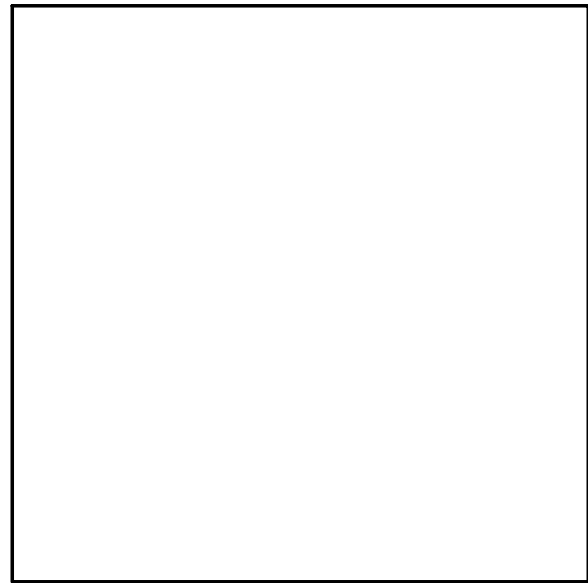




THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



Planning & Development
4303 Lawrenceville Road
P.O. Box 39
Loganville, GA 30052

Phone 770.466.2633

E-mail: tprater@loganville-ga.gov

November 20, 2020

Lori Lamb Kingery
Green Light Permit Solutions
lorilamb111@yahoo.com
770-500-7458

RE: Zoning Certification Letter
Parcel # LG160005 – 2467 Claude Brewer Road, Loganville, Ga 30052

Dear Ms. Kingery,

The above referenced property's current zoning classification is R-22 CSO (Open Space Subdivision Overlay)
If you have questions please feel free to contact our office at 770-466-2633.

Kind regards,

Tim Prater
Planning & Development Director

TP/ap

MINUTES
CITY OF LOGANVILLE
Regular Council Meeting
Thursday, May 10, 2018 6:30pm
Council Chambers

The City of Loganville Mayor and Council met for their regularly scheduled Council Meeting on Thursday, May 10, 2018 at 6:30pm in the Council Chambers. Mayor Rey Martinez and Council Members Skip Baliles, Jay Boland, Linda Dodd, Danny Ford, Anne Huntsinger and Lisa Newberry were all present.

Mayor Rey Martinez called the meeting to order at 6:33pm.

Loganville First United Methodist Church Pastor Bob Hoffmann gave the invocation and the pledge to the flag was led.

Council Member Linda Dodd made a motion to adopt the agenda as presented. Council Member Lisa Newberry seconded the motion. Motion carried 6-0.

Council Member Skip Baliles made a motion to approve the consent agenda as follows:

- Last Month's Minutes
- Last Month's Financial Report
- Permit Fee Schedule – Residential Plan Review Fee – 10% of permit cost with \$50 minimum & Occupational Tax Transfer Fee to include \$75 Fire Inspection Fee
- Purchase of Laptop Computers for DEA - \$16,645.32 (confiscated funds)
- Purchase – Veritech SB 600 Salt Brine System - \$37,090.00 – (2013 WC SPLOST/General Fund)
- Walton Co Parks & Rec – Use of field at City Hall for Soccer (table for 90 days)
- City Hall Roof Replacement – Roofing Plus, Inc \$177,850.00 (budgeted)

Council Member Danny Ford seconded the motion. Motion carried 6-0.

Blue River Development, LLC, Case #R18-003 request to rezone 23.554 acres located on Lawrenceville Road from R22 with conditions to R22 Overlay was presented by Planning Director Tim Prater. There was no one present to speak in favor or opposition to this case. Council Member Danny Ford made a motion to approve the case with the condition that a clubhouse is to be provided and other amenities such as a pool, shuffle board and tennis courts based on the target market to be provided as well. Council Member Linda Dodd seconded the motion. Motion carried 6-0.

(Mayor Rey Martinez recused himself from the following cases and turned the meeting over to Vice Mayor Skip Baliles.)

