



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: 12/5/24

Application # R24036

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>WALKER ANDERSON HOMES, LLC</u>	NAME: <u>Linda Knight</u>
ADDRESS: <u>350 Brogden Rd</u>	ADDRESS: <u>3415 Clay road</u>
CITY: <u>Suwanee</u>	CITY: <u>Monticello</u>
STATE: <u>GA</u> Zip: <u>30024</u>	STATE: <u>GA</u> Zip: <u>31064</u>
PHONE: <u>404-210-9925 Corb.H.Woods</u>	PHONE: <u>404-202-0633</u>
	(*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: SHANE LANHAM PHONE: 770-232-0000
 EMAIL: slanham@mptlawfirm.com FAX: 678-518-6880

PROPERTY INFORMATION

MAP & PARCEL # 5160030 5160281 5160032 PRESENT ZONING: CH REQUESTED ZONING: Rm..6
 ADDRESS: PECAN STREET COUNTY: Gwinnett ACREAGE: 1-13.15
 PROPOSED DEVELOPMENT: SINGLE FAMILY, FEE SIMPLE TOWNHOME PROJECT

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: 9/5/24
 Accepted by Planning & Development: [Signature] DATE: 12/6/2024 FEE PAID: \$500.00

CHECK # 3098 RECEIPT # 20217537 TAKEN BY: SB DATE OF LEGAL NOTICE: 1/5/25 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 Referred Back to Planning Commission Withdrawn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

Application # R24-036

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.

WALKER ANDERSON HOMES, LLC
AWW

12/5/24

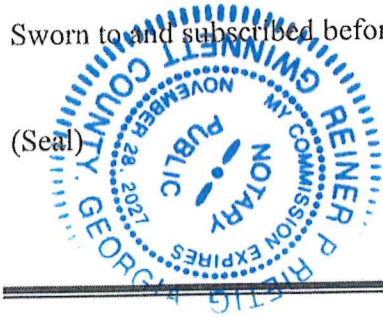
Applicant's Signature

Date

Carb. H Woods

Print Name and Title

Sworn to and subscribed before me this 5 day of DECEMBER, 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.

Owner's Signature

Date

Print Name and Title

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

(Seal)

Signature of Notary Public

Application # R 24036

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.

Linda S Knight

12/5/2024

Owner's Signature

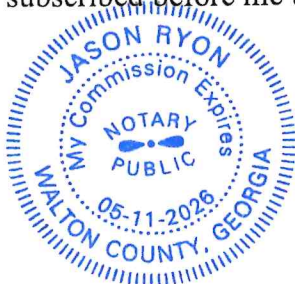
Date

Linda Knight

Print Name and Title

Sworn to and subscribed before me this 5th day of December, 2024.

(Seal)



Signature of Notary Public

Application # R 24-036

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

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

Ginger Smith Rice

Leonard S Smith

12/4/2024

Owner's Signature

Date

Ginger Smith Rice

Leonard S Smith

Print Name and Title

Sworn to and subscribed before me this 4th day of December, 2024.

(Seal)



Signature of Notary Public

Application # R 24036

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.

WALKER ANDERSON HOMES, LLC

AWL 12/5/24 Corbitt Woods
 Applicant's Signature Date Print Name

[Signature] 12/5/24 Shane Latham
 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.

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed fee simple, single family townhome project is located between Pecan Street and existing commercial along Atlanta Highway and would provide an attractive streetscape for motorists travelling Pecan Street.

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

The proposed development is located along Pecan Street and will be designed in accordance with standards for entrance and exit from the project onto Pecan Street. A standard deceleration lane is proposed to be part of the design. The interior streets are proposed to be public and built to public street standards. The proposed dwellings will all have a two car garage and two car width driveway. Visitor parking will be provided to enhance traffic safety.

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

The proposed development would not contribute to overcrowding or urban sprawl as the property is located near the urban core of Loganville and the proposed land uses and densities are complementary with surrounding development. The subject property is in close proximity to Atlanta Highway (U.S. Route 78), which is Loganville's most heavily developed corridor. The proposed development is not an isolated, out-of-place development and will add to the area housing supply and introduce a quality product.

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

The proposed development would utilize public water, sewer, and other utilities, and based on conversations with city staff, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

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

The proposed development would provide high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. The community will have a mandatory community association and lawn maintenance will be provided through the community association. We find that this provides protection to the community, both inside and outside the community as well as helps protect property values.

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

The proposed development would provide a residential component consistent with the surrounding area along Pecan Street. The proposed zoning change from Commercial Highway

(CH) will bring a less intensive use on the property, and provide a transition from the commercial uses along Atlanta Highway to the primarily residential uses along Pecan.

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

The proposed development would complement surrounding properties by increasing housing options in the City, and providing a high-quality, attractive residential development near major transportation corridors. The proposed project would bring a currently vacant commercially zoned property into a more complementary use in the area.

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

The property would remain a large, underutilized tract in Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained. Additionally, the current zoning would allow uses that would take away from, not enhance, the area along Pecan Street.

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 subject property is located along Pecan Street with convenient access to downtown Loganville. The proposed development will provide additional housing options to both present and future inhabitants of the City of Loganville.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 160, 5th district, City of Loganville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the northwesterly right-of-way of Kingsgate Cove (50' R/W) and southwesterly right-of-way of Pecan Street (60' R/W) if extended to form a point; THENCE traveling northwesterly along the right-of-way of Pecan Street a distance of 519.42 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE leaving said right-of-way South 59 degrees 49 minutes 00 seconds West a distance of 352.55 feet to a point;

THENCE South 60 degrees 14 minutes 10 seconds West a distance of 306.25 feet to a point;

THENCE South 58 degrees 44 minutes 20 seconds West a distance of 120.38 feet to a point;

THENCE North 49 degrees 52 minutes 01 seconds West a distance of 375.06 feet to a point;

THENCE North 49 degrees 26 minutes 59 seconds West a distance of 152.67 feet to a point;

THENCE North 53 degrees 32 minutes 53 seconds West a distance of 146.57 feet to a point;

THENCE North 56 degrees 42 minutes 10 seconds East a distance of 154.81 feet to a point;

