



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

Date: 2-23-23

Application # A 23-003

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dina Vasquez</u> ADDRESS: <u>315 Skyland Drive</u> CITY: <u>Loganville</u> STATE: <u>Georgia</u> Zip: <u>30052</u> PHONE: <u>678-585-6468</u>	NAME: <u>Dina Vasquez</u> ADDRESS: <u>315 Skyland Drive</u> CITY: <u>Loganville</u> STATE: <u>Georgia</u> Zip: <u>30052</u> PHONE: <u>678-585-6468</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>W. Charles Ross, Esquire</u> PHONE: <u>770-962-0100</u> EMAIL: <u>cross@powelledwards.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>5159 014</u> PRESENT ZONING: <u>OI</u> (Separate rezoning request required) ADDRESS: <u>315 Skyland Drive</u> COUNTY: <u>Gwinnett</u> ACREAGE: <u>.46</u> PROPOSED DEVELOPMENT: <u>Existing Office with Opaque Fenced Outdoor Storage</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: 2-3-23

Accepted by Planning & Development: [Signature] DATE: 2-3-23 FEE PAID: \$300.00

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

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
Commission Chairman: [Signature] DATE: 3-23-23

Table to 3-28-23

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
Referred Back to Planning Commission Withdrawn

Mayor _____ City Clerk _____ Date _____

Applicant's Certification

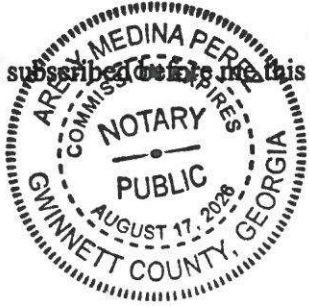
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez, Owner
Print Name and Title

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

(Seal) Carely Medina Perez
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

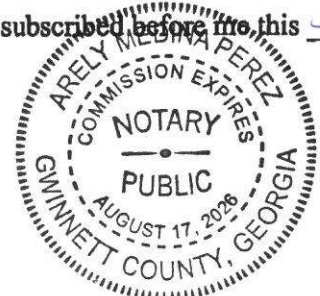
that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez 2/3/23
Owner's Signature Date

Dina Vasquez, Owner
Print Name and Title

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

(Seal) Carely Medina Perez
Signature of Notary Public



Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



POWELL & EDWARDS
ATTORNEYS AT LAW

Jay Crowley
Mandy Williams
Ben Shoemaker
Laura Walsh
Laura Shoop
Caroline Peck

February 6, 2023

Tim Prater, Director
Planning & Development
City of Loganville
PO Box 39
Loganville, Georgia 30051

**RE: LETTER OF INTENT IN SUPPORT OF APPLICATION FOR
ANNEXATION AND REZONING FOR 315 SKYLAND DRIVE AND
ADJACENT PARCEL, LOGANVILLE.**

Dear Mr. Prater:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Dina Vasquez (the "Applicant") to request Annexation of her properties into the City of Loganville and a Rezoning to the CH zoning designation. The Applicant currently operates an office located at 315 Skyland Drive, Loganville, and also owns an adjacent, unaddressed, undeveloped parcel which are both located in unincorporated Gwinnett County but immediately adjacent to commercial property which is located within the City Limits of Loganville. Specifically, the property located at 315 Skyland Drive is .46 acres and has Gwinnett County Tax ID Number R5159 014 and the adjacent property consists of .49 acres and is identified by Tax ID Number R5159 013.

The Applicant is desirous of annexation for several reasons. As noted above, the property holds an existing commercial business. The adjacent vacant parcel is fronted by US 78. These properties clearly fit with the character of the existing uses of the nearby City of Loganville zoned parcels which are zoned commercial. Further, the City of Loganville Comprehensive Plan characterizes the surrounding area as commercial. The remaining nearby Gwinnett County parcels are residential in character and inconsistent with the development trend of the adjoining area. The Applicant's property is adjacent to a large CH zoned property, so Annexation would be allowable. The rear of the Applicant's property is enclosed by a six-foot high, one hundred percent (100%) opaque privacy fence. Additionally, the CH designation would allow the Applicant to place materials used in her business behind the screening of the already existing fence. This would allow her business to operate more efficiently as well as to reduce wasteful trips to an off-site storage area to pick-up equipment, which is a benefit to anyone who travels along Highway 78.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

February 6, 2023

Page 2

As all storage would be hidden from view, there would be no change in the appearance or the operation of the business upon the property. Additionally, the City of Loganville would have the opportunity to Condition the properties in a manner consistent with the City's vision for the gateway area into the City.

The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures

PLAT B: 00147 P: 00243
 Recorded: 09/03/2020 11:18 AM
 201016580 Pages: 1 Fees: \$10.00
 Richard T. Alexander, Jr.
 Clerk of Superior Court, Oconee County, GA
 eFile Participant ID: 8684781889

THE FOLLOWING COMMERCIAL BOOKS HAVE APPROVED THIS MAP, PLAT, OR PLAT FOR FILING:
 COMMERCIAL COUNTY

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 131550013P EFFECTIVE DATE 9/29/2008

STREET
MARK DAVIS
 STATE OF GEORGIA
 COMMERCIAL COUNTY
 LAND LOT 230
 5TH DISTRICT
 DATE OF SURVEY 2/14/2020
 DATE OF PLAT 2/26/2020
 SCALE 1"=60'
 JOB 002003-DAVIS
 REVISIONS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.
 EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.
 NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 300' OF SUBJECT PROPERTY.
 THE CERTIFICATION, AS SHOWN HEREON, IS BASED ON STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-6-97 AS AMENDED BY HOUSE BILL (HB) 2010, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

