

CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: 7/19/24

Application # A 24-027

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u> ADDRESS: <u>P.O. Box 2748</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(770) 318-5329</u>	NAME: <u>CH Brooks / Benny Stephenson, Trustee</u> ADDRESS: <u>55 Paps Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-8620</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streifert</u> EMAIL: <u>mark@buildrescom.com</u>	PHONE: <u>(770) 318-5329</u> FAX: _____
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040009</u> PRESENT ZONING: <u>A2/B3</u> (Separate rezoning request required) ADDRESS: <u>4550 Tuck Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>47.15</u> PROPOSED DEVELOPMENT: <u>PUV</u>	

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File)

Pre-Application Conference Date: 3/5/24

Accepted by Planning & Development: Sarah Black DATE: 7/19/24 FEE PAID: \$300.00

CHECK # 13758 RECEIPT # _____ TAKEN BY: SB 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: _____

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 Referred Back to Planning Commission Withdrawn

 Mayor City Clerk Date

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Streifert 7-3-24
Applicant's Signature Date

Mark Streifert, Manager
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 Date

Benny Stephenson, Trustee
Print Name and Title

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

(Seal) _____
Signature of Notary Public

Applicant's Certification

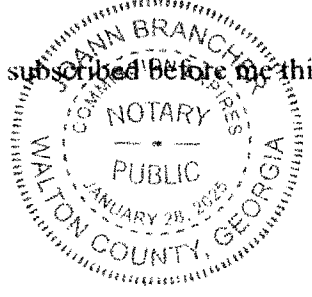
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Streifert 7-2-24
Applicant's Signature Date

Mark Streifert, Manager
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 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

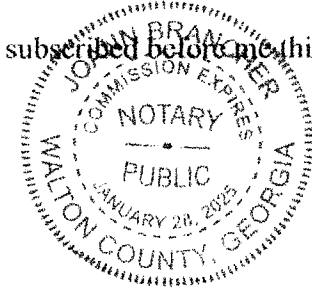
that all information contained in this application is complete and accurate to the best of their knowledge.

