



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: 09/03/2026

By: [Signature]

Application # SU 26-009

### REQUEST FOR SPECIAL USE APPROVAL

| APPLICANT INFORMATION                                                                                                                                                         | PROPERTY OWNER INFORMATION*                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| NAME: <u>Samrawit E. Kebede</u>                                                                                                                                               | NAME: <u>Samrawit E. Kebede</u>                            |
| ADDRESS: <u>145 Jacobs Lane</u>                                                                                                                                               | ADDRESS: <u>145 Jacobs Lane</u>                            |
| CITY: <u>Loganville</u>                                                                                                                                                       | CITY: <u>Loganville</u>                                    |
| STATE: <u>GA</u> Zip: <u>30052</u>                                                                                                                                            | STATE: <u>GA</u> Zip: <u>30052</u>                         |
| PHONE: <u>6166176665</u>                                                                                                                                                      | PHONE: <u>6166176665</u>                                   |
|                                                                                                                                                                               | (*attach additional pages if necessary to list all owners) |
| Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney |                                                            |
| CONTACT PERSON: <u>Samrawit E. Kebede</u> PHONE: <u>6166176665</u>                                                                                                            |                                                            |
| EMAIL: <u>kebedesamri145@gmail.com</u> FAX: _____                                                                                                                             |                                                            |
| PROPERTY INFORMATION                                                                                                                                                          |                                                            |
| MAP/PARCEL # <u>NL 12B-026</u> PRESENT ZONING: <u>R-22 CSO</u> EXISTING USE <u>Single-family residence</u>                                                                    |                                                            |
| ADDRESS: <u>145 Jacobs Ln Loganville, GA 30052</u> COUNTY: <u>Walton</u> ACREAGE: <u>0.25 acre</u>                                                                            |                                                            |
| PROPOSED SPECIAL USE: <u>Georgia-licensed Community Living Arrangement (CLA) for up to four adults with developmental disabilities residing in the home.</u>                  |                                                            |

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Campaign Contribution Disclosure  
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☐ Letter of Intent ☒ Impact Analysis

Pre-Application Conference Date: Sept 4, 2026

Accepted by Planning & Development: [Signature]

DATE: 11:30am

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

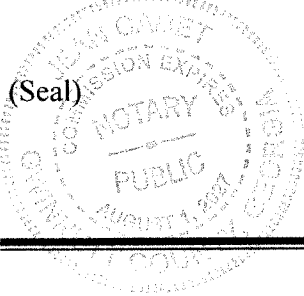
**Applicant's Certification**

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.

Samrawit E. Kebede 09/03/2026  
Applicant's Signature Date

Samrawit E. Kebede Samrawit E. Kebede - Property Owner / Applicant  
Print Name and Title

Sworn to and subscribed before me this 4 day of SEPTEMBER, 2026.



[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)

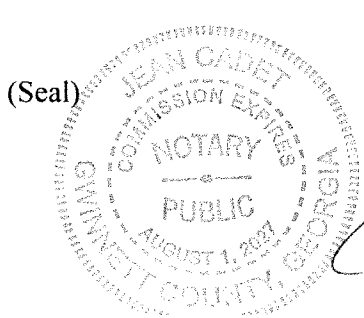
- a) ☒ the owner of record of property contained in this application, and/or
- b) \_\_\_\_\_ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

\_\_\_\_\_  
Owner's Signature Date

Samrawit E. Kebede - Property Owner / Applicant  
Print Name and Title TESFAYE R. TESFAYE

Sworn to and subscribed before me this 4 day of SEPTEMBER, 2026.



