



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: 9/5/2024

Application # **R 24-034**

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: Kittle Homes ADDRESS: 243 Casher Drive CITY: Lilburn STATE: GA PHONE: <u>706-346-9186</u> Zip: <u>30047</u>	NAME: Camp Family Partnership LLC ADDRESS: PO Box 556 CITY: Snellville STATE: GA PHONE: <u>404-557-3331</u> Zip: <u>30078</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: Zac Kittle EMAIL: zachary@kittlehomes.com PHONE: 706-340-9186 FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL #LG110187, LG110187A00, LG110185C00, LG110185B00 ADDRESS: 4615 Atlanta Hwy PROPOSED DEVELOPMENT: New Townhomes	
PRESENT ZONING: CH COUNTY: Walton	
REQUESTED ZONING: RM-6 ACREAGE: 26.07	

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: Sarah Black

DATE: 9/6/2024

FEE PAID: \$500.00

CHECK # Credit Card RECEIPT #7PMH6QCRTL TAKEN BY: Web DATE OF LEGAL NOTICE : 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 1-23-2025

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☐ Referred Back to Planning Commission ☐ Withdrawn

[Signature]
Mayor

[Signature]
City Clerk

3/13/25
Date



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Commission Chairman: [Signature]

DATE: 1-23-2025

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions
☐ Referred-Back to Planning Commission

☐ Denied ☒ Tabled to 3/11/25
☐ Withdrawn

[Signature]
Mayor

[Signature]
City Clerk

3/13/25
Date



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
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Date: 9/5/2024

Application # **R** 24-034

REQUEST FOR ZONING MAP AMENDMENT
 A PETITION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>K. F. H. Hines</u>	NAME: <u>Camp Family Trust LLC</u>	NAME: <u>PC Box</u>	NAME: <u>PC Box</u>
ADDRESS: <u>247 1st D</u>	ADDRESS: <u>PC Box</u>	ADDRESS: <u>PC Box</u>	ADDRESS: <u>PC Box</u>
CITY: <u>LA</u>	CITY: <u>LA</u>	CITY: <u>LA</u>	CITY: <u>LA</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>770 340 9186</u>	PHONE: <u>770 340 9186</u>	PHONE: <u>770 340 9186</u>	PHONE: <u>770 340 9186</u>
(*attach additional pages if necessary to list all owners)			
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>Zoe K. Hines</u>		PHONE: <u>770 340 9186</u>	
EMAIL: <u>Zoe.K.Hines@kfh.com</u>		FAX: <u></u>	
PROPERTY INFORMATION			
MAP & PARCEL # <u>LS110187, LS110187, LS110187, LS110187</u> PRESENT ZONING: <u>CH</u> REQUESTED ZONING: <u>RM-6</u>			
ADDRESS: <u>4615 Afton Hwy</u>		COUNTY: <u>Walton</u>	ACREAGE: <u>23.992607</u>
PROPOSED DEVELOPMENT: <u>Act Townhome</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: Sarah Black

DATE: 9/6/2024

FEE PAID: \$500.00

CHECK CC RECEIPT 7pm160000 TAKEN BY: Online DATE OF LEGAL NOTICE: 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman:

DATE: 9/11/24

CITY COUNCIL ACTION:

☒ Approved ☒ Approved w/conditions
☐ Referred Back to Planning Commission

☐ Denied ☐ Tabled to
☐ Withdrawn

Mayor: L. S. Balile

City Clerk: H. C. G. G.

Date: 11/14/24

Application # R

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.

Applicant's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

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

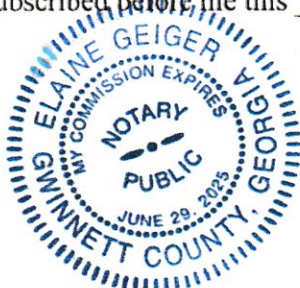
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Donald R. Camp Date 8/21/2024

Print Name and Title Donald R. Camp

Sworn to and subscribed before me this 21 day of August, 2024.

(Seal)



Signature of Notary Public Elaine Geiger

Application # R

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

8/21/24

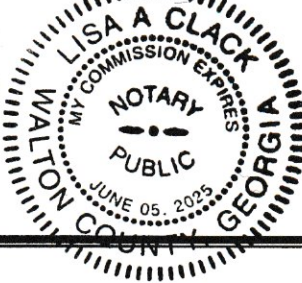
Date

Zoe Kistler Owner Kistler Homes

Print Name and Title

Sworn to and subscribed before me this 21 day of August, 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.