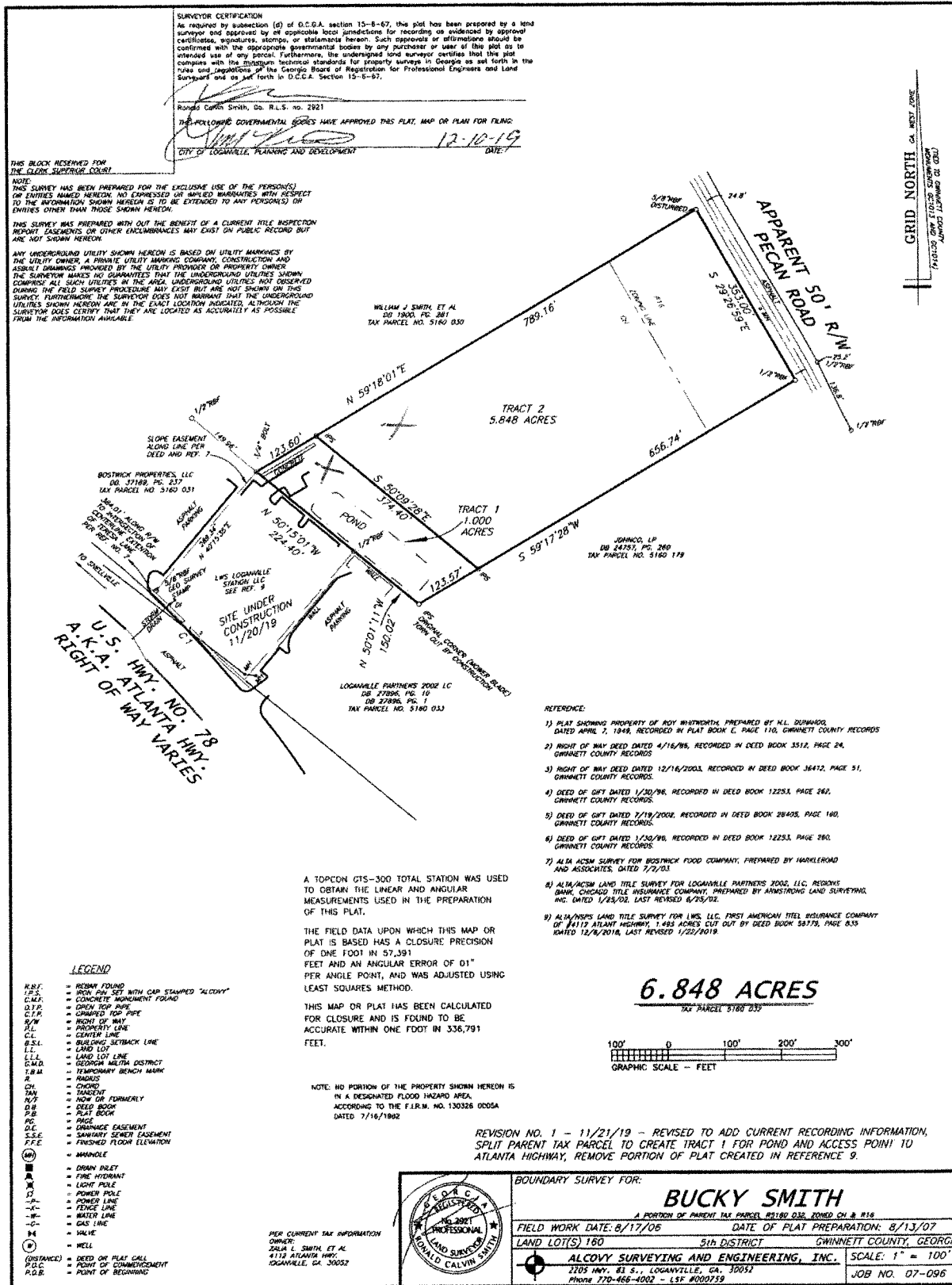
THENCE North 59 degrees 54 minutes 41 seconds East a distance of 861.39 feet to a point, said point being at the right-of-way of Pecan Road.

THENCE traveling southeasterly along said right-of-way South 32 degrees 04 minutes 28 seconds East a distance of 103.91 feet to a point

THENCE South 29 degrees 31 minutes 43 seconds East a distance of 180.58 feet to a point;

THENCE South 29 degrees 38 minutes 23 seconds East a distance of 354.37 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described contains 13.15 acres tract.



SURVEYOR CERTIFICATION
 (d) of D.C.G.A. section 15-8-67, this plat has been prepared by a land surveyor and observed by an applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies 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 D.C.G.A. Section 15-8-67.

Round Robin Smith, G.S. R.L.S. no. 2921
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
 CITY OF LOGANVILLE, PLANNING AND DEVELOPMENT
 DATE: 12-10-19

THIS BLOCK RESERVED FOR THE CLEEK SURVEYOR COLONY
 NOTE:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON; NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.
 ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASSESSMENT DIAGRAMS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEEDINGS MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

- REFERENCE:**
- 1) PLAT SHOWING PROPERTY OF BOY WINTERHILL, PREPARED BY H.L. ZORNHOFF, DATED APRIL 2, 1948, RECORDED IN PLAT BOOK E, PAGE 110, GWINNETT COUNTY RECORDS
 - 2) RIGHT OF WAY DEED DATED 4/18/96, RECORDED IN DEED BOOK 3512, PAGE 24, GWINNETT COUNTY RECORDS
 - 3) RIGHT OF WAY DEED DATED 12/16/2003, RECORDED IN DEED BOOK 36412, PAGE 51, GWINNETT COUNTY RECORDS
 - 4) DEED OF GIFT DATED 1/30/98, RECORDED IN DEED BOOK 12253, PAGE 262, GWINNETT COUNTY RECORDS
 - 5) DEED OF GIFT DATED 7/19/2004, RECORDED IN DEED BOOK 28495, PAGE 180, GWINNETT COUNTY RECORDS
 - 6) DEED OF GIFT DATED 1/20/96, RECORDED IN DEED BOOK 12253, PAGE 260, GWINNETT COUNTY RECORDS
 - 7) ALTA ACSM SURVEY FOR BOSTNICK FOOD COMPANY, PREPARED BY HARKLEROAD AND ASSOCIATES, DATED 7/2/03
 - 8) ALTA/ACSM LAND TITLE SURVEY FOR LOGANVILLE PARTNERS 2002, LLC, RECORDS BANK, CHICAGO TITLE INSURANCE COMPANY, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 1/23/02, LAST REVISED 8/25/02
 - 9) ALTA/NSPS LAND TITLE SURVEY FOR LWS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY OF 84115 ATLANTA HIGHWAY, 1.485 ACRES CUT OUT BY DEED BOOK 38779, PAGE 635 DATED 12/6/2018, LAST REVISED 1/22/2019

