

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
Robbie

Date: 5-6-2024
4/26/2024

Application # R 24-021

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>Terry L. Clayton</u> ADDRESS: _____ CITY: _____ STATE: _____ Zip: _____ PHONE: _____	NAME: <u>Terry L Clayton</u> ADDRESS: <u>180 CS FLOYD ROAD</u> CITY: <u>Loganville</u> STATE: <u>GA.</u> Zip: <u>30052</u> PHONE: <u>770-480-1420</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input checked="" type="checkbox"/> <u>Property Owner</u> <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Terry L Clayton</u> PHONE: <u>770-480-1420</u> EMAIL: <u>tlccont@bell south.net</u> FAX: <u>X</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>LGD50133</u> PRESENT ZONING: <u>Res</u> REQUESTED ZONING: <u>Commercial</u> ADDRESS: <u>180 C.S. Floyd Rd</u> COUNTY: <u>Walton</u> ACREAGE: <u>0.49</u> PROPOSED DEVELOPMENT: <u>Convert to commercial zoning</u>	

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: N/A
 Accepted by Planning & Development: [Signature] DATE: 5/6/2024 FEE PAID: \$500.00

CHECK # 3375 RECEIPT # R00176472 TAKEN BY: SB DATE OF LEGAL NOTICE: 6/2/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 6/27/24

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 Referred Back to Planning Commission Withdrawn

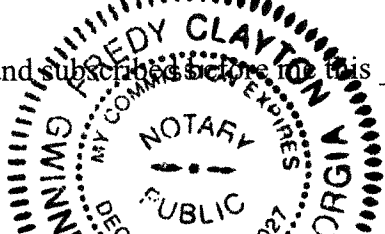
 Mayor City Clerk Date

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.

Calvin Clayton 4/26/2024
Applicant's Signature Date

Calvin Clayton
Print Name and Title

Sworn to and subscribed before me this 26 day of April, 2024.
(Seal)  [Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

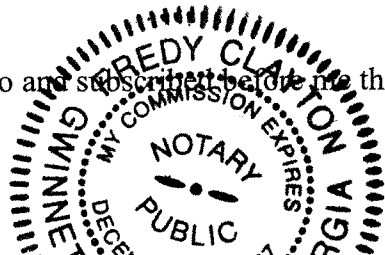
The undersigned hereby certifies that they are: (check all that apply)

- 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.

Terry L. Clayton 4/26/2024
Owner's Signature Date

TERRY L. CLAYTON owner
Print Name and Title

Sworn to and subscribed before me this 26 day of April, 2024.
(Seal)  [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.

Calvin Clayton 4/26/2024 Calvin Clayton
Applicant's Signature Date Print Name

Signature of Applicant's Date Print Name
Attorney or Agent

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.

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?

Home has been Fully Remodeled, Will improve aesthetics

2. How does the proposed use impact thoroughfare congestion and traffic safety?

It should not have any adverse impact

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

No impact

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;

No impact

5. How does the proposed zoning provide protection of property against blight and depreciation?

Home will be maintained to Highest standards

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

None

8. What is the impact upon adjacent property owners if the request zoning is not approved?

None

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.

None

Return document to:
Rebecca Polston Dally, P.C.
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330
File No: 23-11684

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 28th day of August, 2023 between, **CLAYTON BROOKS and ROBERT BROOKS**, as parties of the first part, hereinafter called Grantors, and **TMC REAL ESTATE, INC**, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 186 of the 4th Land District, Buncombe GMD 417, City of Loganville, Walton County, Georgia, containing 0.445 acre, more or less, as more particularly described on plat of survey for **SHIRLEY A. & C. E. BROOKS**, dated January 10, 1984, prepared by Sims Surveying Co, certified by Kenneth C. Sims, Ga. R.L.S. No. 1783, which is recorded in Plat Book 32, page 55, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

Subject property is improved with a dwelling known as 180 C. S. Floyd Road, Loganville, Georgia 30052 according to the current system of numbering property in the City of Loganville, Walton County, Georgia.

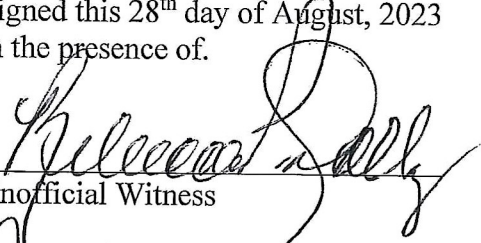
Tax Map No: LG050133

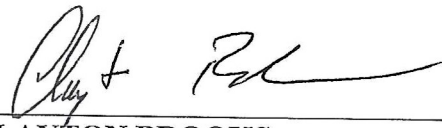
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **TMC REAL ESTATE, INC**, the said Grantee, forever in **Fee Simple**.

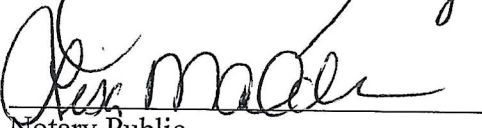
AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

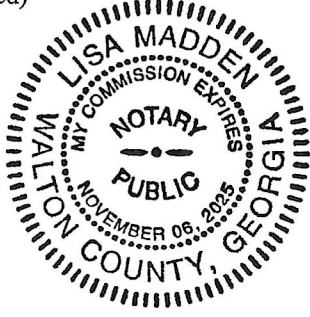
Signed this 28th day of August, 2023
in the presence of.


