



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

Section 5, Item C.

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 Pappas Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-8020</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> PHONE: <u>(770) 318-5329</u> EMAIL: <u>mark@buildres.com</u> FAX: _____ | |
| PROPERTY INFORMATION | |
| MAP & PARCEL # <u>C0040007</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>PUD</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: 3/15/24

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

CHECK # 18758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 2/27/25

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 Referred Back to Planning Commission Withdrawn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.

MS [Signature] _____
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

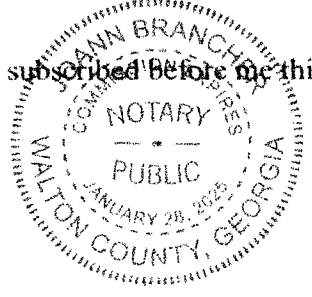
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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

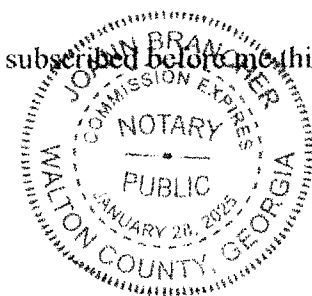
that all information contained in this application is complete and accurate to the best of their knowledge.

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)



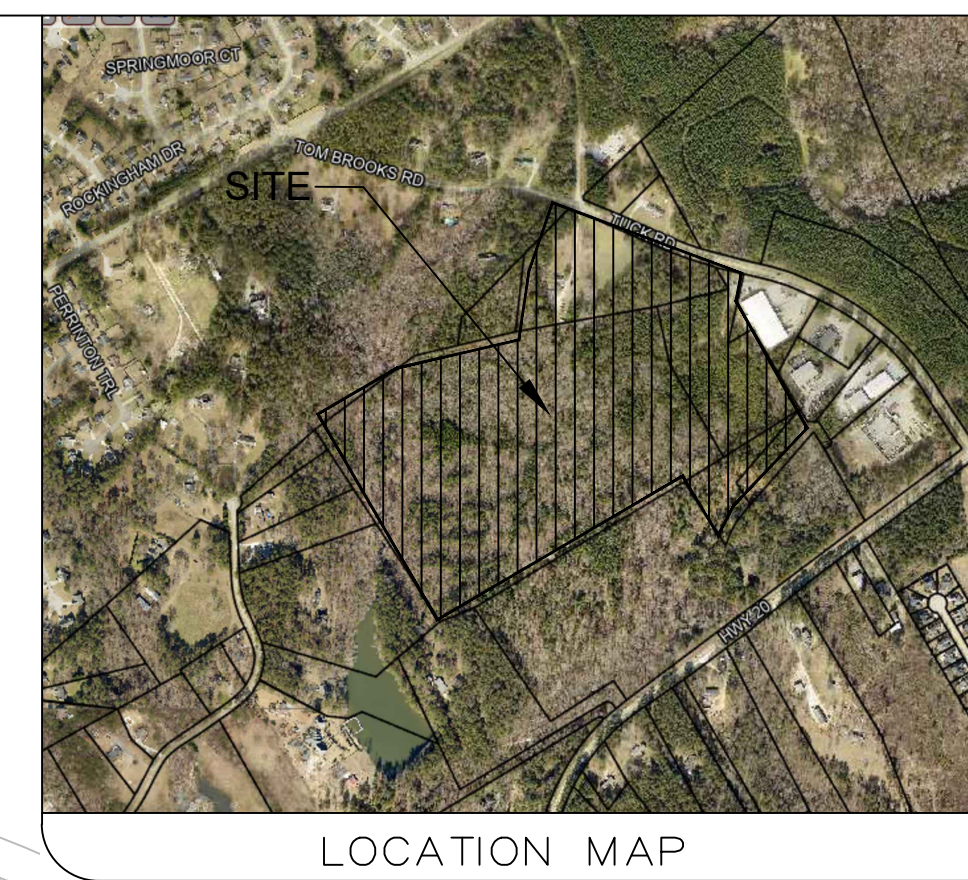
[Signature]
Signature of Notary Public

PROJECT DATA:

- TOTAL PROJECT ACREAGE: 67.69 ACRES
- TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWAGE DISPOSAL: CITY OF LOGANVILLE
- EXISTING ZONING: CH PROPOSED ZONING: PUV
- MINIMUM LOT SIZE: 9,000 SF
- 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.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
- TOTAL AREA: 67.69 ACRES
TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES
ALLOWABLE PERCENTAGE OF EACH USE:
SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)
TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)
COMMERCIAL: 20% (6.02 AC=8.72% PROP.)
OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

LEGEND:

- WALKING TRAIL
- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES



CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
750 BELMONT ROAD
ATHENS, GA 30605
OFFICE 706-265-2443

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

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

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.
www.Georgia811.com
800-282-7411

Scale 1" = 100'

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |

DATE
01/18/25
SHEET
1 of 1

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