

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: 7/19/24

Application # R-21024

**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>Liprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. Box 2748</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____
	(Attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> <u>Contract Purchaser</u> <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	

CONTACT PERSON: Mark Streitert PHONE: (770) 318-5329  
 EMAIL: mark@buildrescom.com FAX: \_\_\_\_\_

PROPERTY INFORMATION

MAP & PARCEL # LG060188/LG060189/C0040009 PRESENT ZONING: A2/Residential/Vacant/B3/CH REQUESTED ZONING: PUV  
 ADDRESS: 4332 Tom Brooks Road COUNTY: Walton ACREAGE: 9.34 5732  
 PROPOSED DEVELOPMENT: PUV

- 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: 7/15/24  
 Accepted by Planning & Development: Scath Black DATE: 7/19/24 FEE PAID: \$500.00

CHECK # 1028 RECEIPT # \_\_\_\_\_ TAKEN BY: 88 DATE OF LEGAL NOTICE: \_\_\_\_\_ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION:  Approve  Approve w/conditions  Deny  No Recommendation  
 Commission Chairman: [Signature] DATE: 7/27/25

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 Referred Back to Planning Commission  Withdrawn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.

[Signature] \_\_\_\_\_ Date 9-6-24

MARK STRELFORT - MANAGER / MEMBER  
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.



[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] \_\_\_\_\_ Date 9-6-24

TONY BROOKS - EXECUTOR OF THE ESTATE OF THOMAS NATHAN BROOKS  
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.



[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.

  
Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Mark Streifert  
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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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



Overview



Legend

- Parcels
- Roads

<p><b>Parcel ID</b> C0040009A00</p> <p><b>Class Code</b> Residential</p> <p><b>Taxing District</b> Walton County</p> <p><b>Acres</b> 9.34</p>	<p><b>Owner</b> BROOKS T N</p> <p>4332 TOM BROOKS ROAD</p> <p>LOGANVILLE, GA 30052</p> <p><b>Physical Address</b> 4332 TOM BROOKS RD</p> <p><b>Appraised Value</b> Value \$262450</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	n/a	0	n/a	n/a	n/a	0	n/a	n/a
Date	Price	Reason	Qual											
n/a	0	n/a	n/a											
n/a	0	n/a	n/a											

(Number of sales may be limited by legal description)

Date created: 6/28/2024  
 Last Data Uploaded: 6/27/2024 8:58:20 PM

Developed by Schneider  
 GEOSPATIAL

# Walton County, GA

## Summary

**Parcel Number** C0040009A00  
**Location Address** 4332 TOM BROOKS RD  
**Legal Description** 9.34AC  
(Please Refer to Assessor's Legal Description)  
**Class** R4-Residential  
(Please Refer to Assessor's Legend for Detailed Description)  
**Zoning** A2  
**Tax District** Walton County (District 04)  
**Millage Rate** 33.44  
**Acres** 9.34  
**Neighborhood** RURAL AREA 6-06000 (06000)  
**Homestead Exemption** Yes (L17)  
**Landlot/District** 216 / 4

www.wa.ga.gov



## Owner

**BROOKS T N**  
**4332 TOM BROOKS ROAD**  
**LOGANVILLE, GA 30052**

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.34
RUR	Rural Sm Tract	Rural	1	1
RUR	Rural Sm Tract	Rural	1	4

## Residential Improvement Information

**Style** Single Family  
**Heated Square Feet** 1272  
**Exterior Walls** Aluminum Siding  
**Foundation** Masonry  
**Basement Square Feet** 0  
**Year Built** 1946  
**Roof Type** Composite Shingle  
**Heating Type** Baseboard  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 1  
**Value** \$75,100  
**House Address** 4332 TOM BROOKS RD

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FB LAND	2002	33735x0 / 0	1	\$0
FB IMPROVEMENT	2002	40549x0 / 0	1	\$0
Barn-Economy	2000	36x20 / 0	1	\$1,700
Shop	2000	0x0 / 1841	1	\$7,600
Lean-To	2000	38x9 / 0	1	\$350

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	030 166	055 131	\$0	Unqualified Sale		BROOKS T N