[Signature]  
Signature of Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

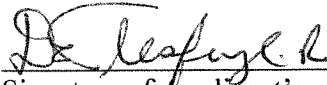
CHICAGO HOMEOWNERS POLICY NO: 72420-223125706

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 4TH DISTRICT OF WALTON COUNTY, GEORGIA, CITY LOGANVILLE, BEING LOT 26 OF JACOB'S CREEK, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 101-102, WALTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

60' R/W ROAD  
TWIN LAKES  
JOHN CONSTRUCTION

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for Special Use approval 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.

|                                                                                                                                          |                           |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------|
| <br>_____<br>Applicant's Signature                      | 09/04/26<br>_____<br>Date | Samrawit E. Kebede<br>_____<br>Print Name |
| <br>_____<br>Signature of Applicant's Attorney or Agent | 09/04/26<br>_____<br>Date | TESFAYE R. TESFAYE<br>_____<br>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:**

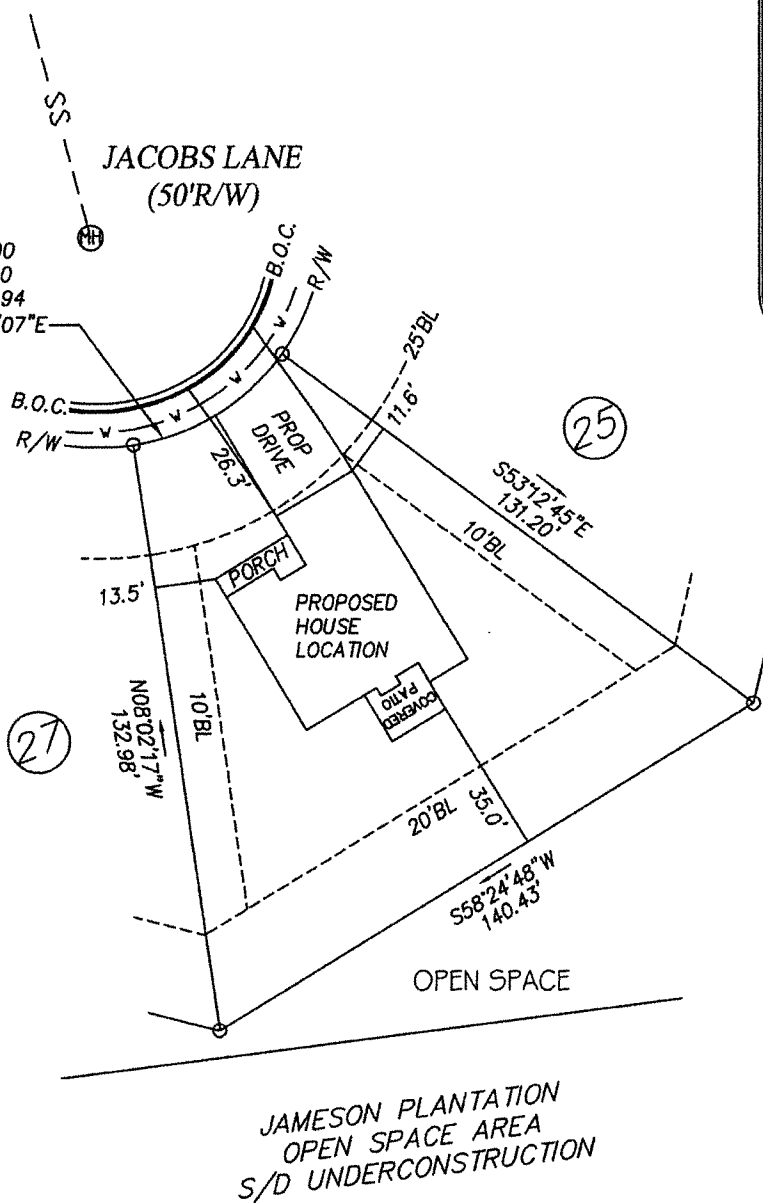
NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

| NAME & OFFICIAL POSITION<br>OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all<br>aggregating to \$250 or more) | DATE OF<br>CONTRIBUTION |
|----------------------------------------------------|----------------------------------------------------------|-------------------------|
| _____                                              | _____                                                    | _____                   |
| _____                                              | _____                                                    | _____                   |
| _____                                              | _____                                                    | _____                   |
| _____                                              | _____                                                    | _____                   |