DR Horton, Inc. Case #A18-004 has requested to annex 101.846 acres located at 2467 Claude Brewer Road for the development of a single-family residential subdivision was presented by Planning Director Tim Prater. There was no one to speak in favor or opposition of this case. Council Member Danny Ford made a motion to approve Case #A18-004 with the following conditions: a pool with clubhouse to the provided as well as a 6-foot wooden fence along the large portion of the property specifically along the property line of the neighbors on both sides where the property abuts Southfork Subdivision at a minimum distance of 100 feet or a total of the abutted property. Council Member Linda Dodd seconded the motion. Motion carried 5-0.

DR Horton, Inc. Case #R18-005 has requested to rezone 101.846 acres located at 2467 Claude Brewer Road from A1 to R22 OSC for the development of a single-family residential subdivision was presented by Planning Director Tim Prater. Council Member Linda Dodd made a motion to approve the rezoning request. Council Member Danny Ford seconded the motion. Motion carried 5-0.

DR Horton, Inc. Case #V18-006 has requested a variance for 101.846 acres located at 2467 Claude Brewer Road to reduction to the 90% of the required open space that is to remain natural and undisturbed for the development of a single-family residential subdivision was presented by Planning Director Tim Prater. He further explained that they are not asking to reduce the amount of green space but be allowed to disturb more than 10% in order to spread it out within the development. Council Member Anne Huntsinger made a motion to approve the variance to allow them to disturb a maximum of 20% of the open green space. Council Member Danny Ford seconded the motion. Motion carried 5-0.