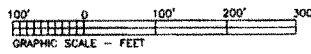
A TOPCON GTS-300 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,391 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

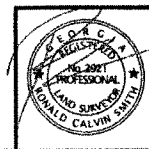
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 336,791 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 130326 0005A DATED 7/16/1992

6.848 ACRES
 TAX PARCEL 5160 030



- LEGEND**
- H.S.T. = REBAR FOUNDED
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.I.E.P. = CONCRETE MOUNTMENT FOUNDED
 - D.T.P. = DRIVEN TOP PIPE
 - C.T.P. = CHIPPED TOP PIPE
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.S.L. = BUILDING SETBACK LINE
 - L.L. = LAND LOT LINE
 - L.L.L. = LAND LOT LINE
 - D.M.D. = GEORGIA MATH DISTRICT
 - T.B.M. = TEMPORARY BENCH MARK
 - A. = ANCHORS
 - C.H. = CHAINS
 - T.M. = TAPERS
 - N.P. = NAIL OR FORMERLY
 - D.B. = DEED BOOK
 - F.B. = FIELD BOOK
 - P.C. = PAGE
 - E.E. = EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.F.E. = FINISHED FLOOD ELEVATION
 - (M) = MANHOLE
 - (D) = DRAIN PILEY
 - (H) = FIRE HYDRANT
 - (L) = LIGHT POLE
 - (P) = POWER POLE
 - (-)- = POWER LINE
 - (-)- = FENCE LINE
 - (-)- = WATER LINE
 - (-)- = GAS LINE
 - (H) = HOLE
 - (M) = WELL
 - (D) = DEED ON PLAT CALL
 - P.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING



BOUNDARY SURVEY FOR:
BUCKY SMITH
 A PORTION OF PARENT TAX PARCEL 5160 030, JOINED CH. & 816

FIELD WORK DATE: 8/17/06 DATE OF PLAT PREPARATION: 8/13/07
 LAND LOT(S) 160 5th DISTRICT GWINNETT COUNTY, GEORGIA

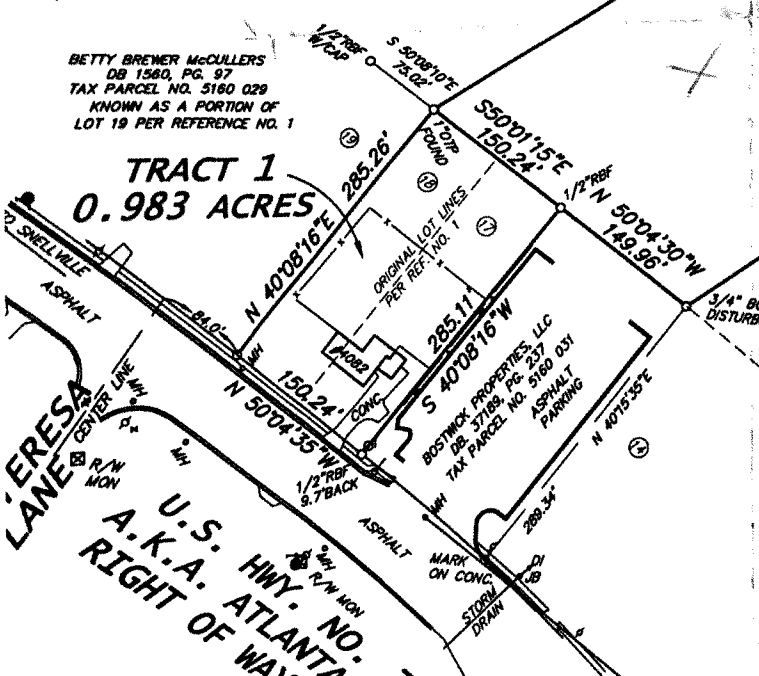
ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 100'
 2205 HWY. #1 S., LOGANVILLE, GA, 30057
 PHONE 770-466-4002 - FAX 8000719
 JOB NO. 07-096

- IRON PIN SET
- RE-BAR FOUND
- RE-BAR SET
- OPEN TOP
- CHIPPED TOP
- RIGHT OF WAY
- PROPERTY LINE
- CENTER LINE
- BUILDING LINE
- LAND LOT
- LAND LOT LINE
- GEORGIA MILITA DISTRICT
- POWER POLE
- POWER LINE
- FENCE LINE
- RADIUS
- CHORD
- TANGENT
- NOW OR FORMERLY
- DEED BOOK
- PLAT BOOK
- PAGE
- DRAINAGE EASEMENT
- SEWER EASEMENT
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- DIRECTION OF SURFACE DRAINAGE
- JB = JUNCTION BOX
- DI = DROP INLET

GA. WEST ZONE
GRID NORTH
(TIED TO GWINNETT COUNTY
MONUMENTS G2013 AND G2014)

- 1) PLAT SHOWING PROPERTY OF ROY WHITWORTH, PREPARED BY H.L. DUNAHOO, DATED APRIL 7, 1949, RECORDED IN PLAT BOOK E, PAGE 110, GWINNETT COUNTY RECORDS
- 2) RIGHT OF WAY DEED DATED 4/16/86, RECORDED IN DEED BOOK 3512, PAGE 24, GWINNETT COUNTY RECORDS.
- 3) RIGHT OF WAY DEED DATED 12/16/2003, RECORDED IN DEED BOOK 38412, PAGE 51, GWINNETT COUNTY RECORDS.
- 4) DEED OF GIFT DATED 1/30/96, RECORDED IN DEED BOOK 12253, PAGE 262, GWINNETT COUNTY RECORDS.
- 5) DEED OF GIFT DATED 7/19/2002, RECORDED IN DEED BOOK 28405, PAGE 180, GWINNETT COUNTY RECORDS.
- 6) DEED OF GIFT DATED 1/30/96, RECORDED IN DEED BOOK 12253, PAGE 260, GWINNETT COUNTY RECORDS.
- 7) ALTA ACSM SURVEY FOR BOSTWICK FOOD COMPANY, PREPARED BY HARKLEROD AND ASSOCIATES, DATED 7/2/03.
- 8) ALTA/ACSM LAND TITLE SURVEY FOR LOGANVILLE PARTNERS 2002, LLC, REGIONS BANK, CHICAGO TITLE INSURANCE COMPANY, PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATED 1/25/02, LAST REVISED 6/25/02.
- 9) BOUNDARY SURVEY FOR L. CARTER DEVELOPMENT, INC., PREPARED BY ROBINS LAND SURVEYING, INC. DATED 9/18/03, RECORDED IN PLAT BOOK 101, PAGE 219, GWINNETT COUNTY RECORDS.
- 10) BOUNDARY SURVEY FOR BUCKY SMITH, PREPARED BY ALCOVY SURVEYING AND ENGINEERING DATED 8/13/07.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 130328 0005A DATED 7/18/82



