



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: February 28, 2023

Application # **R** 23-005

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>Sevan Multi-Site Solutions</u> ADDRESS: <u>13100 Wortham Center Dr, 3rd Floor</u> CITY: <u>Houston</u> STATE: <u>TX</u> Zip: <u>77065</u> PHONE: <u>253.508.4322</u>	NAME: <u>GSA RE Hwy 78 Loganville</u> ADDRESS: <u>500 Commerce Street, Suite 700</u> CITY: <u>Fort Worth</u> STATE: <u>TX</u> Zip: <u>76102</u> PHONE: <u>817.509.3958</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Amy Pearce</u> PHONE: <u>253.508.4322</u> EMAIL: <u>amy.pearce@sevansolutions.com</u> FAX: <u>N/A</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>LG110061</u> PRESENT ZONING: <u>R-16</u> REQUESTED ZONING: <u>CH</u> ADDRESS: <u>168 Lee Byrd Road, Loganville, GA</u> COUNTY: <u>Walton</u> ACREAGE: <u>0.71 Acres +/-</u> PROPOSED DEVELOPMENT: <u>Parcel to become part of larger commercial development fronting US-78</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: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: **\$500.00**

CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE : _____ 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 Referred Back to Planning Commission Withdrawn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

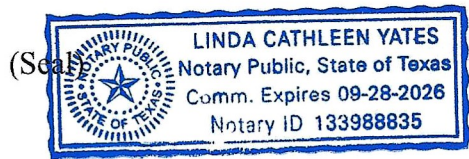
Applicant's Certification

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.

Amy Pearce 3.3.23
Applicant's Signature Date

Amy Pearce, Project Manager - Sevan Multi-Site Solutions
Print Name and Title

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



Linda Cathleen Yates
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)

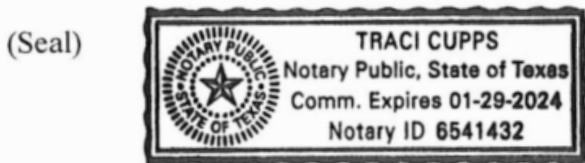
- a) _____ the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

David Bruce 3/3/2023
Owner's Signature Date

David Bruce, Manager
Print Name and Title

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



Traci Cupps
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.

<i>Amy Pearce</i>	3.3.23	Amy Pearce
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** 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.

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?

The proposed use will complement the aesthetics of the area, bringing a fresh design to this corner of Loganville. Existing trees and landscaping will be preserved as feasible and new trees and landscaping will be added to buffer this development from neighboring residential properties.

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

The proposed use should decrease congestion and increase traffic safety at the very busy intersection of US-78 and Lee Byrd Road. Collaborating with the City on points of access and including cross access between businesses will decrease the number of access points and potentially divert vehicles from that very congested intersection.

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

The proposed use will decrease population density by changing the property from residential zoning to commercial zoning. With this property being part of a larger redevelopment of existing properties, there should be no added proclivity for overcrowding or urban sprawl.

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

The proposed use of this particular parcel, as a part of the larger proposed development, is to serve as open space and stormwater detention areas for the new development. The new detention area(s) will capture and filter stormwater and will not require water, sewer or other infrastructure services as does its current use.

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

The proposed Highway Commercial zoning will allow the redevelopment of this parcel to be part of an exciting new development that will bring jobs and tax dollars to Loganville, stimulating the local economy and increasing property values.

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

The proposed use aligns with multiple goals set forth in Loganville's Comprehensive Plan through improving walkability by adding sidewalks to safely connect residents with businesses, preserving natural and cultural resources by concentrating development around established areas, and meeting resident needs and attracting tourists by providing quality development. It also aligns with the Future Land Use map, concentrating commercial development along major thoroughfares.

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

Adjacent property owners will benefit in different ways: The residential neighbors to the north will enjoy a lush, green landscape buffer and new sidewalks to safely access businesses along Lee Byrd Road and US-78. The commercial neighbors to the west will receive the benefit of new cross access connecting their businesses directly with Lee Byrd Road and providing additional points of access for their customers.

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

If the requested zoning is not approved and the development plans fall through, adjacent property owners will lose out on the benefits of additional trees and landscaping, increased mobility via new sidewalks and vehicular cross access, and could also end up neighboring abandoned properties that may result in undesirable blight.

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 rezoning of this property will make way for exciting new development on several adjacent properties fronting Highway 78, bringing a fresh look, new jobs, tax dollars, and infrastructure improvements to Loganville.