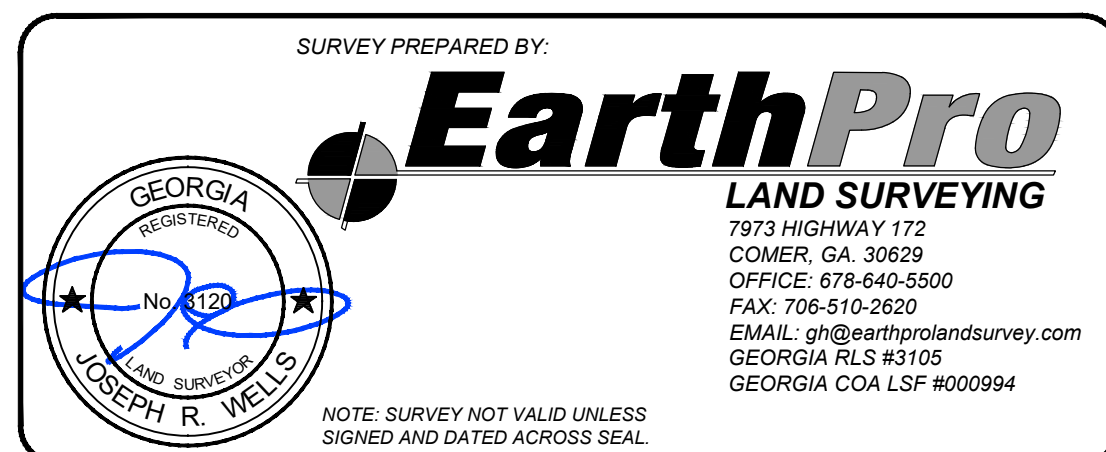
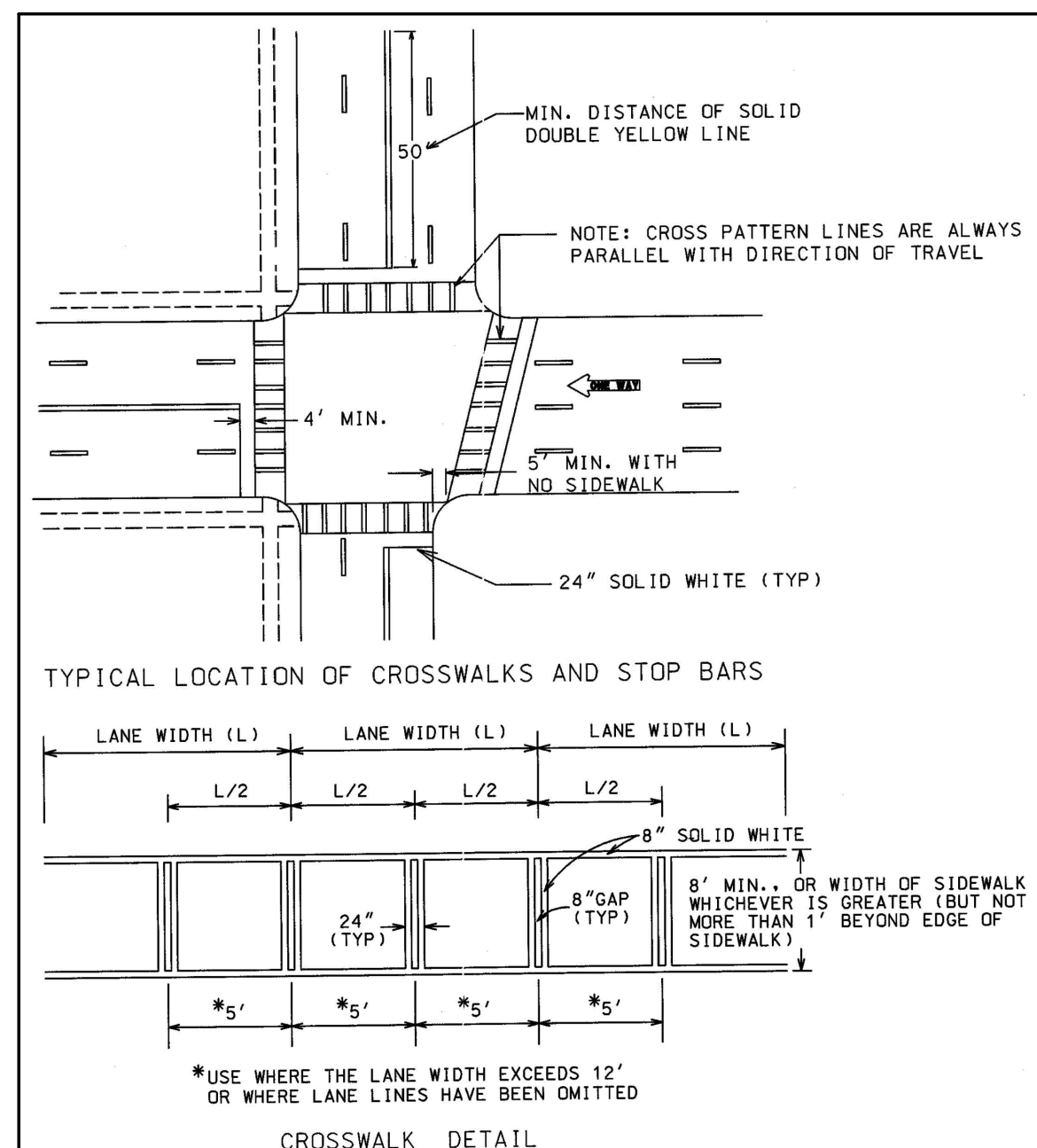
Council Member Linda Dodd made a motion to adopt the FYE 6/30/2019 Budget as presented. Council Member Danny Ford seconded the motion. Motion carried 5-1 with Council Member Skip Baliles voting in opposition.

With no further business, Council Member Anne Huntsinger made a motion to adjourn. Council Member Linda Dodd seconded the motion. Motion carried 6-0.

Meeting adjourned at 6:53pm.

