



**Applicant's Certification**

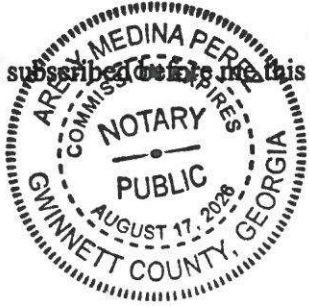
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez 2/3/23  
Applicant's Signature Date

Dina Vasquez, Owner  
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.

(Seal) Carely Medina Perez  
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

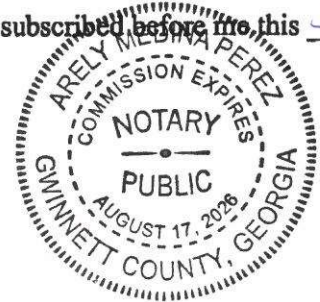
that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez 2/3/23  
Owner's Signature Date

Dina Vasquez, Owner  
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.

(Seal) Carely Medina Perez  
Signature of Notary Public





Tony Powell  
Brian Edwards  
Nathan Powell  
W. Charles Ross



**POWELL & EDWARDS**  
ATTORNEYS AT LAW

Jay Crowley  
Mandy Williams  
Ben Shoemaker  
Laura Walsh  
Laura Shoop  
Caroline Peck

February 6, 2023

Tim Prater, Director  
Planning & Development  
City of Loganville  
PO Box 39  
Loganville, Georgia 30051

**RE: LETTER OF INTENT IN SUPPORT OF APPLICATION FOR  
ANNEXATION AND REZONING FOR 315 SKYLAND DRIVE AND  
ADJACENT PARCEL, LOGANVILLE.**

Dear Mr. Prater:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Dina Vasquez (the "Applicant") to request Annexation of her properties into the City of Loganville and a Rezoning to the CH zoning designation. The Applicant currently operates an office located at 315 Skyland Drive, Loganville, and also owns an adjacent, unaddressed, undeveloped parcel which are both located in unincorporated Gwinnett County but immediately adjacent to commercial property which is located within the City Limits of Loganville. Specifically, the property located at 315 Skyland Drive is .46 acres and has Gwinnett County Tax ID Number R5159 014 and the adjacent property consists of .49 acres and is identified by Tax ID Number R5159 013.

The Applicant is desirous of annexation for several reasons. As noted above, the property holds an existing commercial business. The adjacent vacant parcel is fronted by US 78. These properties clearly fit with the character of the existing uses of the nearby City of Loganville zoned parcels which are zoned commercial. Further, the City of Loganville Comprehensive Plan characterizes the surrounding area as commercial. The remaining nearby Gwinnett County parcels are residential in character and inconsistent with the development trend of the adjoining area. The Applicant's property is adjacent to a large CH zoned property, so Annexation would be allowable. The rear of the Applicant's property is enclosed by a six-foot high, one hundred percent (100%) opaque privacy fence. Additionally, the CH designation would allow the Applicant to place materials used in her business behind the screening of the already existing fence. This would allow her business to operate more efficiently as well as to reduce wasteful trips to an off-site storage area to pick-up equipment, which is a benefit to anyone who travels along Highway 78.

**A PROFESSIONAL CORPORATION**

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • [powelledwards.com](http://powelledwards.com) • 770.962.0100  
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

February 6, 2023

Page 2

As all storage would be hidden from view, there would be no change in the appearance or the operation of the business upon the property. Additionally, the City of Loganville would have the opportunity to Condition the properties in a manner consistent with the City's vision for the gateway area into the City.

The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross  
Attorney for Applicant

Enclosures

PLAT B: 00147 P: 00243  
 Recorded: 09/03/2020 11:18 AM  
 201016580 Page: 1 Fees: \$10.00  
 Richard T. Alexander, Jr.  
 Clerk of Superior Court, Oconee County, GA  
 eFile Participant ID: 860478188,

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
 THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION  
 OF AN EXISTING TAX PARCEL.