**Attach additional sheets as necessary to disclose and describe all contributions.**



R=50.00  
L=40.00  
Ch=38.94  
N58°19'07"E



# LEGEND

|       |   |                          |
|-------|---|--------------------------|
| IPF   | = | IRON PIN FOUND           |
| IPS   | = | 1/2" REBAR PIN SET       |
| LL    | = | LAND LOT                 |
| LLL   | = | LAND LOT LINE            |
| P     | = | PROPERTY LINE            |
| C     | = | CENTERLINE               |
| B     | = | BUILDING LINE            |
| R/W   | = | RIGHT-OF-WAY             |
| SSE   | = | SANITARY SEWER EASEMENT  |
| DE    | = | DRAINAGE EASEMENT        |
| MH    | = | MANHOLE                  |
| CB    | = | CATCH BASIN              |
| JB    | = | JUNCTION BOX             |
| HW    | = | HEADWALL                 |
| DI    | = | DROP INLET               |
| PP    | = | POWER/UTILITY POLE       |
| FH    | = | FIRE HYDRANT             |
| IE    | = | INVERT ELEVATION         |
| FTE   | = | FINISHED FLOOR ELEVATION |
| BOC   | = | BACK OF CURB             |
| EP    | = | EDGE OF PAVEMENT         |
| S     | = | SANITARY SEWER LINE/PIPE |
| D     | = | STORM SEWER LINE/PIPE    |
| X-X-X | = | FENCE LINE               |
| ..... | = | FLOOD HAZARD ZONE LINE   |
| N/F   | = | NOW OR FORMERLY          |
| POC   | = | POINT OF COMMENCEMENT    |
| POB   | = | POINT OF BEGINNING       |

145 JACOBS LANE  
JACOB'S CREEK  
UNIT 1  
BLOCK A  
LOT 26  
10,832 S.F.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

HOUSE LOCATION PLAN FOR:

*CMH PARKS, INC.*



LAND DEVELOPMENT  
SURVEYORS, INC.

P.O. BOX 2050  
DALLAS, GA. 30019  
(770) 882-8208  
LDSURVY • BELLSOUTHNET  
COA LSF000632

Date: 8/2/17 Land Lot: 184 District: 4th

County: WALTON, GA. Scale: 1"=40'