WILLIAM J SMITH, ET AL
DB 1800, PG. 281
TAX PARCEL NO. 5180 030
KNOWN AS LOTS 17, 18, AND 22 OF REFERENCE NO. 1

TRACT 2
6.275 ACRES

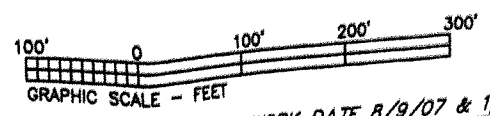
ZALIA SMITH
DB 12253, PG. 262
TAX PARCEL 5180 032
KNOWN AS LOTS 12, 13, 14
AND 23 OF REFERENCE NO. 1

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

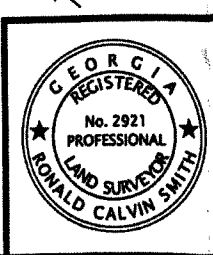
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THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,791

7.258 ACRES TOTAL



ORIGINAL FIELD WORK DATE 8/9/07 & 1/



BOUNDARY SURVEY FOR:		WILLIAM CHANCEY & MARSHA CHANCEY	
LAND LOT(S) 160	5th DISTRICT	WALTON COUNTY, GEO.	
SCALE: 1" = 100'	CITY OF LOGANVILLE	FIELD WORK DATE: 5/15/08	
ALCOVY SURVEYING AND ENGINEERING, INC.		DATE: 5/15/08	
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 07-C	
Phone 770-466-4002			



LETTER OF INTENT FOR REZONING APPLICATION

Walker Anderson Homes, LLC (the “Applicant”) submits this Letter of Intent and attached Rezoning Application on behalf of Walker Anderson Homes, LLC (the “Applicant”) for the purpose of rezoning to the RM-6 zoning classification an approximately 13.15 acre tract of land (the “Property”) located along Pecan Street between its intersections with Line Street and Brand Road.. The Property is currently zoned CH (Commercial Highway) and is adjoined on three sides by commercial or civic uses, consisting of the North Logan Commons Shopping Center, Express Oil Change Center, and the Loganville branch of the Post office on Pecan Street.

The Applicant proposes to develop the Property for use as a fee simple single-family attached townhome community including a total of 74 homes as shown on the enclosed conceptual site plan. Homes in the proposed development would be 24-foot wide front-entry units and would be constructed with attractive building materials including brick, stone, and/or fiber cement siding. The proposed development would also provide open spaces spread throughout the development with sidewalks to promote walkability. Residents of the proposed development would enjoy convenient vehicular access to the Atlanta Highway transportation corridors, with the Highways 20 and 81 corridors nearby. The Property is also located near multiple commercial and retail, office uses

The proposed development is in-line with the land uses and zoning classifications of surrounding property and is a less intense use than currently zoned and will provide housing options for current and future residents of Loganville.

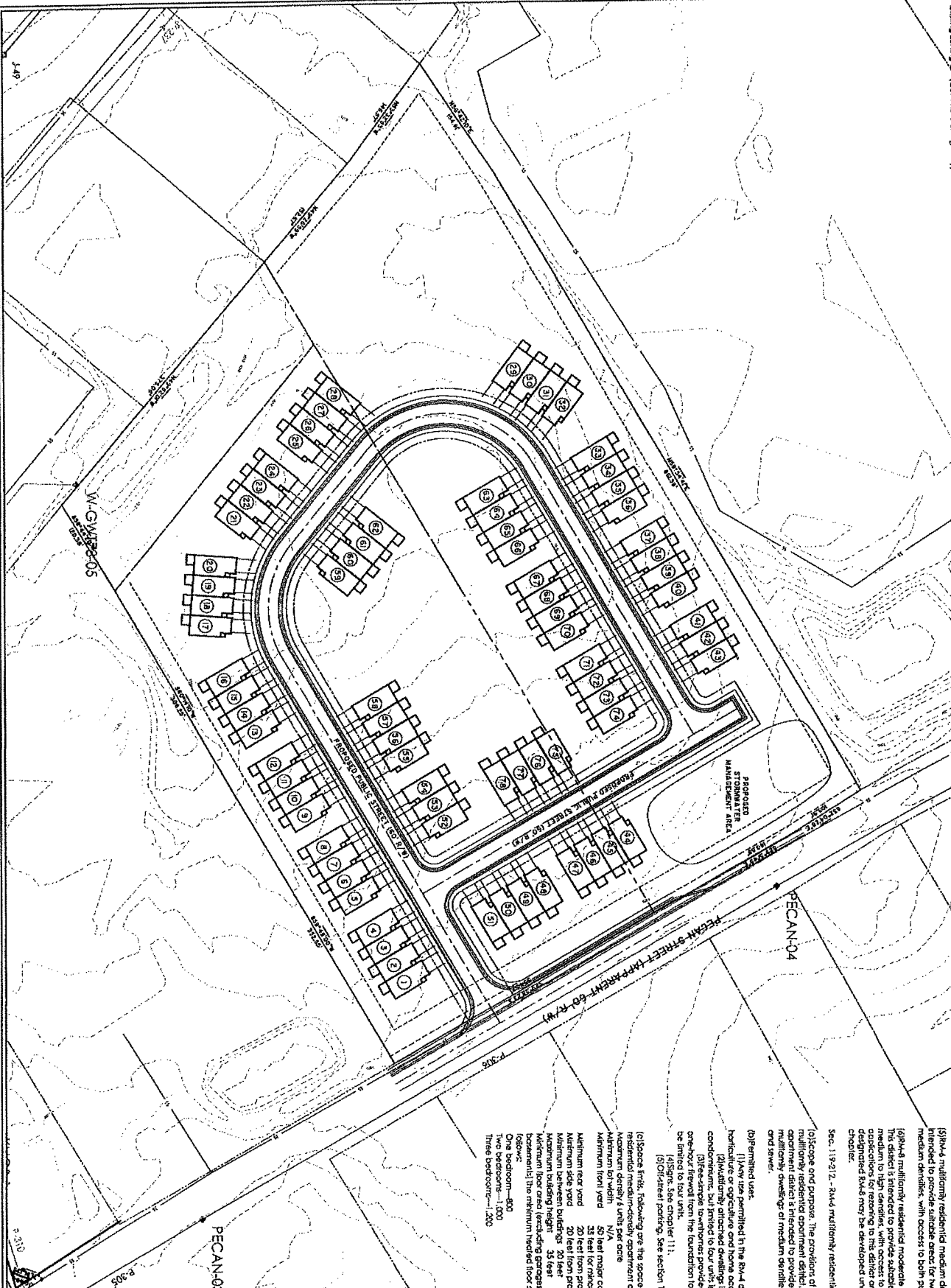
The Applicant and its representatives welcome the opportunity to meet with staff of the city of Loganville to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 5th day of December, 2024.