1 March 2023

Mr. Tim Prater, Director
Department of Planning and Development
City of Loganville
4303 Lawrenceville Road
Loganville, GA 30052

RE: Parcel LG110061 – 168 Lee Byrd Road
Request for Zoning Map Adjustment - Letter of Intent

Dear Mr. Prater:

We are requesting an amendment to the City of Loganville zoning map to rezone the property at 168 Lee Byrd Road from R16 Residential to CH Highway Commercial. The rezoning of this parcel will allow for stormwater detention, landscaping/open space and an access drive to accommodate the proposed development of the abutting parcels to the south that front US 78 and are currently zoned CH.

We believe this zoning change will be beneficial to the citizens of Loganville. The redevelopment of this parcel along with the neighboring parcels will bring improvements in connectivity and walkability while also bringing jobs and tax revenue.

Thank you for considering our rezoning proposal. Please do not hesitate to reach out with any questions, comments or concerns. We look forward to working with the City of Loganville on this new and exciting development.

Kindest Regards,

Amy Pearce
Project Manager

CC: Harrison Parker, Made To Order Holdings



Request for Zoning Map Amendment

Application # R
Parcel #LG110061 – 168 Lee Byrd Road

LEGAL DESCRIPTION

*Needham Parcel Two
A Part of Buncombe Militia District, Walton County, Georgia
Parcel No. LG110061
0.71 Acres +/-*

ALL THAT TRACT OR PARCEL OF LAND lying and being in the State of Georgia, County of Walton, in Buncombe Militia District, fronting 210 feet on the West side of Lover's Lane Road (Lee Byrd Road), and being more particularly described according to plat and survey by J.M. Williams, Surveyor, dated June 17, 1960, and recorded in Plat Book 14, page 272, Clerk's Office, Walton Superior Court, reference to which record is hereby made for a more complete description.

Beginning at a point at the Southeast corner of this property where this property corners with Lover's Lane Road and from said beginning point running North 30 ° West 210 feet to a point; thence running South 62° West 244 feet to a point; thence running South 15° East 50 feet to a point; and thence running South 86° East 307 feet to beginning point. Bounded now or formerly as follows: North by property of Joe Perry; South by property of Wilson and Joe Needham; and East by Lover's Lane Road.

Less and except all that tract or parcel of land conveyed to the Department of Transportation by virtue of that certain Right of Way Deed dated April 24, 1986 and recorded in Deed Book 224, Page 366, Walton County, Georgia records



Request for Zoning Map Amendment

Application # R _____
Parcel #LG110061 – 168 Lee Byrd Road

LIST OF ABUTTING PROPERTY OWNERS

Parcel ID LG110062 A & S WALTON INVESTMENT GROUP LLC
(184 LEE BYRD RD) 128 E HIGHLAND AVE
 MONROE, GA 30655

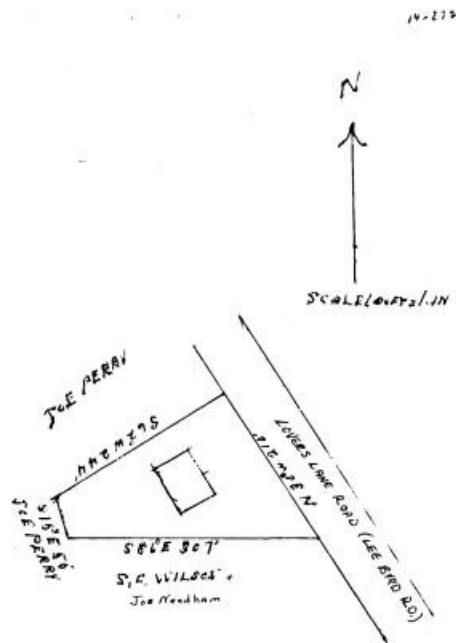
Parcel ID LG110063 CHARLES VAUGHN & LEAHANN VAUGHN
(110 PERRY STREET) 4200 LOGAN DRIVE
 LOGANVILLE, GA 30052