Owner's Signature

Date

Print Name and Title

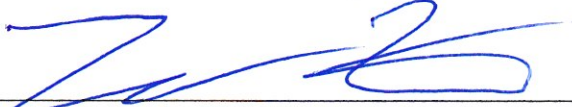
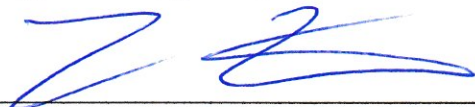
Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

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	8/21/24 _____ Date	Zac Kistek _____ Print Name
 _____ Signature of Applicant's Attorney or Agent	8/21/24 _____ Date	Zac Kistek _____ 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 X 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.

Names and Address of Adjoining property members Loganville

Otto Tract NO 2 LLC

4601 Atlanta HWY

Laurie A Barezykowski

111 Baltic CT

Loganville GA

Westervelt Tara Christine & Ledesma Chamir

1109 Baltic CT

Loganville GA

Vernon and Veronica Merrick

1107 Baltic CT

Loganville GA

Trinda L Moore

243 Cown Dr

Loganville GA

Juan A Choy

241 Cown Dr

Loganville Ga

American Legion Post #233

4635 Atlanta HWY

Dick and Maryke Tromp

0 Cown Dr

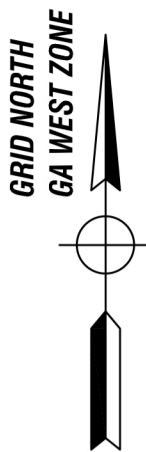
"Growers Outlet"

SITE INFORMATION	
PROPERTY ADDRESS:	4615 ATLANTA HIGHWAY LOGANVILLE, GEORGIA 30052
TOTAL SITE AREA:	TRACT 1 24.14 ACRES TRACT 2 0.86 ACRES TRACT 3 1.07 ACRES TOTAL 26.07 ACRES
EXISTING ZONING:	CH - HIGHWAY COMMERCIAL
PROPOSED ZONING:	RM-6 - MULTI-FAMILY (TOWNHOMES) 20.92 (ACRES)
LAND USE:	CH (RETAIL TO REMAIN) 2.08 AC RESIDENTIAL TOWNHOMES 23.99 AC OPEN SPACE 7.72 AC (32.1%)
PROPOSED RESIDENTIAL DENSITY:	125 UNITS / 23.99 AC. = 5.20 UNITS / AC
MINIMUM FLOOR AREA:	1,400 S.F.
MAXIMUM BUILDING HEIGHT:	3 STORIES
THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13297C0085E DATED 12/08/16 FOR WALTON COUNTY, GEORGIA AND INCORPORATED AREAS.	

GENERAL NOTES	
BOUNDARY INFORMATION IS APPROXIMATE. INFORMATION SHOWN HEREON IS BASED ON COMPILED PLAT, DEED, ADJACENT SURVEYS AND GA. DOT INFORMATION.	
THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.	



LOCATION MAP





PO Box 1074
Grayson, Georgia 30017
770.527.3450
www.acuminisconsulting.com



LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 0000028918

DATE	REVISION	No.	PREPARED FOR:
		1	KITTLE HOMES, LLC
		2	412 SEAGRAVES DRIVE
		3	ATHENS, GEORGIA 30605
		4	24-HOUR CONTACT
		5	ZAC KITTLE
		6	(706) 340-9186
		7	
		8	

PROJECT NAME:	TASK:
LOGANVILLE MIXED USE	
4615 ATLANTA HIGHWAY SW (US78)	
CITY OF LOGANVILLE	
WALTON COUNTY, GEORGIA	

OWNER / DEVELOPER:

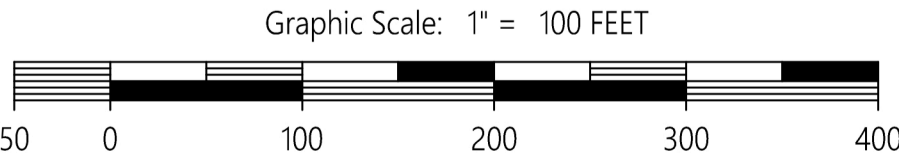
KITTLE HOMES
412 SEAGRAVES DRIVE
ATHENS, GA 30605

24 HR. CONTACT:
ZAC KITTLE
(706) 340-9186
ZKITTLE18@GMAIL.COM

DESIGNER / ENGINEER:

ACUMINIS CONSULTING GROUP, LLC.