Unofficial Witness


CLAYTON BROOKS (SEAL)


Notary Public
(My commission expires) 11-6-25
(Notary Public Seal Affixed)


ROBERT BROOKS (SEAL)



Letter of Intent for Rezoning of Property from Residential to Commercial

Dear City of Loganville,

I am writing to express my intent to apply for the rezoning of my property located at [Property Address], from its current Residential zoning classification to a Commercial zoning classification. This letter serves as a formal request to initiate the rezoning process, and I am prepared to follow through with all necessary steps and comply with local zoning laws and regulations.

The property in question is currently zoned as Residential. However, due to its strategic location I believe that rezoning it for commercial use would not only be in my best interest but also serve the community and local economy. The intended commercial use of the property is to provide two services, one is a residential cleaning service and the other is a home renovation company, both of which I believe will complement the area's development and meet the needs of the local population.

In conclusion, I respectfully request that the Planning Department consider my application for rezoning the aforementioned property from Residential to Commercial. I believe that this change will not only benefit my proposed business venture but also contribute positively to the community and local economy. I look forward to the opportunity to discuss this proposal further and am available at your convenience for a meeting or to provide additional information as required.

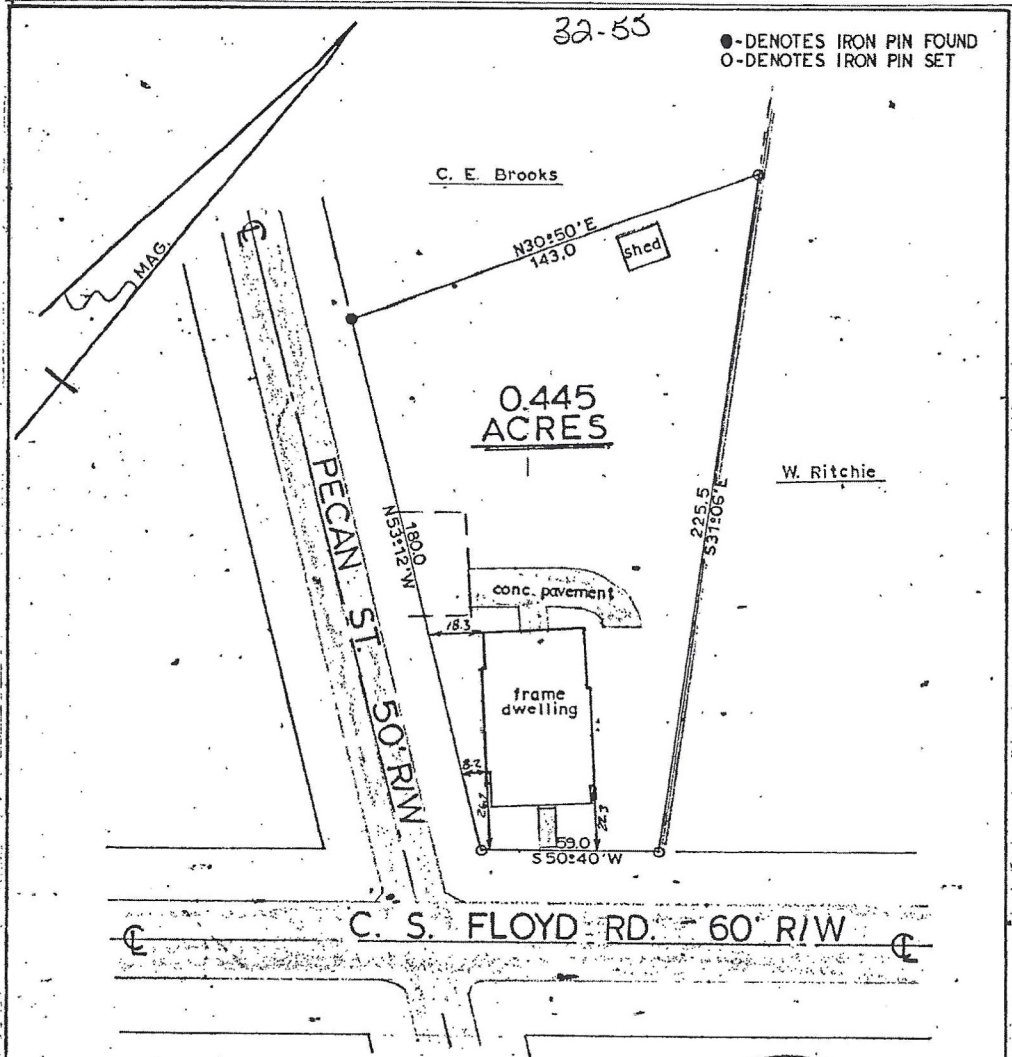
Thank you for considering my request. I am eager to contribute to the growth and development of our community through this initiative.

Sincerely,

Terry Clayton

32-55

●-DENOTES IRON PIN FOUND
○-DENOTES IRON PIN SET



SURVEY FOR
**SHIRLEY A. &
 C. E. BROOKS**
 LOCATED IN LL186-4th LAND DISTRICT
 LOGANVILLE, BUNCOMBE G.M.D. 417,
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.



I certify that this PIST is correct and a true representation of the conditions on this property.

Kenneth C. Sims
 GEORGIA REGISTERED SURVEYOR No. 1783

SCALE: 1"=40'

JAN. 10, 1984

RECORDED
 This 17 day of Jan, 1984
Thomas S. Batchelor
 Clerk, Walton Superior Court

Abutting properties per COL

Jimmy L Woodward & Linda K Woodward
295 Chattahoochee Glen Rd
Clarkesville, GA 30523-3574

Rossana S Martinez Mangual
PO Box 202
Lawrenceville, GA 30046

Loganville Flower Basket LLC
PO Box 674
Lawrenceville, GA 30046

Arko Holdings LLC
2842 Hawthorne Dr NE
Atlanta, GA 30345