



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: 8/31/22

Application # R 22-016

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>PROPERTY GUYS LLC</u> ADDRESS: <u>1910 DOUBLE SPRINGS CHURCH</u> CITY: <u>MONROE</u> (RD) STATE: <u>GA</u> Zip: <u>30656</u> PHONE: <u>770-500-6066</u>	NAME: <u>PROPERTY GUYS LLC</u> ADDRESS: _____ CITY: <u>— SAME —</u> STATE: _____ Zip: _____ PHONE: _____ (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Andrew Cucuzza PHONE: 770-500-6066
 EMAIL: ucucuzza@gmail.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # LG050082 PRESENT ZONING: R16 REQUESTED ZONING: O&I
 ADDRESS: 202 Fair St. COUNTY: Walton ACREAGE: 0.38
 PROPOSED DEVELOPMENT: Remodel space and revise floor plan to permit use as 2 separate offices, and divide existing 4-stall garage into 2 separate 2-stall garages.

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 Referred Back to Planning Commission Withdrawn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

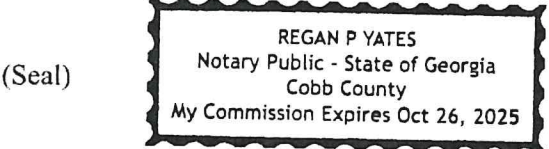
Applicant's Certification

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.

[Signature]
Applicant's Signature 9/7/2022
Date

Andrew Cuzzo, Member
Print Name and Title

Sworn to and subscribed before me this 3 day of October, 2022



[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)

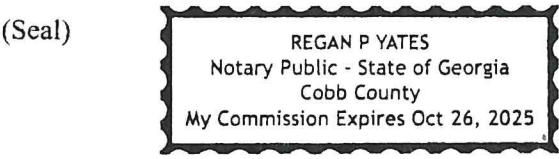
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature]
Owner's Signature 9/7/2022
Date

Andrew Cuzzo, Member
Print Name and Title

Sworn to and subscribed before me this 3 day of October, 2022.



[Signature]
Signature of Notary Public

Letter of Intent

Application #R_____

To: City of Loganville, Department of Planning and Development

From: Property Guys, LLC

Please accept the attached Request for Zoning Map Amendment. We are the owners of the property at 202 Fair Street in Loganville. From the attached information, it appears that this was once a single-family home that, at some point, has been converted into two apartments:

Unit 1: One bedroom and two baths, living room, and kitchen.

Unit 2: Two bedrooms and one bath, living room, and an open porch that was enclosed and used as a kitchen.

Also, we have found no evidence of the bonus room upstairs that is indicated on the plat.

We have purchased this property with the hope of converting it into two office spaces. This conversion would involve total rewiring of the house, major plumbing work, and minor adjustments to the existing floor plan. There would be no additions or major changes to the outside of the building; although we may decide to replace an existing exit door (which is in a closet) with a window.

We also plan to convert the existing four-stall garage (two on each side of the building) to two two-stall garages. These garages would be available to each of the office tenants, with one garage access from Fair Street and one from C.S. Floyd Road (both driveways currently exist).

Please contact us if you have any questions or require further details.

Property Guys, LLC

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

See Attached.

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?
2. How does the proposed use impact thoroughfare congestion and traffic safety?
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;
5. How does the proposed zoning provide protection of property against blight and depreciation?
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?
8. What is the impact upon adjacent property owners if the request zoning is not approved?
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.

Application #R _____

1. The proposed design will have no negative impact on the outside appearance of the home. One of the doors on the front porch may be converted into a window and the landscaping will be improved. Overall, the aesthetic conditions of adjacent parcels will be improved.
2. As this home will be converted into two offices, each with its own off-street parking, there should be no negative impact on thoroughfare congestion and traffic safety.
3. There is no expected impact on population density, as no one will be living at the property (which is now vacant) once it is converted to offices.
4. The property already has three full bathrooms, so use of water, sewer, and other infrastructure will decrease with the conversion to offices.
5. As an investment property, the owners will be highly incentivized to maintain the appearance and function of the property in order to keep it rented.
6. Although the immediately adjacent properties are zoned residential, there are several properties in the immediate vicinity already zoned O&I.
7. There would be signage for the businesses renting the offices and, depending on those businesses, there may be some number of vehicles coming and going during the day.
8. All would stay as it is today, with a vacant building on the corner of their street.
9. This property location provides an excellent means of drawing small business/service providers/professionals into the city center area.