DATE _____
 APPROX. CITY LINES
 CITY OF LOUNSWILLE
 APPROX. CITY LINES
 COMMERCIAL COUNTY

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

3. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

SURVEYORS CERTIFICATION:
 THIS PLAT IS A REPRESENTATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE NEW PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL PROPERTY INSPECTION OF THE PROPERTY DESCRIBED IN THIS PLAT AND HAS FOUND THAT THE MAPS, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE SAVED HEREON. REFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE NATIONAL TECHNICAL SURVEYING FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-97.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

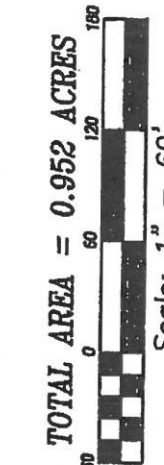
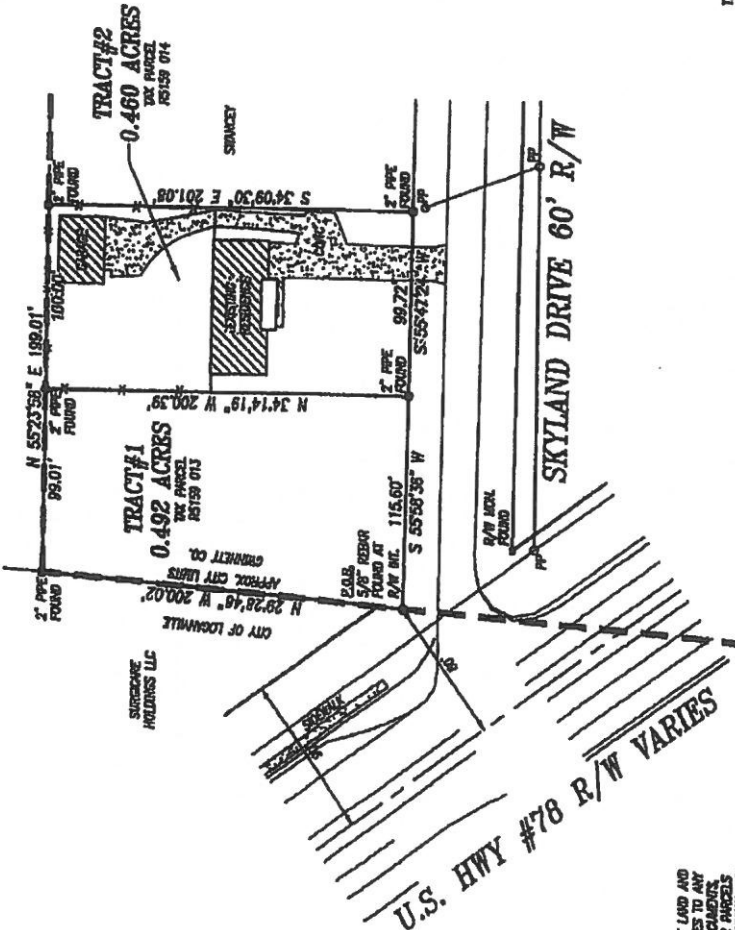
1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.



JOHN F. BREWER & ASSOCIATES
 LAND SURVEYOR
 LAND PLANNING
 DEVELOPMENT SUPERVISOR
 1002 S BROAD STREET
 MARIETTA, GEORGIA 30067
 TEL. (770) 287-4705
 EMAIL: INFO@JFBREWER.COM

1. ALL LINES AND CORNERS THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REOPENED OR CORRECTED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.
 THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNPAID THIRD PARTY.

DATE 3/3/2020
 JOHN F. BREWER, II R/S/S/P/S
 LAND SURVEYOR

ORDER OF RECORD:
 MARK DAVIS
 1500 HULLY ROAD DR
 LOUNSWILLE GA 30052-1178

1. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLARITY AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN HORIZONTAL DISTANCE AND HAS BEEN ADJUSTED BY USING THE CONTACT RULE.

All that certain property situated and being in Land Lot 130 of the 5th District of Gwinnett County, being Lot 2, Block B, Unit 1, Sunny Acres Subdivision, as shown in Plat Book K, page 78, Gwinnett County records, and known as Route #2, Skyland Drive, Loganville, Georgia, according to the present system of numbering in Gwinnett County, Georgia. MAP/Parcel #R5159 014

AND ALSO:

All that tract or parcel of land lying and being in Land Lot 130 of the 5th District of Gwinnett County, Georgia, containing 0.491 acres, more or less, and being more particularly described as follows: To find the true point of beginning, begin at the right-of-way monument found at the intersection of the northeasterly right-of-way of Highway 78 and the southwesterly right-of-way of Skyland Drive; continue thence North 63° 43' 11" West a distance of 67.87 feet to an iron pin set, which is the true point of beginning; thence departing said right-of-way of Highway 78, run thence North 30° 45' 00" West a distance of 199.99 feet to a point; run thence North 54° 17' 18" East a distance of 98.92 feet to a point; run thence South 35° 29' 16" East a distance of 199.96 feet to a point; run thence South 54° 38' 43" west a distance of 115.44 feet to a point, which point is the true point of beginning, all as shown on that certain survey for Alice Still dated November 27, 2006 and prepared by Robert W. Von Itter, Georgia Registered Land Surveyor No. 2251. MAP/Parcel #R5159 013

Adjacent Property Owners

Surgicare Holdings, LLC
367 Athens Highway, Suite 100
Loganville, Georgia 30052-2207

Alicia Dell Swancey
305 Skyland Drive
Loganville, Georgia 30052-4920

Suhil Amir Valiani
1955 Webb Gin House Road
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC
30 Rundlett Way
Middleton, MA 01949-2524