## Valuation

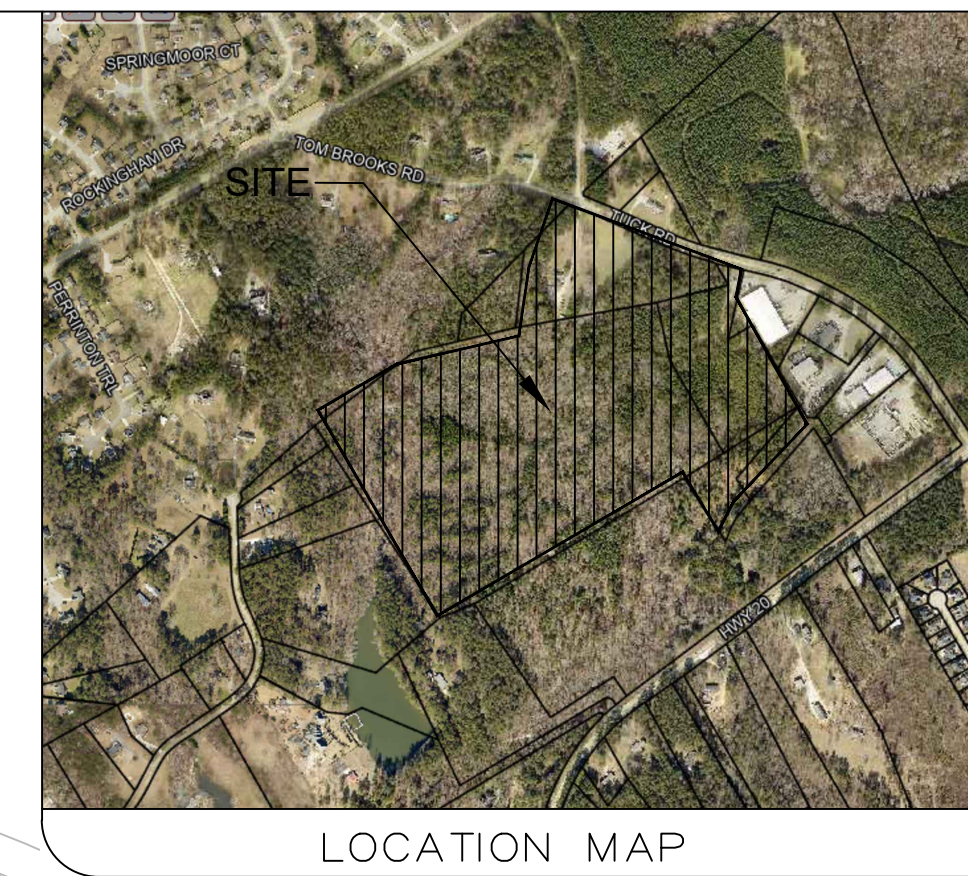
	2024	2023	2022	2021	2020
Previous Value	\$249,050	\$230,450	\$187,950	\$169,950	\$160,350
Land Value	\$177,700	\$168,600	\$157,700	\$122,600	\$106,400
+ Improvement Value	\$75,100	\$70,800	\$63,100	\$55,700	\$53,900
+ Accessory Value	\$9,650	\$9,650	\$9,650	\$9,650	\$9,650
= Current Value	\$262,450	\$249,050	\$230,450	\$187,950	\$169,950

**PROJECT DATA:**

- TOTAL PROJECT ACREAGE: 67.69 ACRES
- TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWAGE DISPOSAL: CITY OF LOGANVILLE
- EXISTING ZONING: CH PROPOSED ZONING: PUV
- MINIMUM LOT SIZE: 9,000 SF
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
- TOTAL AREA: 67.69 ACRES  
 TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES  
 TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES  
 CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES  
 ALLOWABLE PERCENTAGE OF EACH USE:  
 SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)  
 TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)  
 COMMERCIAL: 20% (6.02 AC=8.72% PROP.)  
 OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

**LEGEND:**

-  WALKING TRAIL
-  EXISTING TREE LINE
-  COMMERCIAL
-  SINGLE FAMILY
-  TOWNHOMES



**CIVIL SOLUTIONS, INC.**  
**ENGINEERS ~ PLANNERS**  
 750 BELMONT ROAD  
 ATHENS, GA 30605  
 OFFICE 706-265-2443

**OWNER & DEVELOPER**  
**UPRISE DEVELOPMENT**  
 P.O. BOX 2748  
 LOGANVILLE, GA 30052  
 PHONE: (770)318-5329  
 24-HR. CONTACT  
 PHONE: (770)318-5329  
 MARK STREIFERT

CONCEPT PLAN A1 FOR:  
**BROOKS LANDING**  
 CITY OF LOGANVILLE, GA

LAND LOT~DISTRICT	CITY	SCALE
187~216	LOGANVILLE	1"=100'

REVISIONS	DATE

DATE  
01/18/25

SHEET  
**1 of 1**

**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below. Call before you dig.  
 www.Georgia811.com  
 800-282-7411

Scale 1" = 100'

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