Parcel ID LG110056 GSA RE HWY 78 LOGANVILLE LLC
(4764 ATLANTA HWY) 500 COMMERCE STREET
 SUITE 700
 FORT WORTH, TX 76102

Parcel ID LG110057 GSA RE HWY 78 LOGANVILLE LLC
(4784 ATLANTA HWY) 500 COMMERCE STREET
 SUITE 700
 FORT WORTH, TX 76102

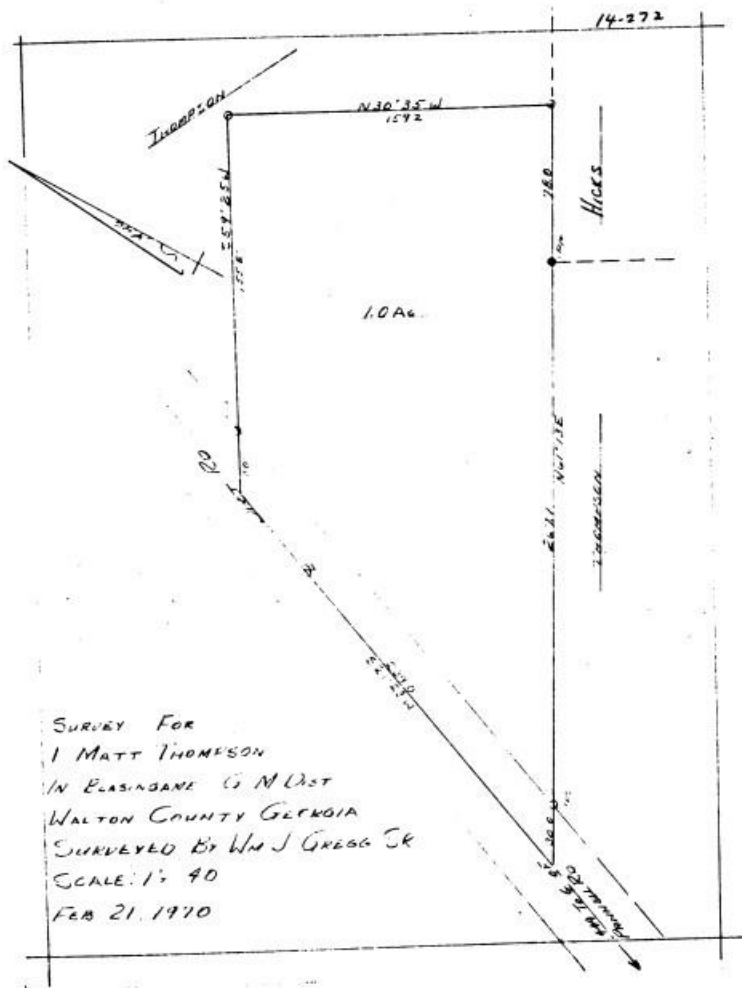
Parcel ID CO210017 GSA RE HWY 78 LOGANVILLE LLC
(HWY 78) 500 COMMERCE STREET
 SUITE 700
 FORT WORTH, TX 76102

Parcel ID LG110059 GSA RE HWY 78 LOGANVILLE LLC
(4794 ATLANTA HWY) 500 COMMERCE STREET
 SUITE 700
 FORT WORTH, TX 76102



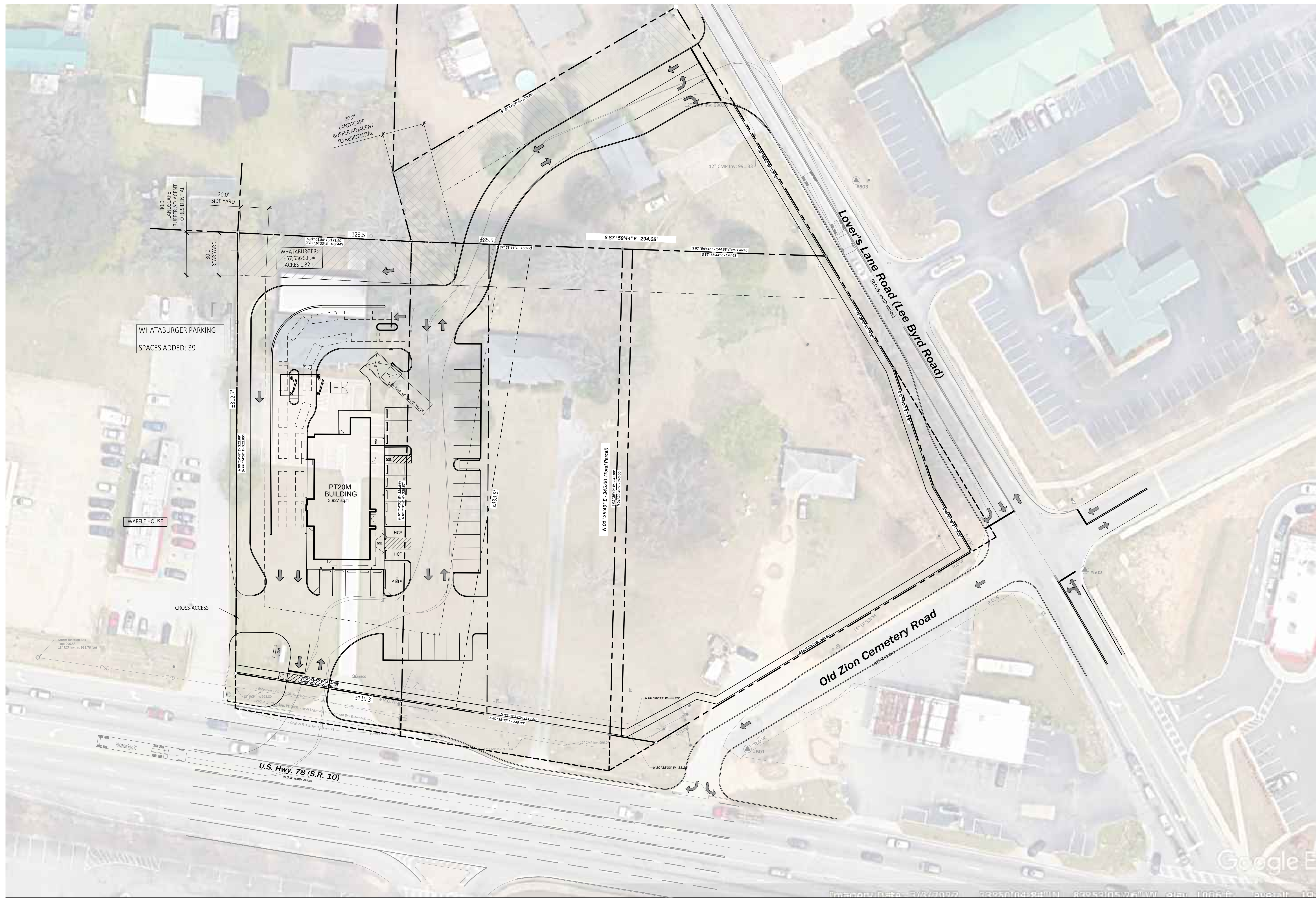
Property of Joe Perry
 Lagavilla, Walton County, Ga
 June - 17, 1960
 Reg # 274 of m. Williams