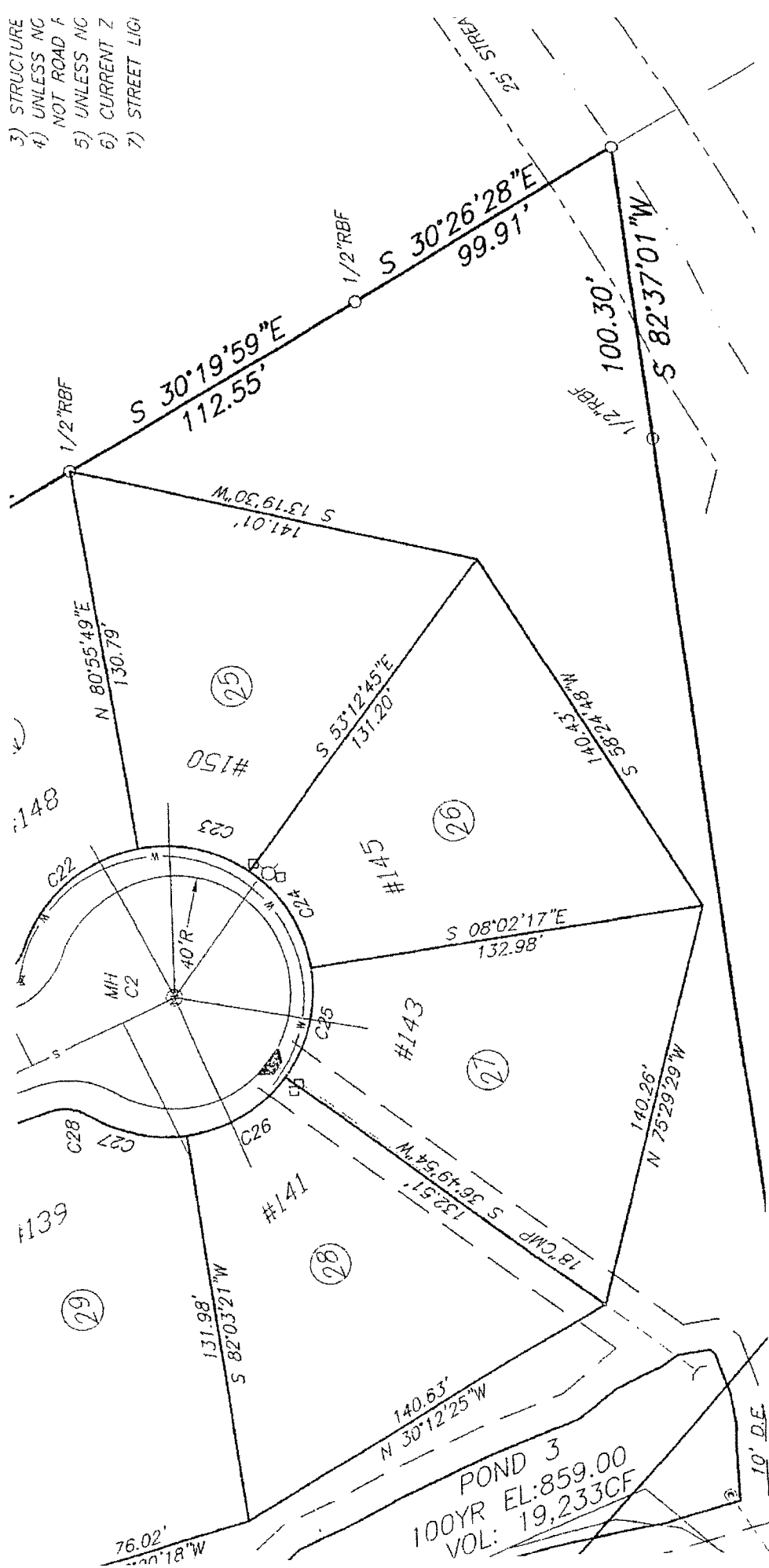
Sheet No.