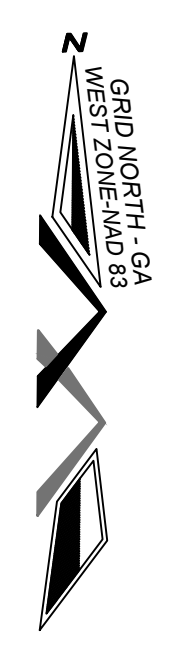
Rey Martinez
Mayor

Danny Roberts
City Manager



DATE: JULY 22, 2020			
REVISION NO.	DESCRIPTION	DATE	
SURVEYED: CS	DRAWN: JRW		
CHECKED: GSH	APPROVED: JRW		
PROJECT # 21271.FP2			

FINAL SUBDIVISION PLAT FOR	
ROCKY CREEK	
PHASE 2	
LOCATED WITHIN	
LAND LOT 182, 2ND SECTION, 4TH DISTRICT	
CITY OF LOGANVILLE	
WALTON COUNTY, GEORGIA	
TAX PARCEL: LG160005	
SHEET 2 OF 5	



SHEET 4 MATCH LINE
SHEET 3

SHEET 3 OF 5

NIF
 ALICE S. STILL AS TRUSTEE OF THE ITEM FIVE
 TRUST UNDER THE LAST WILL AND TESTAMENT
 OF WILLIAM D. STILL a/k/a WILLIAM DAVID STILL
 DB 3630, PG 361
 TP# C0250013
 150°00'12"E 785.05'

TRACT 1
9.304 AC.
405,293 S.F.
(NO ACCESS TO SANITARY SEWER

A=276.02'
R=60.00'
N18°23'50"E
C=89.47'

0.631 AC.
27.487 S.F.

SPACE

1.109 AC.
18.299 S.F.

0.385 AC

SHEET 4 MATCH LINE
SHEET 3

FINAL SUBDIVISION PLAT FOR
ROCKY CREEK
PHASE 2

LOCATED WITHIN
LAND LOT 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 4 OF 5