RECORDED ON THE 19 DAY OF Feb. 1970
 James S. Batchelor
 CLERK, WALTON SUPERIOR COURT.



SURVEY FOR
 I MATT THOMPSON
 IN BLASINGANE G N LIST
 WALTON COUNTY GEORGIA
 SURVEYED BY Wm J GREGG JR
 SCALE: 1" = 40'
 FEB 21, 1970

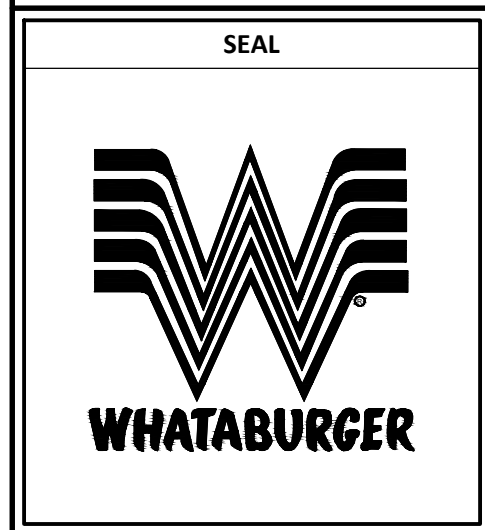
RECORDED ON THE 25 DAY OF Feb. 1970
 James S. Batchelor
 CLERK, WALTON SUPERIOR COURT.



FILE NAME: \\Shared\Clients\Made to Order\Holdings\WB\New Builds\Loganville - Atlanta Hwy\GIS\Concepts\Opt5\Rev4\WTD\Loganville GA-Opt5 Rev4_Clean.dwg LAST SAVED BY: Patrana, Owaldo SAVED DATE: 3/3/2023 7:21 AM PLOTTED: 3/3/2023 7:21 AM

REVISIONS		
NO.	DATE	DESCRIPTION
0	09.09.2022	CLIENT REVIEW
1	11.29.2022	REVISED PROPERTY LINE
2	02.03.2023	REVISED PER MEETING
3	02.13.2023	REVISED PER CITY COMMENTS
4	03.03.2023	REVISED LAYOUT

CONSULTANT



CUSTOMER

MADE TO ORDER HOLDINGS

PROJECT DESCRIPTION

WHATABURGER

PROJECT LOCATION

**HWY 78 AND LEE BYRD ROAD
LOGANVILLE, GA 30052**

(WALTON COUNTY)

SHEET TITLE

**CONCEPT SITE PLAN
OPTION 5**

SHEET MANAGEMENT	
PROJECT NO.:	WHATABURGER
DATE:	-
CRITERIA:	-
PROJECT MANAGER:	T.KRATZ

THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTISITE SOLUTIONS, INC. NO REPRODUCTION OR ALTERATION OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SEVAN MULTISITE SOLUTIONS, INC. IS PROHIBITED. NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED. COPYRIGHT © SEVAN MULTISITE SOLUTIONS, INC. 2022

SHEET NUMBER

CP1.20