Proj. Manager: Drawn By: JPB Checked By: LJJ

Job Number: 16-191 File Number: LOTS\26.dwg

1 of 1

- 3) STRUCTURE
- 4) UNLESS NC
- 5) NOT ROAD F
- 6) UNLESS NC
- 7) CURRENT Z
- 8) STREET LIG



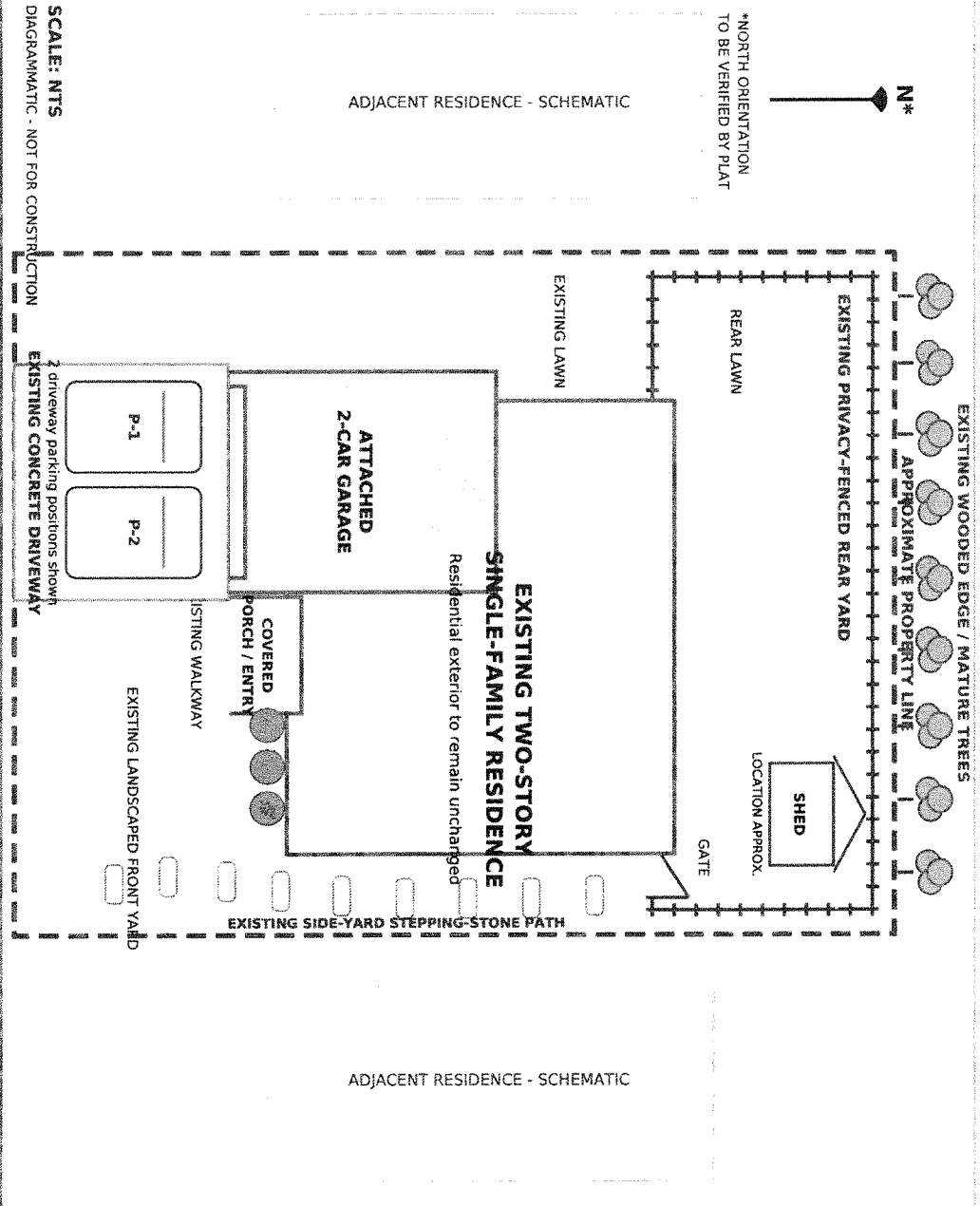
112|10| on (arged

# CONCEPTUAL SITE PLAN - EXISTING CONDITIONS

City of Loganville Special Use Permit | 145 Jacobs Lane, Loganville, Georgia 30052

PARCEL NL12B026

Prepared 09/03/2026 | Sheet SP-1



## PROJECT IDENTIFICATION

**PROPERTY** 145 Jacobs Lane, Loganville, GA 30052  
**PARCEL** NL12B026  
**APPLICANT** Samrawit Kebede  
**OWNERS** Samrawit Kebede and Dr. Tesfaye Tesfaye

## SITE AND USE DATA

**LOT AREA** 0.25 acre / 10,890 sq. ft.  
**ZONING** R-22 CSO  
**EXISTING** Single-family residence  
**PROPOSED** Community Living Arrangement for no more than four adults with developmental disabilities  
**PARKING** Existing attached 2-car garage plus existing driveway; two driveway positions illustrated

## OPERATIONAL STATEMENT

The proposed CLA will retain the appearance and function of a residential household. No exterior addition, commercial sign, customer parking area, outdoor storage area, or change to the existing driveway/access is proposed.

