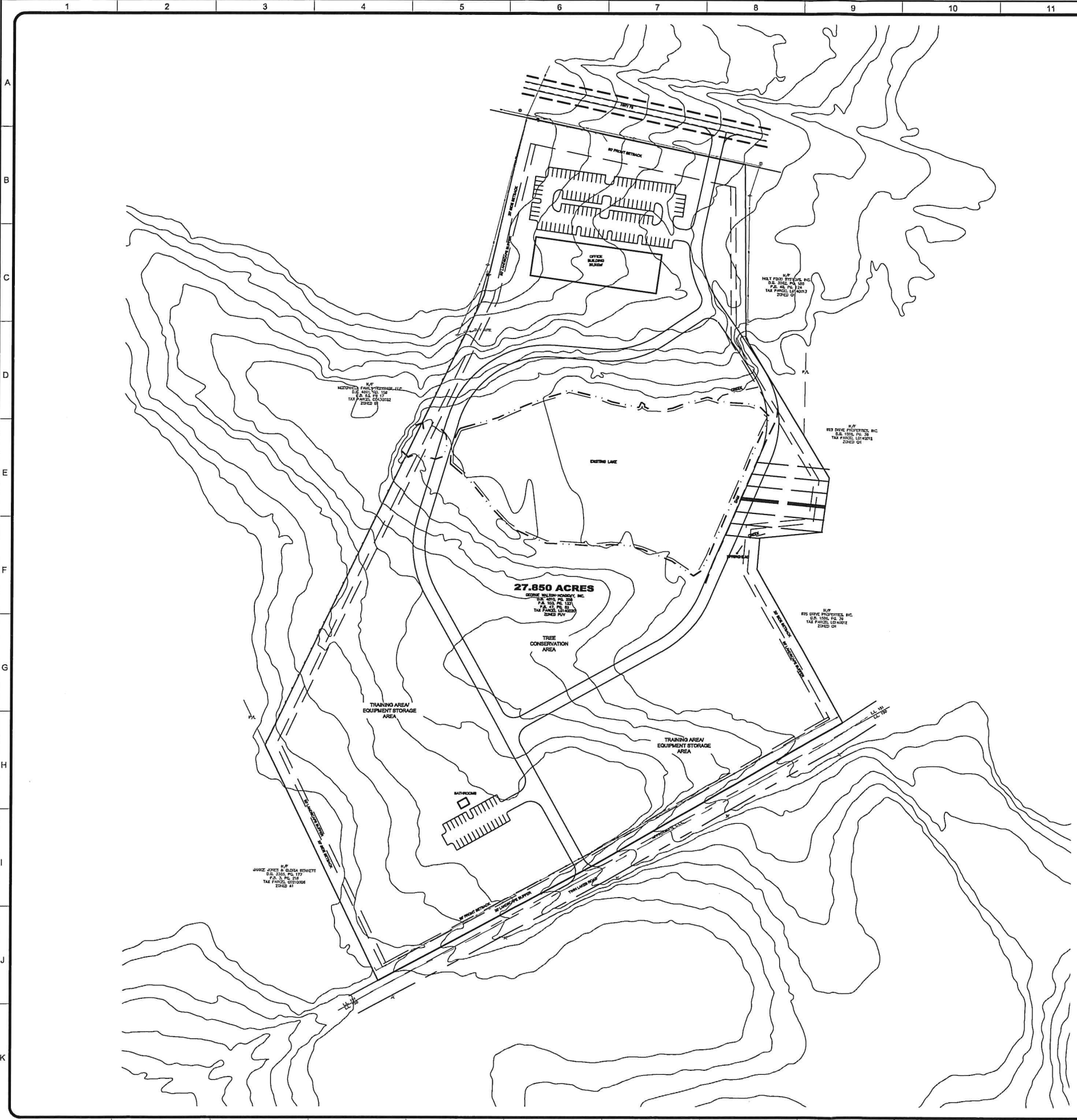
MAHAFFEY/PICKENS TUCKER, LLP



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Gabrielle H. Schaller  
*Attorneys for Applicant*

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FEMA FIRM MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

SITE DATA:	
SITE AREA	27.85 ACRES
EXISTING ZONING	PLU
PROPOSED ZONING	CH
ZONING JURISDICTION	CITY OF LOGANVILLE
USE CALCULATIONS	
TOTAL SITE AREA	27.85 ACRES
OFFICE BUILDING	20,000sf
SETBACK REQUIREMENTS	
FRONT SETBACK	50'-0"
SIDE SETBACK	20'-0"
REAR SETBACK	30'-0"
REQUIRED BUFFERS	30' LANDSCAPE BUFFER
DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	SIX STORY
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	
OPEN SPACE PROPOSED	
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	80 SPACES
PROPOSED OFFICE PARKING	107 SPACES