Walker Anderson Homes



Corbitt Woods



(S)RM-4 multifamily residential medium density apartment district. This district is intended to provide suitable sites for two-family and multifamily dwellings of medium densities, with access to both public water and sewer.

(R)RM-4 multifamily residential medium density apartment district (flexible). This district is intended to provide suitable sites for multifamily dwellings of medium to high densities, with access to both public water and sewer. No new applications for rezoning to this district are accepted. Proposed density designated RM-4 may be developed under the standards contained in this chapter.

Sec. 119-912. - RM-4 multifamily residential medium-density apartment district. (a) Scope and purpose. The provisions of this section apply to the RM-4 multifamily residential apartment district. The RM-4 multifamily residential apartment district is intended to provide suitable sites for medium and medium density dwellings of medium densities, with access to both public water and sewer.

(b) Permitted uses. (1) Any use permitted in the RM-4 district except noncommercial horticulture or agriculture and home occupations. (2) Multifamily attached dwellings including townhomes and condominiums, but limited to four units per lot. Each unit is supported by a one-hour fire-rated wall from the foundation to the roof decking. Each structure shall be limited to four units.

(c) Signs. See chapter 111. (d) Street parking. See section 119-390.

(e) Space lots. Following are the space lots for the RM-4 multifamily residential medium-density apartment district:

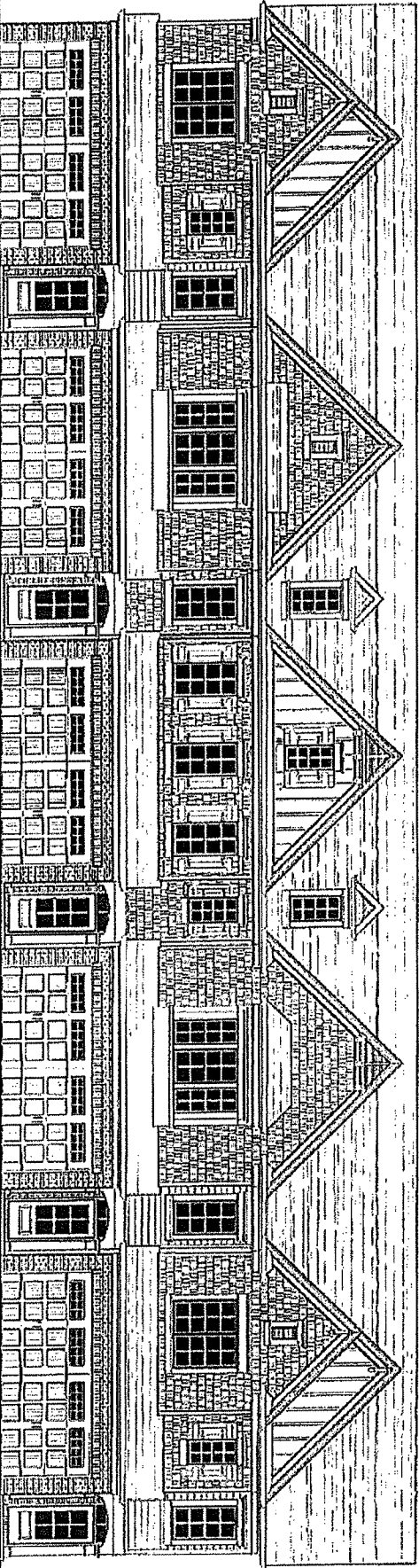
Maximum density/units per acre	Minimum lot width	Minimum front yard	Minimum rear yard	Minimum side yard	Minimum building height	Minimum floor area (excluding garages, carport, porches, patios and balconies) the minimum finished floor space (in square feet) shall be as follows:
Maximum density/units per acre	N/A	50 feet major collector streets	20 feet from property line	20 feet from property line	20 feet	One bedroom—800
Minimum lot width	N/A	35 feet for minor collector streets	20 feet from property line	20 feet from property line	20 feet	Two bedrooms—1,000
Minimum front yard	N/A	35 feet	20 feet from property line	20 feet	35 feet	Three bedrooms—1,200



PECAN-03

SKETCH SITE PLAN
ZALIA SMITH
TRACT
CITY OF LOUISVILLE
PREPARED FOR:
WALKER ANDERSON
HOMES, LLC
PREPARED BY:
THOMAS
HUTTON

DATE: 11/15/2011
SCALE: AS SHOWN
PROJECT: ZALIA SMITH TRACT
DRAWN BY: JH
CHECKED BY: JH
APPROVED BY: JH



Front Elevation - 5 Units Building



Abotting Property Owners



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND DWIGHT Mailing Address 4054 PECAN ST LOGANVILLE, GA 30052-2243 Property Location 4054 PECAN RD	Property ID R5161 029 Alternate ID 526657 Address 4054 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 1.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$273,100	\$323,100	\$20,000	\$0	\$109,240	\$129,240
2023	Adjusted for Market Conditions	\$50,000	\$273,100	\$323,100	\$20,000	\$0	\$109,240	\$129,240
2022	Notice of Current Assessment	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2021	Notice of Current Assessment	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2020	Adjusted for Market Conditions	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2019	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2018	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2017	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2016	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2015	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2014	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2013	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2012	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2011	Adjusted for Market Conditions	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2007	Bld Added, Updated or Razed	\$30,000	\$186,300	\$216,300	\$12,000	\$0	\$74,520	\$86,520
2006	Bld Added, Updated or Razed	\$30,000	\$94,600	\$124,600	\$12,000	\$0	\$37,840	\$49,840
2004	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2003	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2002	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2001	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2000	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
1999	Conversion	\$23,900	\$0	\$23,900	\$9,560	\$0	\$0	\$9,560