## LEGEND

- Approximate property line
- Existing residence / garage
- Existing concrete driveway
- Existing privacy fence
- Lawn / landscaped area

## BOUNDARY AND SURVEY NOTE

Property lines, building footprint, setbacks, easements, dimensions, shed location, and north orientation are schematic. This drawing is not a boundary survey. Use the recorded plat or a licensed survey for any exact measurements required by the City.

THE ARLINGTON II  
BASEMENT PLAN

WE PLAN  
HOMES, LLC.

ALL PLANS HAVE BEEN  
COPYRIGHTED © BY  
WE PLAN HOMES, LLC.

DATE

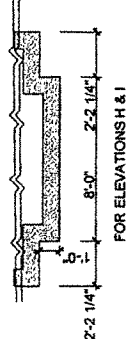
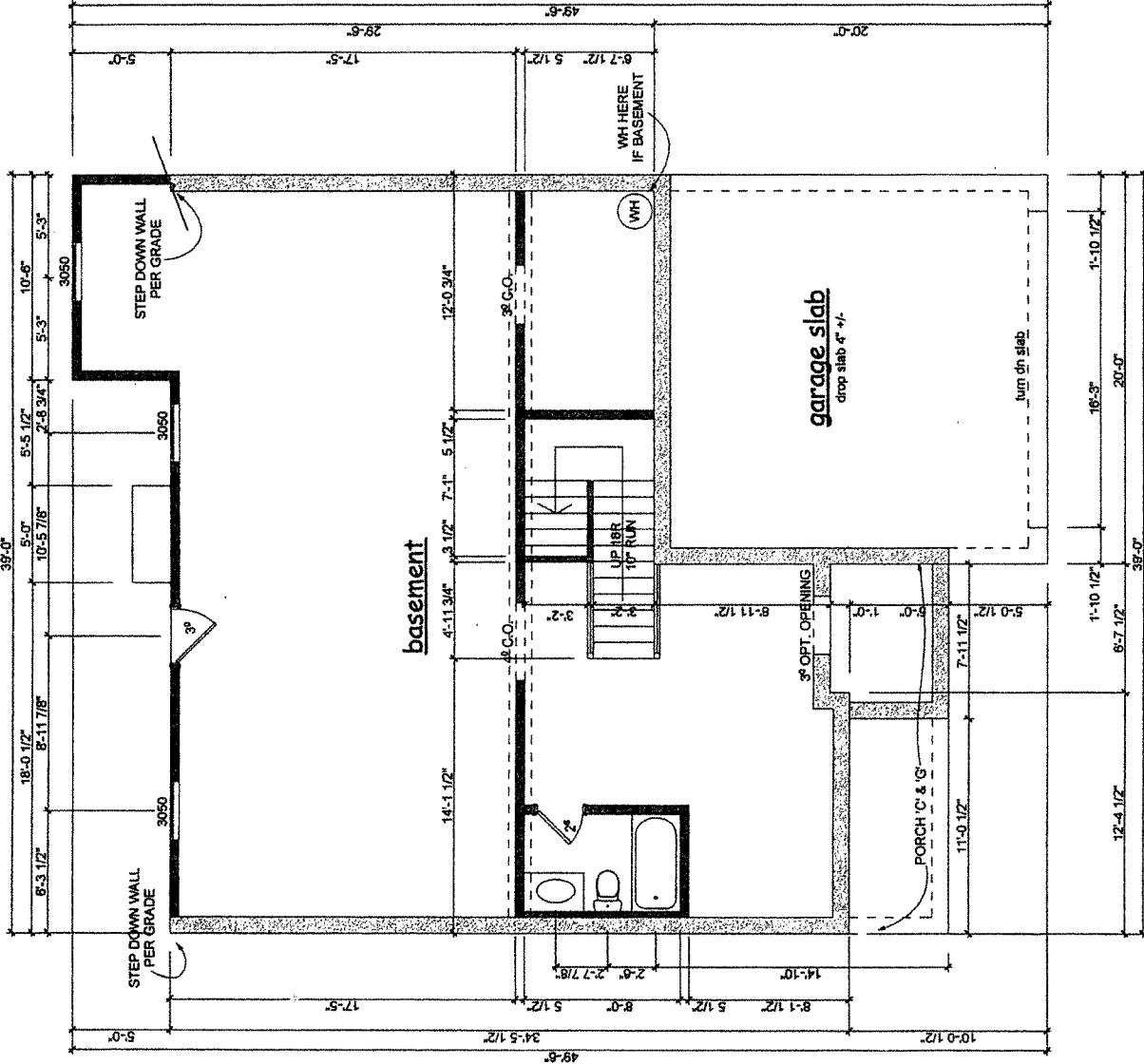
12-18-13