Here are the adjacent property owners:

204 Fair Street is owned by Mike Pape.

226 C.S. Floyd Road is owned by Michael P and Michelle L Lynch

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 417th G. M. District of Walton County, Georgia, being Lot 2 of Survey for V. E. Bentley, Jr., recorded in Plat Book 14, Page 205, Walton County Records, and being more particularly described as follows: Beginning at the corner formed by the intersection of the Northwestern side of C. S. Floyd Road formerly Winder Street with the Southwestern side of Fair Street and running thence Southwesterly along the Northwestern side of C. S. Floyd Road 116 feet to the Northeastern line of Lot 1 of said property; running thence North 32 degrees 22 minutes West, along the Northeastern line of said Lot 1, 144.88 feet to a point on the Southeastern line of Lot 3, said property; running thence North 49 degrees 20 minutes East, along the Southeastern line of said Lot 3, 114.94 feet to a point on the Southwestern side of Fair Street and running thence Southeasterly along the Southwestern side of Fair Street, 144.5 feet to the Northwestern side of C. S. Floyd Road and point of beginning; being improved property, having a house thereon known as number 236, C. S. Floyd Road according to the present numbering of houses in the City of Loganville, Georgia.

Being the same property conveyed from Frank Henson and Beatrice Henson to Sammy C. Henson and Linda Henson by deed recorded December 12, 1979 in Book 158, page 173 in the registrar's office of Walton County.



Overview



Legend

- Parcels
- Roads

Parcel ID	LG050082	Owner	HENSON SAMUEL MARK TRUSTEE & HENSON JEFF CHARLES & CHEEK ANGELA PAIGE AS TRUSTEES 57 BEL AIR TRUST P O BOX 72 GOOD HOPE, GA 30641	Last 2 Sales			
Class Code	Residential	Physical Address	202 FAIR ST	Date	Price	Reason	Qual
Taxing District	Loganville	Appraised Value	Value \$255500	7/26/2020	0	DG	U
Acres	0.38			8/1/2019	0	UI	U

{Note: Not to be used on legal documents}

Date created: 7/26/2022
Last Data Uploaded: 7/26/2022 6:22:09 AM

Developed by  Schneider
GEO SPATIAL

Summary

Parcel Number LG050082
 Location Address 202 FAIR ST
 Legal Description LOT#2
(Note: Not to be used for legal description.)
 Class R3-Residential
(Note: This is for tax purposes only. It is not to be used for zoning.)
 Zoning R16
 Tax District Loganville (District 03)
 Millage Rate 44.425
 Acres 0.38
 Neighborhood LOGANVILLE LOTS 34000 BASE-00010 (00010)
 Homestead Exemption No (S0)
 Landlot/District 154 / 4



As of 11/16

Owner

HENSON SAMUEL MARK TRUSTEE &
 HENSON JEFF CHARLES & CHEEK ANGELA
 PAIGE
 AS TRUSTEES 57 BEL AIR TRUST
 P O BOX 72
 GOOD HOPE, GA 30641

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00010-LT--\$34,000 BASE LOGANV	Lot	0	0	0	0.38	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 2448
 Interior Walls Sheetrock
 Exterior Walls Vinyl
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1920
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat/ AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Value \$221,500
 Condition Average
 House Address 202 FAIR

Permits

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/26/2020	4668 454	014 206	\$0	Deed of Gift	HENSON SAMMY C	HENSON SAMUEL MARK TRUSTEE &
8/1/2019	4463 446	014 206	\$0	Unqualified - Improved	HENSON LINDA &	HENSON SAMMY C
2/6/2009	3001 425	014 206	\$0	Unqualified - Improved	HENSON SAMMY C	HENSON LINDA &
3/19/2001	2985 209	014 206	\$0	Unqualified - Improved	HENSON SAMUEL C AKA	HENSON SAMMY C
3/19/2001	1202 255	014 206	\$0	Unqualified - Improved	HENSON SAMUEL C	HENSON SAMUEL C AKA
	158 173	NPR	\$0	Unqualified Sale		HENSON SAMMY C
	1037 208	NPR	\$0	Unqualified Sale	HENSON SAMMY C	HENSON SAMMY C