P: (770) 451-2741 F: (770) 451-3915  
WWW.PEC.PLUS

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350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

### TWIN LAKES ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

TWIN LAKES ROAD  
LOGANVILLE, GA 30052  
WALTON COUNTY, GA

FOR

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

**PRELIMINARY**

NOT TO BE RELEASED FOR CONSTRUCTION

**CONCEPTUAL MASTER PLAN**

SCALE: 1" = 100'  
DATE: 06/23/2023  
PROJECT: 23167.00

**C1**  
SHEET

J:\037203167\03167\Concepts\03167\_00 - Concept 1.dwg - C:\Users\pecplus\OneDrive - City of Loganville\Documents\03167\_00 - Concept 1.dwg - 6/23/2023 8:52 AM



## Sarah Black

---

**From:** Gabrielle H. Schaller <gschaller@mptlawfirm.com>  
**Sent:** Monday, July 10, 2023 10:35 AM  
**To:** Sarah Black  
**Cc:** Tim Prater  
**Subject:** RE: EXTERNAL :: RE: R23-009

---

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Use caution when clicking links as they could open malicious web sites.**

*-Loganville Tech Department*

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Thank you!

**Gabrielle H. Schaller, Esq.**  
**MAHAFFEY PICKENS TUCKER, LLP**

1550 North Brown Road  
Suite 125  
Lawrenceville, Georgia 30043  
P: 770.232.0000  
F: 678.518.6880

E: [gschaller@mptlawfirm.com](mailto:gschaller@mptlawfirm.com)

<https://link.edgepilot.com/s/244b8548/LTKvMeUpoE2YzpuXdib56w?u=http://www.mptlawfirm.com/>

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---

**From:** Sarah Black <sblack@loganville-ga.gov>  
**Sent:** Monday, July 10, 2023 10:34 AM  
**To:** Gabrielle H. Schaller <gschaller@mptlawfirm.com>  
**Cc:** Tim Prater <tprater@loganville-ga.gov>  
**Subject:** RE: EXTERNAL :: RE: R23-009

Oh it's no problem! Just wanted you to be aware.

Thanks, we will update it!

---

**From:** Gabrielle H. Schaller [<mailto:gschaller@mptlawfirm.com>]  
**Sent:** Monday, July 10, 2023 10:31 AM  
**To:** Sarah Black <[sblack@loganville-ga.gov](mailto:sblack@loganville-ga.gov)>

Cc: Tim Prater <[tprater@loganville-ga.gov](mailto:tprater@loganville-ga.gov)>

Subject: EXTERNAL :: RE: R23-009

**This email contains an INTERNET LINK.  
Use caution when clicking links as they could open malicious web sites.**

-Loganville Tech Department

Sarah,

I apologize for my mistake. Please make the correction.

Thank you,

**Gabrielle H. Schaller, Esq.**

**MAHAFFEY PICKENS TUCKER, LLP**

1550 North Brown Road

Suite 125

Lawrenceville, Georgia 30043

P: 770.232.0000

F: 678.518.6880

E: [gschaller@mptlawfirm.com](mailto:gschaller@mptlawfirm.com)

<https://link.edgepilot.com/s/85683a88/EgbYQXf3y0mnaoBW5htlLw?u=http://www.mptlawfirm.com/>

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**From:** Sarah Black <[sblack@loganville-ga.gov](mailto:sblack@loganville-ga.gov)>

**Sent:** Monday, July 10, 2023 10:26 AM

**To:** Gabrielle H. Schaller <[gschaller@mptlawfirm.com](mailto:gschaller@mptlawfirm.com)>

**Cc:** Tim Prater <[tprater@loganville-ga.gov](mailto:tprater@loganville-ga.gov)>

**Subject:** R23-009

Hello Gabrielle,

The address on the rezone application you submitted needs to be corrected.

It should be 3520 Atlanta Highway.

Would you want to resubmit with the correct address or do you mind if we edit the document?

Thanks!

**Sarah Beth Black**

Administrative Assistant II

Planning and Development

City of Loganville

P.O. Box 39 - 4303 Lawrenceville Rd.

Loganville, GA 30052

(P) 770-466-2633

(F) 770-554-5556

(E) [sblack@loganville-ga.gov](mailto:sblack@loganville-ga.gov)

Web Site: <https://link.edgepilot.com/s/c5aa0861/cGOfTUz1QU2Y8cOu-W9YXw?u=http://www.loganville-ga.gov/>

**Sarah Black**

Administrative Assistant

Planning and Development

City of Loganville

(P)

(F)

(E) [sblack@loganville-ga.gov](mailto:sblack@loganville-ga.gov)

Web Site: <https://link.edgepilot.com/s/c5aa0861/cGOfTUz1QU2Y8cOu-W9YXw?u=http://www.loganville-ga.gov/>

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