Benny Stephenson 07-2-24
Owner's Signature Date

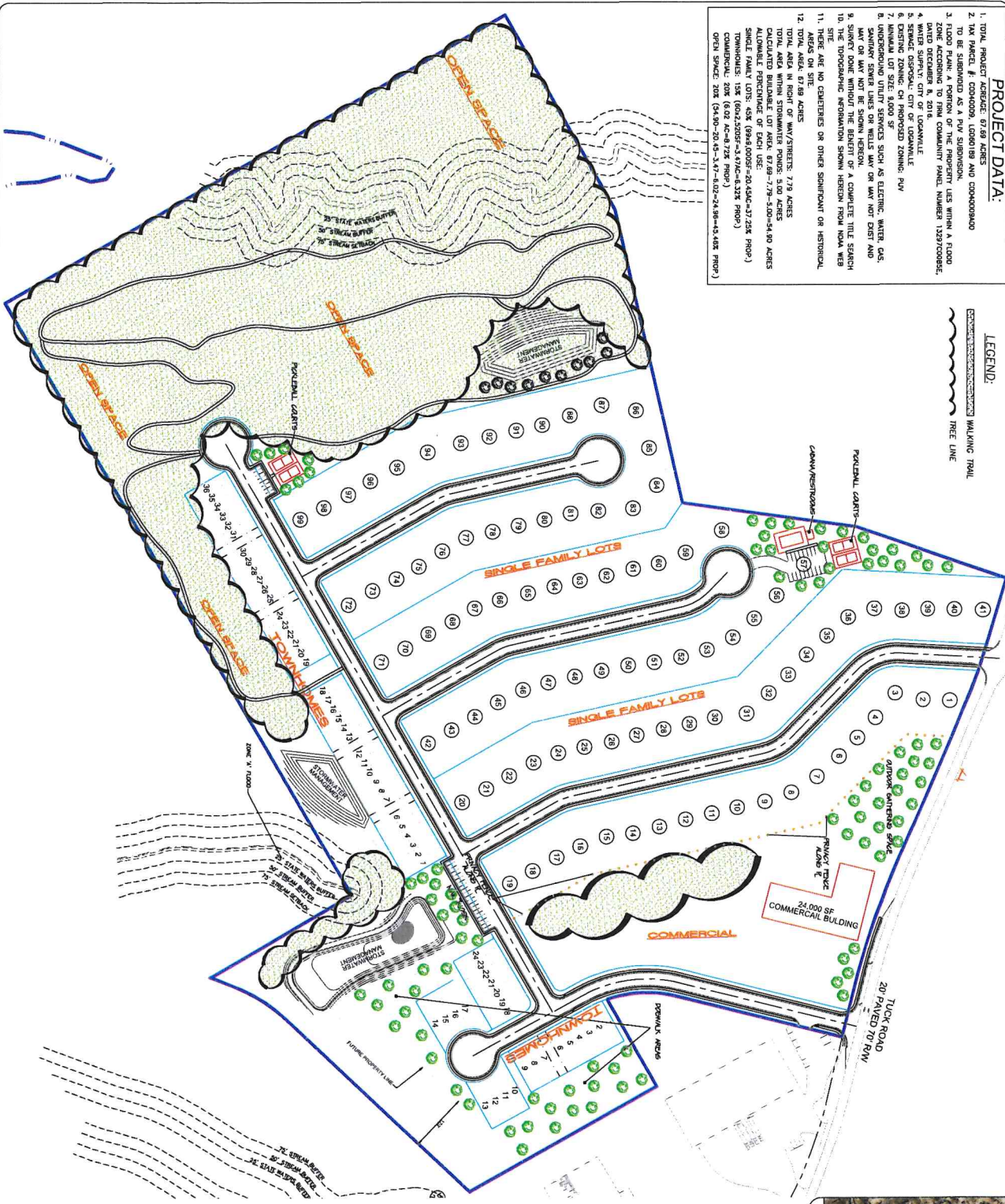
Benny Stephenson, Trustee
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 2024.

(Seal)



[Signature]
Signature of Notary Public



PROJECT DATA:

- TOTAL PROJECT ACREAGE: 87.89 ACRES
- TAX PARCEL #s: COCONDO, LOGANVILLE AND COCONDOADO
- TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- PLANNED PERMITTING AND CONSTRUCTION PERMITS TO BE SUBMITTED WITHIN A 60-DAY PERIOD ENDING ON 12/31/2015.
- DATE: DECEMBER 8, 2015.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWER: COCONDO CITY OF LOGANVILLE
- SEWER: COCONDO CITY OF LOGANVILLE
- MINIMUM LOT SIZE: 8,000 SF
- UNDERGROUND UTILITIES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON. A COMPLETE TITLE SEARCH SHOULD BE CONDUCTED TO DETERMINE THE EXISTENCE OF ANY SUCH UTILITIES.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEA SITE.
- THESE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL MONUMENTS ON THE 89 ACRES.
- TOTAL AREA IN FRONT OF HWY/STREETS: 7.75 ACRES
- TOTAL AREA WITHIN STORMWATER POND: 5.00 ACRES
- ALLOTTED BUILDABLE LOT AREA: 87.89 - 7.75 - 5.00 = 75.14 ACRES
- PERCENTAGE OF EACH USE:
 - RESIDENTIAL: 100% (87.89 ACRES)
 - COMMERCIAL: 20% (6.62 ACRES)
 - OPEN SPACE: 20% (6.62 ACRES)

LEGEND:

--- WALKING TRAIL

--- TREE LINE

GEORGIA 811
 Utilities Protection Center, Inc.
 Call before you dig. 800.455.7444

Scale 1" = 100'

REGIONS: _____ DATE: _____

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

DATE: 09/02/24
 SHEET: 1 of 1

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

CIVIL SOLUTIONS, INC.
 ENGINEERS - PLANNERS

750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE 706 255-2143