CONTACT:
ALEX NASH, P.E.
(770) 527-3450
ANASH@ACUMINISCONSULTING.COM



The logo for acuminis consulting group features a stylized graphic of three overlapping circles in brown, green, and blue to the left of the company name. The name 'acuminis' is in a large, bold, sans-serif font, with 'consulting group' in a smaller, regular font below it.

GRAVITY SEWER FLOW CALCULATIONS

Loganville Mixed Use
2669 Duluth Highway
City of Loganville - Walton County - Georgia

SEWAGE FLOW CALCULATIONS

Commercial Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Tract 1 Retail	Food Service : Restaurant	50/Seat	120	6,000
Tract 2 Retail	Food Service : Restaurant	50/Seat	120	6,000

TOTAL GPD (Commercial) 12,000

Residential Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Townhomes	Residence Single Family, Condo, Townhome	400/Unit	125	50,000

TOTAL GPD (Residential) 68,000

TOTAL GPD (Mixed - Use) 80,000

Peaking Factor 2.5

TOTAL GPD (DESIGN) 200,000



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? Only the two commercial tracts will be seen from Atlanta Highway. These tracts will mimic the existing Atlanta Highway commercial properties with restaurants.
2. How does the proposed use impact thoroughfare congestion and traffic safety? We plan on using right-in/right-out at the main entrance. Our side entrance uses the existing red light, which should be minor impact to traffic flow.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl? We are only adding 125 new homes mainly catering towards starter families or downsizing families.
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services; We are upgrading the city's pump station. We have been quoted around \$360,000 to upgrade the sewer pump station. Once upgraded, our project will be using only 50% of the designed capacity.
5. How does the proposed zoning provide protection of property against blight and depreciation? New homes or homes in general typically have a trend in upward value.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan? We are asking for a downzoning from CH to RM6.
7. In what way does the proposed zoning affect adjacent property owners if the request is approved? The project should have little to no effect on neighbors. Landscaping buffers will provide screening from adjacent neighbors.
8. What is the impact upon adjacent property owners if the request zoning is not approved? CH zoning will stay in place, which would allow for a recycling center to be approved causing neighbors to consistently hear the shredding of cans, glass, and plastics.
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 new housing will allow for new families to move to the City of Loganville and thrive.

Letter of intent for 4615 Atlanta HWY

Kittle Homes is requesting a down rezoning from CH to RM-6 for the property located at 4615 Atlanta HWY in Loganville. The parcels involved are LG110187, LG110187A00, LG110185C00, and LG110185B00. The plan is to leave the front as CH commercial for two commercial tracts for restaurants. The remaining back of the property will be rezoned RM-6 for single family attached townhomes. All the homes will be back entry with private drives. The homes will feature front porches or stoops depending on elevation. The homes will have 3 bedrooms and 2.5 baths, two-car garage, and over 1,600 heated square feet. A small park in the center of the project will welcome neighbors to connect. There will be a dog park for owners with pets on the outskirts of the project. Kittle Homes is excited to bring their award-winning style homes to the Loganville Area.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

REFERENCES

- 1) DEED BOOK 3473, PAGE 234.
- 2) PLAT BOOK 21, PAGE 120.
- 3) PLAT BOOK 25, PAGE 20.
- 4) PLAT BOOK 33, PAGE 69.
- 5) PLAT BOOK 108, PAGE 157.
- 6) UNRECORDED BOUNDARY SURVEY FOR DONALD CAMP, PREPARED BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 2/22/2005.
- 7) UNRECORDED ALTA/ACSM BOUNDARY SURVEY FOR CAR ATLANTA USA, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 11/8/01, LAST REVISED 12/12/01.

OTHER'S AS DENOTED ON PLAT.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13297C0085E DATED DECEMBER 8, 2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

TRACT 1: 2.381 ACRES
TRACT 2: 21.863 ACRES
TRACT 3: 0.869 ACRES
TRACT 4: 0.997 ACRES
TOTAL: 26.110 ACRES
(INCLUDES EASEMENTS WITHIN)

GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: CAMP FAMILY PARTNERSHIP, LLP, P.O. BOX 550, SNELLVILLE, GA 30078.
- 2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- 3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- 4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- 5) ALL INTERIOR IMPROVEMENTS NOT SHOWN.

CH (COMMERCIAL HIGHWAY)

MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM REAR SETBACK: 30 FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 20 FEET
MAXIMUM BUILDING HEIGHT: 6 STORIES