10-22-14

ELEVATION B

ELEVATION C

REV.



- Our house 145 Jacobs Ln Loganville  
GA.  
30057

- 143 Jacobs Ln Loganville, GA. 30052  
Michael Anthony Dunkeley

- 150 Jacobs Ln Loganville, GA. 30052  
Savannah R. Barnes

⊗ We are in between these two houses

## LETTER OF INTENT

### Special Use Permit Request – Community Living Arrangement

**Property Address:** 145 Jacobs Ln, Loganville, GA 30052

**Map/Parcel:** NL12B026

**Current Zoning:** R22-CSO

**Acreage:** 0.25 acre

**Applicant:** Samrawit Kebede

**Property Owners:** Samrawit Kebede and Dr. Tesfaye Tesfaye

**To:** City of Loganville

Department of Planning & Development

Dear Planning & Development Department,

I am requesting approval of a **Special Use Permit (SUP)** for the property located at **145 Jacobs Ln, Loganville, GA 30052**, to operate a **Community Living Arrangement (CLA)** serving no more than four (4) adults with developmental disabilities.

The proposed CLA will continue to operate within the existing single-family residence in the Jacobs Creek subdivision. The residence will remain a home in a residential neighborhood and will provide a safe, stable, and community-integrated living environment for the individuals who reside there.

The proposed residence will be prepared to operate in accordance with applicable Georgia requirements, licensing standards, and local zoning approvals governing Community Living Arrangements. The applicant understands that all required state authorization and local approval must be obtained before the residence begins operating as a CLA.

The CLA will comply with applicable state licensing, health, safety, fire, staffing, and operational requirements. No more than four adults will reside in the home.

Residents will live as members of the community and will participate in normal community activities, including employment, education, medical appointments, recreation, shopping, worship, and other activities. The residence will not be operated as a locked, institutional, or detention facility.

The existing single-family appearance of the property will be maintained. No institutional or commercial exterior appearance is proposed. The property will be maintained in a clean, safe, and attractive condition consistent with the surrounding residential neighborhood.

The proposed use is expected to generate only limited residential traffic associated with residents, staff, family members, visitors, and service providers. It is not expected to create significant traffic, noise, or other negative impacts on neighboring properties.

I respectfully request that the City of Loganville approve the Special Use Permit so that this existing home may be used to provide appropriate community-based residential support for up to four adults with developmental disabilities.

Thank you for your consideration of this request.

Sincerely,

**Samrawit Kebede**

145 Jacobs Ln

Loganville, GA 30052

Phone: 616-617-6665

Email: [Kebesamri145@gmail.com](mailto:Kebesamri145@gmail.com)

## **APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

**Applicant:** Samrawit Kebede

**Property Owners:** Samrawit Kebede and Dr. Tesfaye Tesfaye

**Property Address:** 145 Jacobs Ln, Loganville, GA 30052

**Map/Parcel:** NL12B026

**Current Zoning:** R22-CSO

**Proposed Special Use:** Community Living Arrangement (CLA) serving no more than four (4) adults with developmental disabilities

### **1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**

The proposed Community Living Arrangement will operate within the existing single-family residence and will preserve the residential appearance and character of the property. No institutional or commercial exterior appearance is proposed. The home and grounds will continue to be maintained in a clean, orderly, and attractive condition consistent with surrounding residential properties. Therefore, the proposed use is not expected to adversely affect the appearance of the City or the aesthetic conditions of adjacent parcels.