Sales History

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.0021	0.00	0.00

Legal Description	
Line	Description
1	PECAN RD



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND STEVIE ETAL Mailing Address 4064 PECAN ST LOGANVILLE, GA 30052-2243 Property Location 4064 PECAN RD	Property ID R5161 040 Alternate ID 1551641 Address 4064 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 1.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$145,800	\$195,800	\$20,000	\$0	\$58,320	\$78,320
2023	Adjusted for Market Conditions	\$50,000	\$145,800	\$195,800	\$20,000	\$0	\$58,320	\$78,320
2022	Notice of Current Assessment	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2021	Notice of Current Assessment	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2020	Appeal Current Year Plus Two	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2020	Adjusted for Market Conditions	\$30,000	\$112,400	\$142,400	\$12,000	\$0	\$44,960	\$56,960
2019	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2018	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2017	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2016	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2015	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2014	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2013	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2012	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2011	Adjusted for Market Conditions	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2010	Return Filed - No Change	\$30,000	\$97,500	\$127,500	\$12,000	\$0	\$39,000	\$51,000
2007	Land & Bld Value Adj For Mkt	\$30,000	\$97,500	\$127,500	\$12,000	\$0	\$39,000	\$51,000
2004	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2003	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2002	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2001	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2000	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
1999	Conversion	\$15,700	\$58,000	\$73,700	\$6,280	\$0	\$23,200	\$29,480

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
		3/25/1989		HAMMOND STEVIE ETAL		WD	0	No	\$0
05479	00319	3/25/1989	HAMMOND STEVIE ETAL	HAMMOND STEVIE ETAL		WD	N	No	\$0
5479	319	3/25/1989		HAMMOND STEVIE ETAL		WD	0	No	\$0

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.9977	0.00	0.00

Legal Description



Property Detail	
HAMMOND DENNIS D Mailing Address 9950 FEATHER SOUND CT ALPHARETTA, GA 30022-5087 Property Location 4114 PECAN RD	Property ID R5161 022 Alternate ID 526614 Address 4114 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 0.6900

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$164,000	\$214,000	\$20,000	\$0	\$65,600	\$85,600
2023	Appeal Current Year Plus Two	\$50,000	\$164,000	\$214,000	\$20,000	\$0	\$65,600	\$85,600
2023	Adjusted for Market Conditions	\$50,000	\$176,100	\$226,100	\$20,000	\$0	\$70,440	\$90,440
2022	Notice of Current Assessment	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2021	Notice of Current Assessment	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2020	Adjusted for Market Conditions	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2019	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2018	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2017	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2016	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2015	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2014	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2013	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2012	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2011	Adjusted for Market Conditions	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2007	Land & Bld Value Adj For Mkt	\$30,000	\$119,500	\$149,500	\$12,000	\$0	\$47,800	\$59,800
2004	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2003	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2002	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2001	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2000	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
1999	Conversion	\$13,300	\$61,000	\$74,300	\$5,320	\$0	\$24,400	\$29,720

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
48087	620	5/29/2007	HAMMOND DENNIS D ETAL	HAMMOND DENNIS D	S	GI	4	No	\$0
11230	00078	4/12/1995	TRANSAMERICA FINANCIAL SERV	HAMMOND DENNIS D ETAL		WD	Y	No	\$65,700
11230	78	4/12/1995	TRANSAMERICA FINANCIAL SERV	HAMMOND DENNIS D ETAL		WD	Y	No	\$65,700
		1/3/1995		DANIEL ROOSEVELT		DP	0	No	\$0
11078	00064	1/3/1995	DANIEL ROOSEVELT	TRANSAMERICA FINANCIAL SERV		DP	N	No	\$0
11078	64	1/3/1995	DANIEL ROOSEVELT	TRANSAMERICA FINANCIAL SERV		DP	0	No	\$0



Property Detail	
HAMMOND MARGARET Mailing Address 4128 PECAN ST LOGANVILLE, GA 30052-2249 Property Location 4128 PECAN RD	Property ID R5161 012 Alternate ID 526541 Address 4128 PECAN RD Property Class Conservation Improved Neighborhood 8310 10 Deeded Acres 17.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$632,400	\$102,200	\$734,600	\$252,960	\$0	\$40,880	\$293,840
2023	ADD CUVA Exemption	\$551,000	\$111,400	\$662,400	\$220,400	\$0	\$44,560	\$264,960
2023	Adjusted for Market Conditions	\$551,000	\$111,400	\$662,400	\$220,400	\$0	\$44,560	\$264,960
2023	REMOVE CUVA Exemption	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2022	Notice of Current Assessment	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2021	Notice of Current Assessment	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2020	Adjusted for Market Conditions	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2019	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2018	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2017	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2016	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2015	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2014	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	ADD CUVA Exemption	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	REMOVE CUVA Exemption	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	Adjusted for Market Conditions	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2012	Notice of Current Assessment	\$401,000	\$80,600	\$481,600	\$160,400	\$0	\$32,240	\$192,640
2011	Adjusted for Market Conditions	\$401,000	\$80,600	\$481,600	\$160,400	\$0	\$32,240	\$192,640
2007	Correct Val Detail Line	\$598,500	\$91,300	\$689,800	\$239,400	\$0	\$36,520	\$275,920
2007	Land & Bld Value Adj For Mkt	\$598,500	\$91,300	\$689,800	\$239,400	\$0	\$36,520	\$275,920
2004	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2003	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2002	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2001	Conversion	\$298,500	\$56,300	\$354,800	\$119,400	\$0	\$22,520	\$141,920
2000	Conversion	\$238,800	\$43,500	\$282,300	\$95,520	\$0	\$17,400	\$112,920
1999	Conversion	\$238,800	\$43,500	\$282,300	\$95,520	\$0	\$17,400	\$112,920

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
55364	767	11/7/2013	HAMMOND HENRY L	HAMMOND MARGARET	S	QC	0	No	\$0