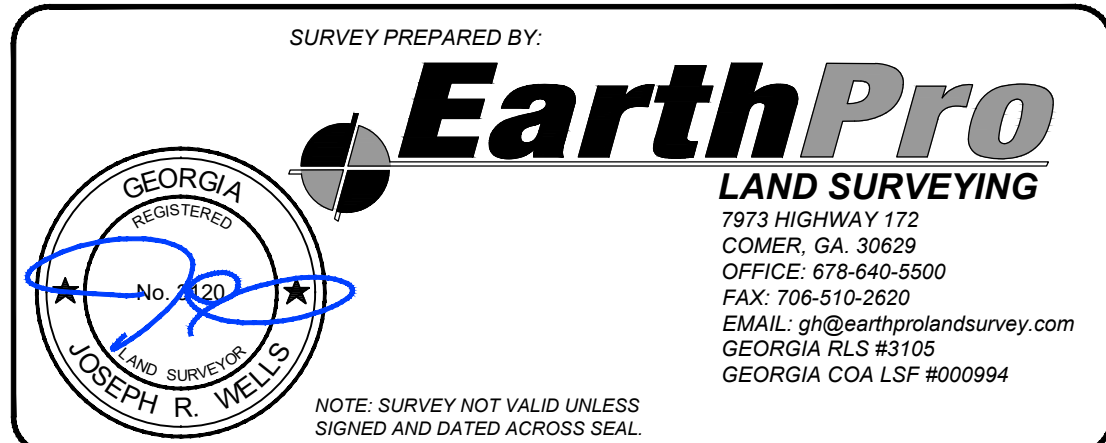
B - BACK OF CURB BP - BACK LAP PREVENTER B - BUILDING LINE BH - BUILDING HEIGHT BL - BOLLARD BW - BARBED WIRE FENCE C - CABLE TELEVISION LINE C&G - CURB AND GUTTER CB - CATCH BASIN CC - CONCRETE NAIL CC - CURB NAIL CD - CENTERLINE CL - CHAIN LINK FENCE CM - CONCRETE MEMENT FOUND CP - CORRUGATED METAL PIPE CQ - CLEAN OUT CS - CONCRETE CP - CALCULATED POINT CTP - CRIMP TOP PIPE FOUND D - DEED BOOK DE - DRAINAGE EASEMENT D - DROP INLET D - DRAINAGE PAD DD - DOUBLE WYVE CATCH BASIN ED - EDGE OF DRIVEWAY EA - EDGE OF ASPHALT EP - EDGE OF PAVEMENT ET - EARTH TELLURIC CONNECTION FS - FLEARED END SECTION F - FIRE HYDRANT FL - FLOW LINE FIRM - FLOOD INSURANCE RATE MAP G - GAS LINE G - GRATE INLET G - GAS TRAP GM - GEORGIA MILITIA DISTRICT GTMH - GREASE TRAP MANHOLE G - GUY POLE GPTP - GUY POLE & TELEPHONE POLE G - GAS VALVE	GV - GAS VALVE W - GUY WIRE H - HANDICAP H - HOPE - HIGH DENSITY POLYETHYLENE HW - HEADWALL H - HOPE - HOPE WIRE FENCE IV - IRRIGATION VALVE IN - INVERT IP - IRON PIPE FOUND IPS - IRON PIPE SET (1/2" W/8") IP - JOINTON PLASTIC CAP J - JUNCTION BOX LAT - SEWER LATERAL LL - LAND LOT LL - LAND LOT LP - LIGHT POLE M - MEASURED MC - MAGNETIC NAIL MC - MOTORCYCLE PARKING MH - MANHOLE MN - MONUMENT MW - MONITORING WELL NF - NOW OR FORMERLY N - NAIL SET N - NOT TO SCALE OCS - OUTLET CONTROL STRUCTURE O.S.D. - OUTSIDE DIMENSION OP - OPEN TO TOP PL - PLAT BOOK PKX - POWER BOX P - PAGE P/V - POT INDICATOR VALVE PKNS - PK NAIL SET P - PROPERTY LINE PM - POWER METER PWD - POINT OF BEGINNING P - POINT OF COMMENCEMENT POE - POINT OF ENTRY P - POWER LINE PP - POWER POLE	PSC - PARKING SPACE COUNT PS - POWER STUB OUT PT - POWER TELEPHONE LINE PTLP - POWER, TELEPHONE & LIGHT POLE PTP - POWER & TELEPHONE POLE PVC - POLYVINYL CHLORIDE PIPE R - RECORD RB - REINFORCING BAR RC - REINFORCED CONCRETE PIPE RM - RECORD DEED MEASURE RW - RIGHT OF WAY S - STORM DRAIN SF - SQUARE FEET S - SERVICE POLE SRL - SOLO ROD FOUND SSE - SANITARY SEWER EASEMENT SS - SANITARY SEWER SWCB - SINGLE WYVE CATCH BASIN SYL - SINGLE YELLOW LINE SB - STAIR TE - TELEPHONE BENCH MARK TBX - TELEPHONE FEDESTAL BOX T - TOP OF CURB TM - TELEPHONE MANHOLE TP - TELEPHONE POLE TR - TRIP POINT OF BEGINNING TR# - TRAP CARD NUMBER TSB - TRAFFIC SIGNAL BOX TS# - TRAFFIC SIGNAL POLE U - UNDERGROUND POWER UT - UNDERGROUND TELEPHONE V - VENT PIPE W - WATER LINE W - WATER EASEMENT WW - WATER VAULT WL - WATER LINE WM - WATER METER WVT - WATER VAULT
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TOPOGRAPHIC CONTOUR ——— 700 ———
TOPOGRAPHIC CONTOUR ——— 702 ———

GRID NORTH - GA
WEST ZONE - NAD 83

LINE	BEARING	DISTANCE
L1	S60°11'48"W	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S15°11'21"W	28.28'
C2	25.00'	8.34'	N39°21'46"W	8.30'
C3	25.00'	28.13'	N81°09'19"W	26.67'