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

The proposed CLA will serve no more than four adults and is expected to generate a relatively small amount of traffic associated with normal residential activities. Vehicle trips may include transportation of residents, staff arrivals and departures, family or authorized visitors, appointments, and service providers. The proposed use is not a retail, institutional, or high-volume commercial operation and is not expected to generate significant additional traffic. Existing driveway and parking areas will be utilized appropriately so that vehicles do not unnecessarily interfere with neighborhood traffic. Therefore, the proposed use is not expected to create significant congestion or negatively affect traffic safety.

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

The proposed use will accommodate no more than four adults within an existing single-family residence. No new residential development, subdivision of the property, or significant expansion of the existing residence is proposed as part of this request. Because the CLA will utilize an existing home within an established

residential neighborhood, it will not contribute to urban sprawl. The limited number of residents will also help ensure that the property is not overcrowded.

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

The property is an existing single-family residence already served by residential utilities and infrastructure. The proposed CLA will continue to use the property's existing water, sewer, electrical, transportation, and other available services. Because the residence will serve no more than four adults, the proposed use is not expected to create a substantial additional demand on public utilities or other City infrastructure beyond that ordinarily associated with residential occupancy.

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

The property will continue to be maintained as a clean, safe, attractive, and well-kept residence. The proposed CLA does not involve industrial activities, outdoor storage, commercial displays, or other activities that would create blight or substantially alter the residential character of the property. Continued maintenance of the home and grounds and preservation of its single-family residential appearance will help protect the subject property and the surrounding neighborhood from conditions associated with deterioration or blight.

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

The proposed use is intended to preserve the residential character of the property while providing a community-based residential setting for adults with developmental disabilities. It will utilize an existing single-family residence rather than creating a large institutional or commercial facility. The proposal promotes continued residential use of the property, responsible use of existing infrastructure, neighborhood stability, and community-based housing within an established residential area. The proposed use will be operated in a manner intended to remain compatible with the surrounding neighborhood and applicable City requirements.

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

The proposed CLA is expected to have minimal impact on adjacent property owners. The property will remain residential in appearance and will house no more than four adults. No institutional or commercial exterior appearance is proposed, and significant increases in neighborhood traffic, noise, or other disturbances are not anticipated. Residents, staff, visitors, and service providers will be expected to respect neighboring

properties and the quiet residential character of the subdivision. The applicant intends to operate and maintain the residence in a manner compatible with surrounding homes.

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

If the request is not approved, the property would continue to be available for ordinary single-family residential use. However, denial would prevent the applicant from using this existing residence for the proposed community-based residential purpose and would eliminate this opportunity to provide an integrated residential setting for adults with developmental disabilities at this location. The applicant believes that the proposed CLA can operate within the existing residence without creating a substantial adverse impact on adjacent property owners.

**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 proposed CLA is intended to provide a safe, stable, supportive, and community-integrated residential environment for adults with developmental disabilities. The residence will be operated in accordance with applicable state and local requirements, including applicable licensing, health, fire safety, staffing, and operational standards.

No more than four adults will reside in the CLA. The residence will maintain the appearance and function of a home rather than an institutional facility. Residents will have opportunities, consistent with their individual needs and service plans, to participate in ordinary community activities such as employment, education, appointments, recreation, shopping, worship, and other activities.

The applicant will maintain the property and manage the residence in a manner that respects the health and safety of residents as well as the privacy, convenience, safety, and residential quality of life of neighboring property owners. The proposed use is intended to provide needed community-based housing while preserving the residential character and general welfare of the surrounding neighborhood.