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.0000	0.00	0.00



Property Detail	
APIF - GEORGIA LLC Mailing Address 950 TOWER LN STE 800 FOSTER CITY, CA 94404-2191 Property Location 4160 LOGAN DR	Property ID R5160 179 Alternate ID 2594462 Address 4160 LOGAN DR Property Class Office Warehouse Neighborhood 9320 Grayson Deeded Acres 7.1700

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$2,023,900	\$110,200	\$2,134,100	\$809,560	\$0	\$44,080	\$853,640
2023	Adjusted for Market Conditions	\$946,400	\$784,600	\$1,731,000	\$378,560	\$0	\$313,840	\$692,400
2022	Adjusted for Market Conditions	\$413,000	\$1,239,000	\$1,652,000	\$165,200	\$0	\$495,600	\$660,800
2021	Notice of Current Assessment	\$659,800	\$631,400	\$1,291,200	\$263,920	\$0	\$252,560	\$516,480
2020	Adjusted for Market Conditions	\$659,800	\$631,400	\$1,291,200	\$263,920	\$0	\$252,560	\$516,480
2019	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2018	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2017	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2016	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2015	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2014	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2013	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2012	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2011	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2010	Correct Landsize Only	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2004	Conversion	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2003	Appeal Current Year Only	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2002	Conversion	\$1,500,300	\$1,368,800	\$2,869,100	\$600,120	\$0	\$547,520	\$1,147,640
2001	Conversion	\$107,600	\$0	\$107,600	\$43,040	\$0	\$0	\$43,040
2000	Conversion	\$107,600	\$0	\$107,600	\$43,040	\$0	\$0	\$43,040
1999	Conversion	\$86,100	\$0	\$86,100	\$34,440	\$0	\$0	\$34,440

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
57091	136	11/22/2019	BROADSTONE USPO PORTFOLIO LLC	APIF - GEORGIA LLC	S	Fu		No	\$4,030,450
56048	1058	8/10/2018	JOHNCO LP	BROADSTONE USPO PORTFOLIO LLC	S	Fu	Y	No	\$3,200,000
24757	00260	9/26/2001	FIRST NATIONAL BANK	JOHNCO LP		WD	N	No	\$0
24757	260	9/26/2001	FIRST NATIONAL BANK	JOHNCO LP		WD	0	No	\$0
16106	00157	5/5/1998	POSTAL SERVICES LLC	FIRST NATIONAL BANK		DP	N	Yes	\$0
16106	157	5/5/1998	POSTAL SERVICES LLC	FIRST NATIONAL BANK		DP	0	Yes	\$0
15043	00080	9/8/1997	BISON GROUP INC THE	POSTAL SERVICES LLC		QC	N	Yes	\$0
15043	80	9/8/1997	BISON GROUP INC THE	POSTAL SERVICES LLC		QC	0	Yes	\$0
		1/15/1997		BISON GROUP INC THE		WD	0	Yes	\$700,000
13725	00079	1/15/1997	BISON GROUP INC THE	BISON GROUP INC THE		WD	8	Yes	\$700,000



Gwinnett

Tax Assessor's Office

Property Detail	
LOGANVILLE PARTNERS 2002 LLC Mailing Address 800 MOUNT VERNON HWY NE STE 425 ATLANTA, GA 30328-4226 Property Location 4132 ATLANTA HWY	Property ID R5160 033 Alternate ID 526151 Address 4132 ATLANTA HWY Property Class Strip Shopping Center Neighborhood 9320 Grayson Deeded Acres 2.7500

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2024	Adjusted for Market Conditions	\$1,482,400	\$2,901,300	\$4,383,700	\$592,960	\$0	\$1,160,520	\$1,753,480
2023	Notice of Current Assessment	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2022	Appeal Current Year Plus Two	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2022	Adjusted for Market Conditions	\$1,197,900	\$2,135,100	\$3,333,000	\$479,160	\$0	\$854,040	\$1,333,200
2021	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2020	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2019	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2018	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2017	Appeal Current Year Plus Two	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2017	Adjusted for Market Conditions	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2016	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2015	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2014	Appeal Current Year Plus Two	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2014	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2013	Appeal Current Year Plus Two	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2013	Notice of Current Assessment	\$1,800,000	\$600,000	\$2,400,000	\$720,000	\$0	\$240,000	\$960,000
2012	Appeal Current Year Only	\$1,800,000	\$600,000	\$2,400,000	\$720,000	\$0	\$240,000	\$960,000
2012	Notice of Current Assessment	\$1,916,600	\$648,400	\$2,565,000	\$766,640	\$0	\$259,360	\$1,026,000
2011	Appeal Current Year Only	\$1,916,600	\$648,400	\$2,565,000	\$766,640	\$0	\$259,360	\$1,026,000
2011	Notice of Current Assessment	\$1,916,600	\$783,400	\$2,700,000	\$766,640	\$0	\$313,360	\$1,080,000
2010	Appeal Current Year Only	\$1,916,600	\$783,400	\$2,700,000	\$766,640	\$0	\$313,360	\$1,080,000
2010	Return Filed - No Change	\$1,916,600	\$983,400	\$2,900,000	\$766,640	\$0	\$393,360	\$1,160,000
2009	Return Filed - Market Adjustme	\$1,916,600	\$983,400	\$2,900,000	\$766,640	\$0	\$393,360	\$1,160,000
2005	Appeal Current Year Plus Two	\$1,916,600	\$1,283,400	\$3,200,000	\$766,640	\$0	\$513,360	\$1,280,000
2005	Land & Bld Value Adj For Mkt	\$1,916,600	\$2,337,400	\$4,254,000	\$766,640	\$0	\$934,960	\$1,701,600
2004	Appeal Current Year Only	\$1,022,000	\$1,178,000	\$2,200,000	\$408,800	\$0	\$471,200	\$880,000



Gwinnett

Tax Assessor's Office

Property Detail	
BOSTWICK PROPERTIES LLC Mailing Address PO BOX 308 BOSTWICK, GA 30623-0308 Property Location 4092 ATLANTA HWY	Property ID R5160 031 Alternate ID 526134 Address 4092 ATLANTA HWY Property Class Fast Food Neighborhood 9320 Grayson Deeded Acres 0.9400

