



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 24-025

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 2743</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(770) 318-5329</u>	NAME: <u>T N Brooks</u> ADDRESS: <u>4332 Tom Brooks Road</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: _____ (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Mark Streifert PHONE: (770) 318-5329
 EMAIL: mark@buildres.com.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # R4216 001 PRESENT ZONING: Residential Va 60 ft (Separate rezoning request required)
 ADDRESS: 4332 Tom Brooks Road COUNTY: Gwinnett ACREAGE: 0.83
 PROPOSED DEVELOPMENT: PLV

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 # 13958 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: 7/12/24 & 7/15/25 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 Referred Back to Planning Commission Withdrawn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.

[Signature] _____ Date 9-6-24

MARK STRELFERT - 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 _____
Print Name and Title THOMAS NATHAN BROOKS


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	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.



Property Detail

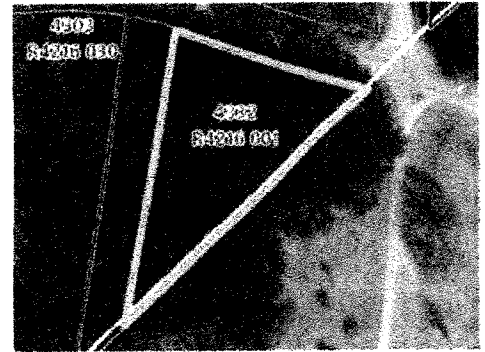
[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)

**BROOKS T N
4332 TOM BROOKS RD
LOGANVILLE GA 30052-7369**

Property ID: R4216 001
 Alternate ID: 256498
 Address: 4332 TOM BROOKS RD
 Property Class: Residential Vacant
 Neighborhood: 8012
 Dist Acres: 0.8300



Year	2024	2023	2022	2021	2020
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Adjusted for Market Conditions
Land Val	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Imp Val	\$0	\$0	\$0	\$0	\$0
Plant Equip	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Land Assd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000
Land Imp	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000

Sales history does not exist for this account.

Improvements do not exist for this account.

Primary Use

Land Type
Undeveloped

Area
0.83

Net Prompts
0

Net Points
0

Site
1

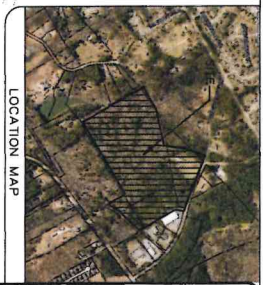
Use or Application
HARRISON RD

PROJECT DATA:

1. TOTAL PROJECT ACREAGE: 67.69 ACRES
2. TAX PARCEL #F: C0400009, L060109 AND C0400009A00
3. TO BE SUBDIVIDED AS A PUD SUBDIVISION.
4. ZONED UNDER THE PROVISIONS OF THE CITY OF LOGANVILLE ZONING ORDINANCE, DATED DECEMBER 6, 2016.
5. WATER SUPPLY: CITY OF LOGANVILLE
6. SEWER DISPOSAL: CITY OF LOGANVILLE
7. LANDMAINTENANCE: 20% OF LOT AREA
8. 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. A COMPLETE TITLE SEARCH TO THE DEPOSING RECORDS SHALL SHOW HEREON FROM WHATEVER SOURCE.
9. THERE ARE NO CENTERS OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
10. TOTAL ACREAGE: 67.69 ACRES
11. TOTAL AREA WITH STORMWATER PONDS: 5.00 ACRES
12. CALCULATED BUILDABLE LOT AREA: 67.69-7.78-3.00=54.90 ACRES
13. ALLOWABLE PERCENTAGE OF EACH USE:
14. SINGLE FAMILY LOTS: 45% (0949.0000-00.0000-37.25% PROJ.)
15. COMMERCIAL: 55% (0000.0000-00.0000-00.00% PROJ.)
16. OPEN SPACE: 20% (0400-00.00-00.00-00.00% PROJ.)
17. OPEN SPACE: 20% (0400-00.00-00.00-00.00% PROJ.)

LEGEND:

- WALKING TRAIL
- TREE LINE



GEORGIA811
 Utilities Protection Center, Inc.
 1000 North DeKalb, www.Georgia811.com
 Call before you dig, 404-524-7411

Scale 1" = 100'

REVISIONS: _____ DATE: _____

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

DATE: 09/02/24
 SHEET: 10f1

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

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

CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE 706-535-9443