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY  
 DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN  
 ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 THIS PLAT SUBJECT TO ALL RIGHTS-OF-WAYS,  
 EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT  
 SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS  
 FOUND TO BE WITHIN 200' OF SUBJECT PROPERTY.  
 THE CERTIFICATION, AS SHOWN HEREON, IS BASED ON  
 STATEMENT OF PROFESSIONAL OPINION BASED ON  
 KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
 EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE  
 AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR  
 IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
 GEORGIA BOARD OF RESURVEYING FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL  
 CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-6-97 AS  
 AMENDED BY HERETO (2016), IN THAT WHERE A  
 CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
 SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**SURVEYORS CERTIFICATION:**

THIS PLAT IS A REPRESENTATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND  
 DOES NOT SURVEY OR CREATE NEW PROPERTY RIGHTS. THE SURVEYOR HAS CONDUCTED  
 A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY  
 UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS WHICH COULD AFFECT  
 THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE  
 PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY,  
 OR OTHER INTERESTS WHICH COULD AFFECT THE PROPERTY. THE SURVEYOR HAS  
 CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE  
 OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS WHICH  
 COULD AFFECT THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL  
 INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED  
 EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS WHICH COULD AFFECT THE  
 PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE  
 PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS,  
 RIGHTS-OF-WAY, OR OTHER INTERESTS WHICH COULD AFFECT THE PROPERTY.

DATE: 3/3/2020  
 SURVEYOR: JOHN F. BREWER & ASSOCIATES

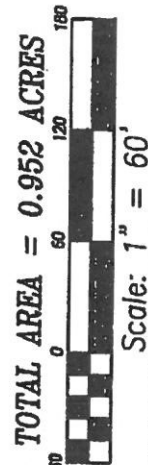
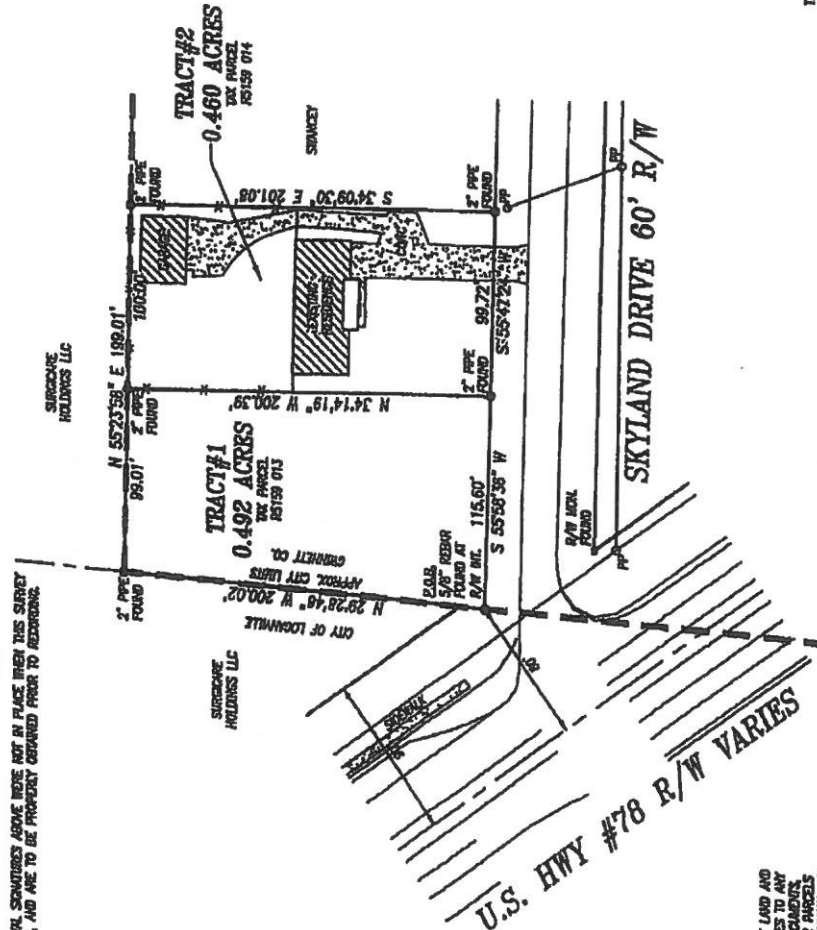
THE FOLLOWING COMMERCIAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAT  
 FOR FILING:

COMMERCIAL COUNTY

DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY  
 WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
 DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS  
 SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.  
 COMMUNITY FLOOD MAP NO. 1315500130P EFFECTIVE DATE 9/29/2009



**MARK DAVIS**  
 STATE OF GEORGIA  
 COMMERCIAL COUNTY  
 LAND LOT 230  
 5TH DISTRICT  
 DATE OF SURVEY 2/11/2020  
 SCALE 1"=60'  
 JOB 002003-DAVIS  
 REVISIONS

**SURVEYORS CERTIFICATE**  
 1. THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PROXIMITY OF ONE FOOT IN EACH DIRECTION AND AN ANGLE OF ONE OF TWO SECONDS PER HUNDRED PARTS.  
 2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSED COURSE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN EACH DIRECTION AND WAS ADJUSTED BY USING THE COLLAPS RULE.  
 3. ALL ANGLES AND LENGTHS WERE MEASURED BY USING A TOTAL STATION.

**JOHN F. BREWER & ASSOCIATES**  
 LAND SURVEYING  
 DEVELOPMENT SUPERVISOR  
 1002 S BROAD STREET  
 MARIETTA, GEORGIA 30067  
 TEL: (770) 287-4705  
 EMAIL: INFO@JFBREWER.COM

**ORDER OF RECORD:**  
 MARK DAVIS  
 1500 HULLY ROAD DR  
 LOCONVILLE GA 30052-1179

**REFERENCES:**  
 -PLAT BOOK X PAGE 78  
 -PLAT BOOK COB PAGE 47

- LEGEND:**
- HT - INTERSECTION
  - SL - SPLIT OF ROAD
  - AL - ROAD UNDER OVERCROSS
  - CL - ROAD BRIDGE
  - BL - ROAD BRIDGE
  - AL - ROAD BRIDGE
  - BL - ROAD BRIDGE
  - R - ROAD
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.C.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT LINE
  - L.L. - LAND LOT LINE
  - CSH - CORNER STAKE
  - SM - SPLIT MOUND
  - M - WATER WALLE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES. IT IS NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JOHN F. BREWER AND ASSOCIATES. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

**All that certain property situated and being in Land Lot 130 of the 5th District of Gwinnett County, being Lot 2, Block B, Unit 1, Sunny Acres Subdivision, as shown in Plat Book K, page 78, Gwinnett County records, and known as Route #2, Skyland Drive, Loganville, Georgia, according to the present system of numbering in Gwinnett County, Georgia. MAP/Parcel #R5159 014**

**AND ALSO:**

**All that tract or parcel of land lying and being in Land Lot 130 of the 5th District of Gwinnett County, Georgia, containing 0.491 acres, more or less, and being more particularly described as follows: To find the true point of beginning, begin at the right-of-way monument found at the intersection of the northeasterly right-of-way of Highway 78 and the southwesterly right-of-way of Skyland Drive; continue thence North 63° 43' 11" West a distance of 67.87 feet to an iron pin set, which is the true point of beginning; thence departing said right-of-way of Highway 78, run thence North 30° 45' 00" West a distance of 199.99 feet to a point; run thence North 54° 17' 18" East a distance of 98.92 feet to a point; run thence South 35° 29' 16" East a distance of 199.96 feet to a point; run thence South 54° 38' 43" west a distance of 115.44 feet to a point, which point is the true point of beginning, all as shown on that certain survey for Alice Still dated November 27, 2006 and prepared by Robert W. Von Itter, Georgia Registered Land Surveyor No. 2251. MAP/Parcel #R5159 013**

## Adjacent Property Owners

Surgicare Holdings, LLC  
367 Athens Highway, Suite 100  
Loganville, Georgia 30052-2207

Alicia Dell Swancey  
305 Skyland Drive  
Loganville, Georgia 30052-4920

Suhil Amir Valiani  
1955 Webb Gin House Road  
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC  
30 Rundlett Way  
Middleton, MA 01949-2524