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$563,000	\$2,826,800	\$3,389,800	\$225,200	\$0	\$1,130,720	\$1,355,920
2023	Notice of Current Assessment	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2022	Notice of Current Assessment	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2021	Appeal Current Year Plus Two	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2021	Adjusted for Market Conditions	\$641,000	\$949,300	\$1,590,300	\$256,400	\$0	\$379,720	\$636,120
2020	Notice of Current Assessment	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2019	Notice of Current Assessment	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2018	Adjusted for Market Conditions	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2017	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2016	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2015	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2014	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2013	Adjusted for Market Conditions	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2012	Notice of Current Assessment	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2011	Notice of Current Assessment	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2010	Return Filed - No Change	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2005	Bld Added, Updated or Razed	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2005	Land Value Adjusted For Market	\$574,400	\$0	\$574,400	\$229,760	\$0	\$0	\$229,760
2004	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2003	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2002	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2001	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720
2000	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720
1999	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
37189	00237	1/19/2004	FISTER & ASSOCIATES INC	BOSTWICK PROPERTIES LLC		WD	3	No	\$565,000
37189	237	1/19/2004	FISTER & ASSOCIATES INC	BOSTWICK PROPERTIES LLC		WD	L	No	\$565,000
		3/30/1998		RANGE FAYETTE S ETAL		WD	0	Yes	\$190,000
15742	00024	3/30/1998	RANGE FAYETTE S ETAL	FISTER & ASSOCIATES INC		WD	Y	Yes	\$190,000
				FISTER & ASSOCIATES					



Property Detail	
REDDY FAMILY, LLC Mailing Address PO BOX 1433 WATKINSVILLE, GA 30677-0029 Property Location 4072 ATLANTA HWY	Property ID R5160 029 Alternate ID 526118 Address 4072 ATLANTA HWY Property Class Medical Office Neighborhood 9320 Grayson Deeded Acres 0.7000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$311,500	\$295,300	\$606,800	\$124,600	\$0	\$118,120	\$242,720
2023	Adjusted for Market Conditions	\$217,500	\$476,500	\$694,000	\$87,000	\$0	\$190,600	\$277,600
2022	Adjusted for Market Conditions	\$152,500	\$344,500	\$497,000	\$61,000	\$0	\$137,800	\$198,800
2021	Notice of Current Assessment	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2020	Notice of Current Assessment	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2019	Bld Added, Updated or Razed	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2018	Bld Added, Updated or Razed	\$195,200	\$0	\$195,200	\$78,080	\$0	\$0	\$78,080
2017	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2016	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2015	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2014	Adjusted for Market Conditions	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2013	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2012	Correct Val Detail Line	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2012	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2011	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2011	Correct Val Detail Line	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2004	Conversion	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2003	Conversion	\$56,900	\$47,900	\$104,800	\$22,760	\$0	\$19,160	\$41,920
2002	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
2001	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
2000	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
1999	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
53884	605	10/15/2015	MCCOLLERS BETTY BREWER	Reddy Family, LLC	S	AD	M	Yes	\$275,000

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.5000	0.00	0.00
		0.2000	0.00	0.00

Legal Description	
Line	Description
1	19 WHIORTH PROP



Tax Assessor's Office

Property Detail	
BVA NORTH LOGAN LLC Mailing Address 176 N MAIN ST STE 210 FLORIDA, NY 10921-1021 Property Location 4022 ATLANTA HWY	Property ID R5160 264 Alternate ID 33289696 Address 4022 ATLANTA HWY Property Class Community Shopping Mall Neighborhood 9320 Grayson Deeded Acres 16.5000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2024	Adjusted for Market Conditions	\$6,226,100	\$19,356,892	\$25,582,992	\$2,490,440	\$0	\$7,742,760	\$10,233,200
2023	Notice of Current Assessment	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2022	Appeal Current Year Plus Two	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2022	Adjusted for Market Conditions	\$2,515,600	\$13,497,400	\$16,013,000	\$1,006,240	\$0	\$5,398,960	\$6,405,200
2021	Appeal Current Year Only	\$3,593,700	\$6,773,800	\$10,367,500	\$1,437,480	\$0	\$2,709,520	\$4,147,000
2021	Notice of Current Assessment	\$3,593,700	\$7,319,400	\$10,913,100	\$1,437,480	\$0	\$2,927,760	\$4,365,240
2020	Appeal Current Year Only	\$3,593,700	\$7,319,400	\$10,913,100	\$1,437,480	\$0	\$2,927,760	\$4,365,240
2020	Notice of Current Assessment	\$3,593,700	\$13,632,400	\$17,226,100	\$1,437,480	\$0	\$5,452,960	\$6,890,440
2019	Appeal Current Year Only	\$3,593,700	\$13,632,400	\$17,226,100	\$1,437,480	\$0	\$5,452,960	\$6,890,440
2019	Adjusted for Market Conditions	\$3,593,700	\$16,252,500	\$19,846,200	\$1,437,480	\$0	\$6,501,000	\$7,938,480
2018	Appeal Current Year Only	\$4,599,900	\$12,629,000	\$17,228,900	\$1,839,960	\$0	\$5,051,600	\$6,891,560
2018	Adjusted for Market Conditions	\$4,599,900	\$15,246,300	\$19,846,200	\$1,839,960	\$0	\$6,098,520	\$7,938,480
2017	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2016	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2015	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2014	Adjusted for Market Conditions	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2013	Appeal Current Year Plus Two	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2013	Notice of Current Assessment	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2012	Appeal Current Year Plus Two	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2012	Notice of Current Assessment	\$4,948,400	\$7,116,600	\$12,065,000	\$1,979,360	\$0	\$2,846,640	\$4,826,000
2011	Appeal Current Year Plus Two	\$4,948,400	\$7,116,600	\$12,065,000	\$1,979,360	\$0	\$2,846,640	\$4,826,000
2011	Appeal Current Year Plus Two	\$7,116,600	\$4,948,400	\$12,065,000	\$2,846,640	\$0	\$1,979,360	\$4,826,000
2011	Notice of Current Assessment	\$4,948,400	\$7,751,600	\$12,700,000	\$1,979,360	\$0	\$3,100,640	\$5,080,000
2010	Appeal Current Year Plus Two	\$4,948,400	\$7,751,600	\$12,700,000	\$1,979,360	\$0	\$3,100,640	\$5,080,000
2010	Bld Added, Updated or Razed	\$4,948,400	\$8,012,600	\$12,961,000	\$1,979,360	\$0	\$3,205,040	\$5,184,400
2009	Appeal Current Year Plus Two	\$4,948,400	\$6,551,600	\$11,500,000	\$1,979,360	\$0	\$2,620,640	\$4,600,000