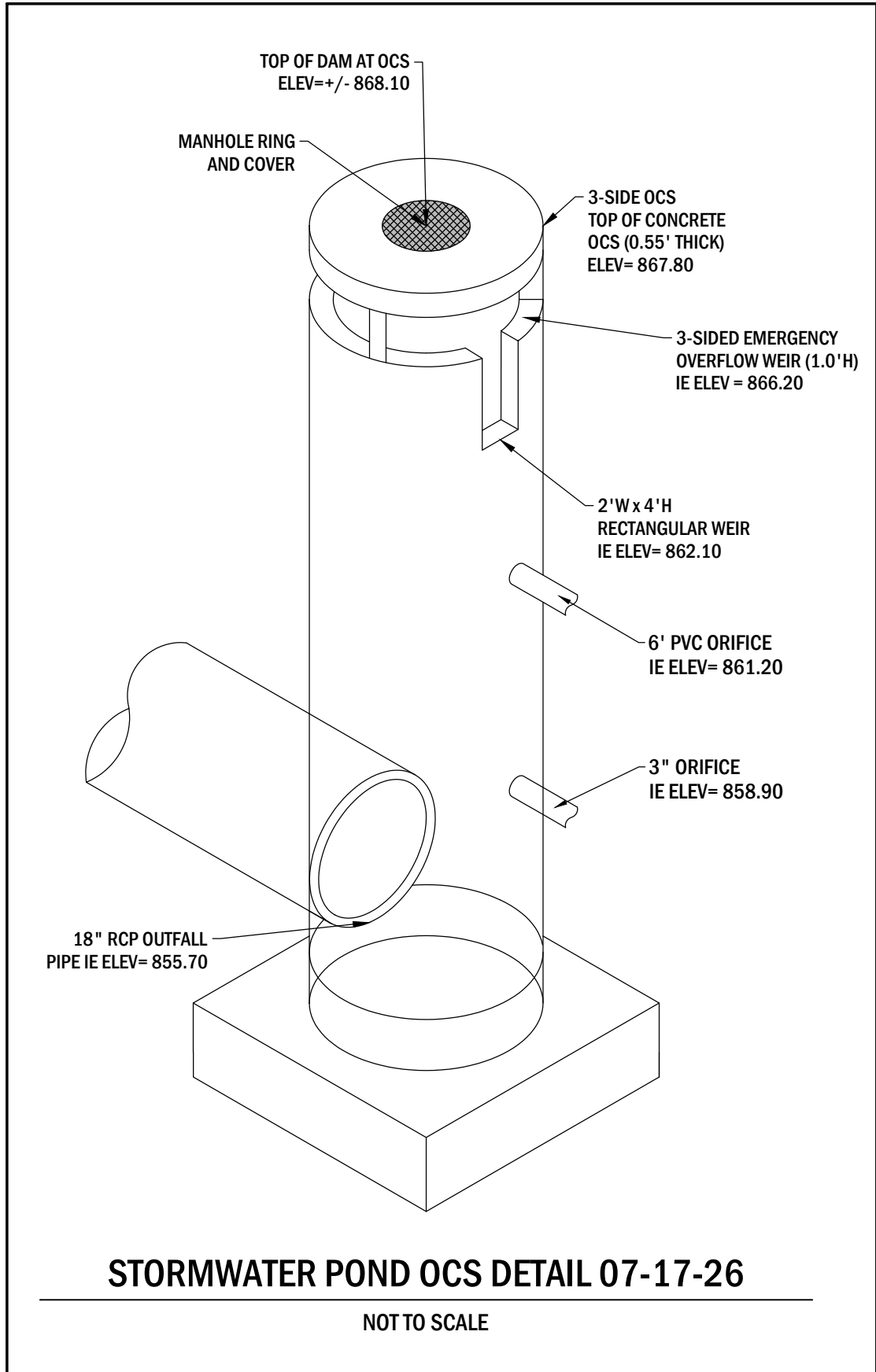
DATE: JULY 22, 2026		REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW			
CHECKED: GSH	APPROVED: JRW			
PROJECT # 21271.FP2				

FINAL SUBDIVISION PLAT FOR
ROCKY CREEK
PHASE 2

The site plan for Water Quality Pond 2 includes the following details:

- Topography:** Contour lines are shown at 5-foot intervals, ranging from 850 to 900 feet.
- Pond Features:**
 - Water Quality Pond 2:** A central pond with a 100-YR PONDING LIMIT of 886.84.
 - OCs-1401:** A specific point or structure within the pond area.
 - W-900:** A water feature or structure near the pond.
- Easements and Property Lines:**
 - 5' BL FROM EASEMENT:** Boundary lines on the left and right sides.
 - 30' DE/AE:** Deed and Easement lines.
 - 30' DE:** Deed lines.
 - 30' SSE:** South-South-East boundary lines.
 - 30' DE/AE:** Deed and Easement lines at the top right.
 - 18' RCP:** Right-of-Way line for a Right-of-Purchase.
 - 5' BL FROM EASEMENT:** Boundary line at the bottom right.
- Infrastructure and Survey Data:**
 - IPF 1/2" RB:** Infrastructure Point Feature, Right-of-Buy line.
 - 6" PVC:** 6-inch PVC pipe line.
 - 8" FM:** 8-inch Fire Main line.
 - FM:** Fire Main lines.
 - MAHA2.3, MAHA2.4:** Manhole or structure identifiers.
 - Survey Data:**
 - N18°23'50"E C=89.47':** Bearing and distance for a survey line.
 - S81°37'05"W 298.01':** Bearing and distance for a survey line.
 - S61°12'03"W 202.78':** Bearing and distance for a survey line.
 - 24" RCP:** 24-inch Right-of-Purchase line.
 - 20' DE:** Deed line.
 - 7' CLF:** 7-foot Center Line Feature.
 - 2" RCP:** 2-inch Right-of-Purchase line.

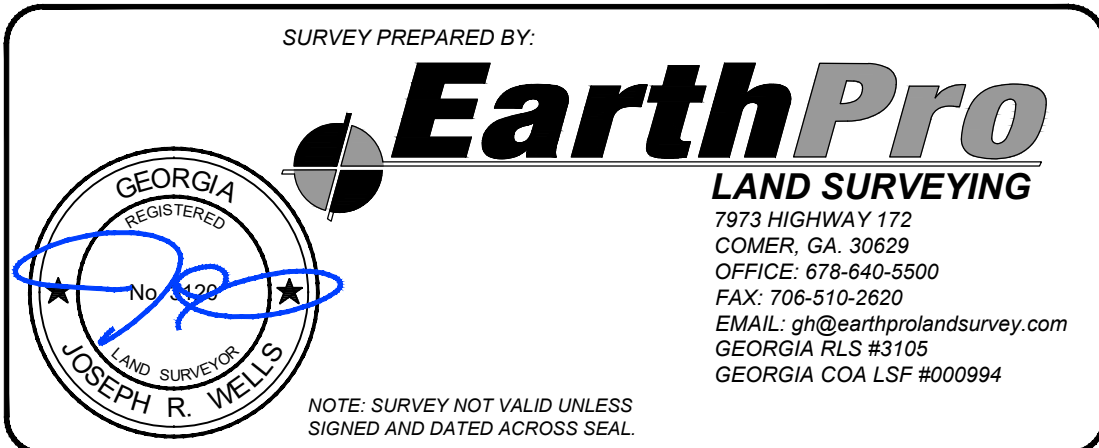
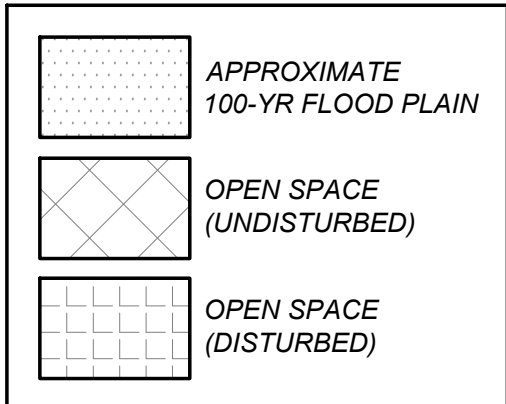
THE AS-BUILT INFORMATION OF WATER QUALITY POND 2 SHOWN HEREON WHICH INCLUDES TOPOGRAPHY AND OCS DETAIL INFORMATION WAS TAKEN FROM AN AS-BUILT BY PAPE-DAWSON CONSULTING ENGINEERS, LLC ON JULY 17, 2026.