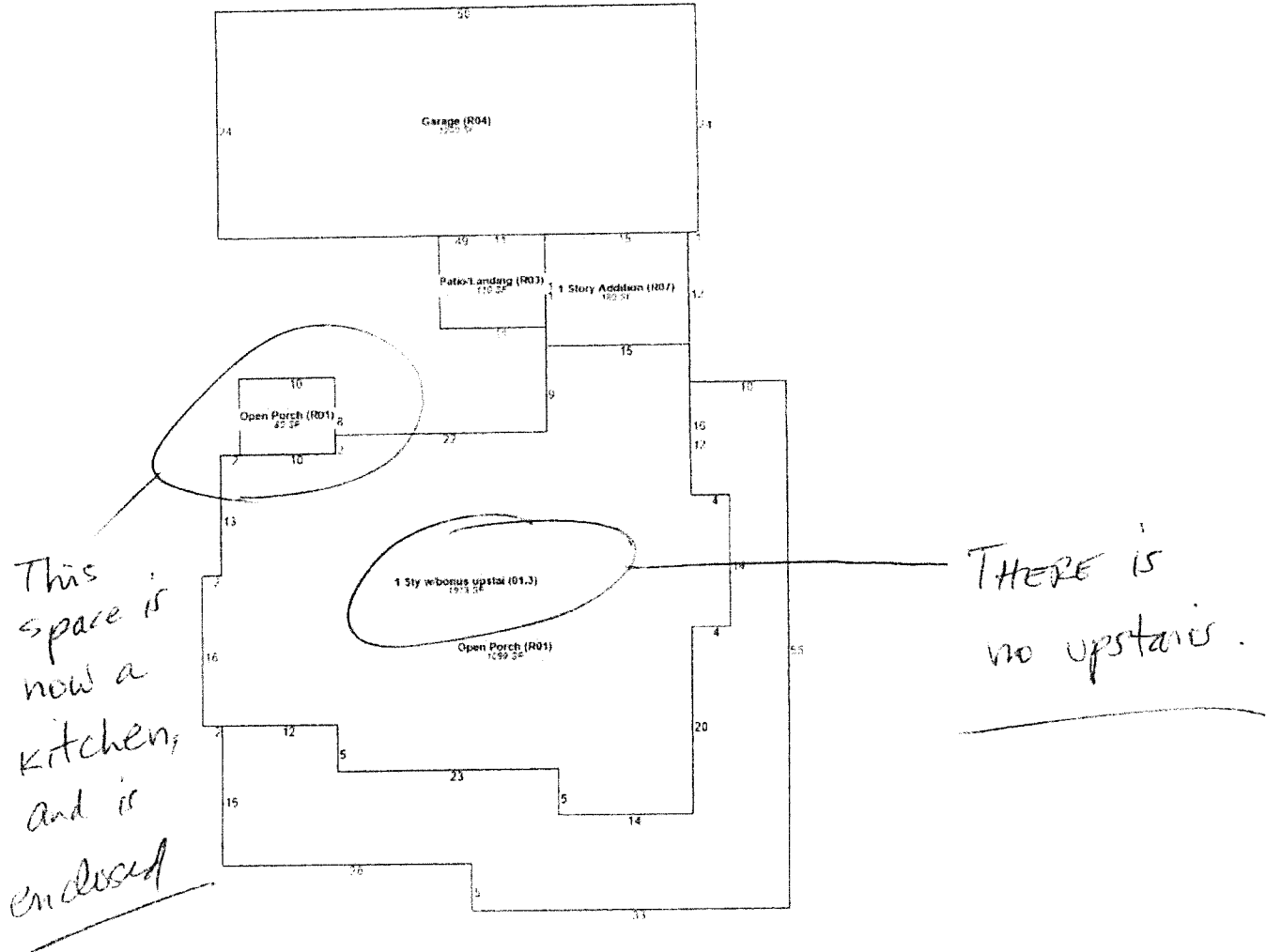
Valuation

	2022	2021	2020	2019
Previous Value	\$237,900	\$239,700	\$227,500	\$186,400
Land Value	\$34,000	\$34,000	\$30,000	\$25,000
+ Improvement Value	\$221,500	\$203,900	\$209,700	\$202,500
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$255,500	\$237,900	\$239,700	\$227,500

Photos



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.



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