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|----------------------------------|--------------------------------------|
| GV - GAS VALVE | ○ PSC - PARKING SPACE COUNT |
| GW - GUY WIRE | PS - POWER STUB OUT |
| HC - HANDCAP | PT - POWER & TELEPHONE LINE |
| HDPE - HIGH DENSITY POLYETHYLENE | PTLP - POWER, TELEPHONE & LIGHT POLE |
| HW - HEADWALL | PTP - POWER & TELEPHONE POLE |
| HOE - HOSE W/ FENCE | PQ - POT/ VENT, CHLORIDE PIPE |
| IR - IRRIGATION VALVE | R - RECORD |
| IN - INVERT | RB - REINFORCING BAR |
| IPF - IRON PIN FOUND | RCB - REINFORCED CONCRETE PIPE |
| IPS - IRON PIN SET (1278 W) | RM - RECORD DEED MEASURE |
| J - JELLY PLASTIC GAP | RO - RIGHT OF WAY |
| JB - JUNCTION BOX | SD - STORM DRAIN |
| LAT - SEWER LATERAL | SF - SQUARE FEET |
| L - LAND LOT | SP - SERVICE POLE |
| LL - LAND LOT LINE | SRF - SOILD ROAD FLOW |
| LH - LIGHT POLE | SSC - SANITARY SEWER EASEMENT |
| M - MEASURED | SSS - SANITARY SEWER |
| MAG - MAGNETIC NAEL | SSB - SINGLE W/ YIELD CATCH BASIN |
| MC - MOTORCYCLE PARKING | SW - SINGLE YELLOW LINE |
| MM - MANHOLE | T - TELEPHONE LINE |
| MON - MONUMENT | TEM - TEMPORARY BENCH MARK |
| MON - MONITORING WELL | TEL - TELEPHONE REESTABLISH |
| NO - NOW OR FORMERLY | TC - TOP OF CURB |
| NS - NAIL SET | TMH - TELEPHONE MANHOLE |
| NTS - NOT TO SCALE | TP - TELEPHONE POLE |
| OCS - OUTLET CONTROL STRUCTURE | TPCB - TRUE POINT OF BEGINNING |
| OD - OUTSIDE DRAINAGE | TPC - TAX PARCEL NUMBER |
| OT - OPEN TOP PIPE | TSB - TRAFFIC SIGNAL BOX |
| PB - PLAT BOOK | TSP - TRAFFIC SIGNAL POLE |
| PBX - POWER BOX | UP - UNDERGROUND |
| PC - PAGE | UP - UNDERGROUND |
| PI - POST INDICATOR | UP - VENT PIPE |
| PKS - PK/AL SET | UP - WATER LINE |
| PL - PROPERTY LINE | WE - WATER EASEMENT |
| PM - PERMANENT | WV - WATER VALVE |
| PMB - POINT OF BEGINNING | WL - WHITE LINE |
| POB - POINT OF COMINGEMENT | WM - WATER METER |
| POE - POINT OF ENTRY | WWT - WATER WALK |
| PP - POWER LINE | |

- TOPOGRAPHIC CONTOUR ——— 700 ———
TOPOGRAPHIC CONTOUR ——— 702 ———



DATE: JULY 22, 2026		REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS		DRAWN: JRW		
CHECKED: GSH		APPROVED: JRW		
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ROCKY CREEK
PHASE 2
LOCATED WITHIN
LAND LOT 182, 2ND SECTION, 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
TAX PARCEL: LG160005

SHEET 5 OF 5