

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: February 28, 2023

Application # **R** <u>23-005</u>

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:Sevan Multi-Site SolutionsADDRESS:13100 Wortham Center Dr, 3rd FloorCITY:HoustonSTATE:TXZip:PHONE:253.508.4322	NAME:GSA RE Hwy 78 LoganvilleADDRESS:500 Commerce Street, Suite 700CITY:Fort WorthSTATE:TXZip:PHONE:817.509.3958(*attach additional pages if necessary to list all owners)	
Applicant is: Property Owner Contract Purchase	r XAgent Attorney	
CONTACT PERSON: Amy Pearce EMAIL: amy.pearce@sevansolutions.com	PHONE: 253.508.4322 FAX: N/A	
PROPERTY I	NFORMATION	
MAP & PARCEL # LG110061 PRESENT ZONING: R-16 REQUESTED ZONING: CH ADDRESS: 168 Lee Byrd Road, Loganville, GA COUNTY: Walton ACREAGE: 0.71 Acres +/- PROPOSED DEVELOPMENT: Parcel to become part of larger commercial development fronting US-78		
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: <u>\$500.00</u>	
CHECK # RECEIPT # TAKEN BY: DATE OF LEG	IL NOTICE : NEWSPAPER: <u>THE WALTON TRIBUNE</u>	
PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation Commission Chairman:		
CITY COUNCIL ACTION: Approved Approved w/o Referred Back to Planning Co	conditions Denied Tabled to	
Mayor City Clerk	Date	

Application # **R**_____

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.

<u>3.3.23</u> Date pppm Amy Pearce, Project Manager - Sevan Multi-Site Solutions Print Name and Title Sworn to and subscribed before me this 3 day of March, 2023. LINDA CATHLEEN YATES Notary Public, State of Texas Signature of Notary Public Comm. Expires 09-28-2026 Notary ID 133988835

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.

3/3/2023 Date Owner's Signature

David Bruce, Manager

Print Name and Title

Sworn to	and subscribed before me this 3rd	day of March , 2023.
(Seal)	TRACI CUPPS Notary Public, State of Texas Comm. Expires 01-29-2024 Notary ID 6541432	Signature of Notary Public

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., <u>Conflict of Interest in Zoning Actions</u>, and has submitted or attached the required information as requested below.

Any verence	3.3.23	Amy Pearce	
Applicant's Signature	Date	Print Name	
Signature of Applicant's	Date	Print Name	
Attorney or Agent			

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 OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION

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

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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?

The proposed use will complement the aesthetics of the area, bringing a fresh design to this corner of Loganville. Existing trees and landscaping will be preserved as feasible and new trees and landscaping will be added to buffer this development from neighboring residential properties.

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

The proposed use should decrease congestion and increase traffic safety at the very busy intersection of US-78 and Lee Byrd Road. Collaborating with the City on points of access and including cross access between businesses will decrease the number of access points and potentially divert vehicles from that very congested intersection.

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

The proposed use will decrease population density by changing the property from residential zoning to commercial zoning. With this property being part of a larger redevelopment of existing properties, there should be no added proclivity for overcrowding or urban sprawl.

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

The proposed use of this particular parcel, as a part of the larger proposed development, is to serve as open space and stormwater detention areas for the new development. The new detention area(s) will capture and filter stormwater and will not require water, sewer or other infrastructure services as does its current use.

5. How does the proposed zoning provide protection of property against blight and depreciation? The proposed Highway Commercial zoning will allow the redevelopment of this parcel to be part of an exciting new development that will bring jobs and tax dollars to Loganville, stimulating the local economy and increasing property values.

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

The proposed use aligns with multiple goals set forth in Loganville's Comprehensive Plan through improving walkability by adding sidewalks to safely connect residents with businesses, preserving natural and cultural resources by concentrating development around established areas, and meeting resident needs and attracting tourists by providing quality development. It also aligns with the Future Land Use map, concentrating commerical development along major thoroughfares.

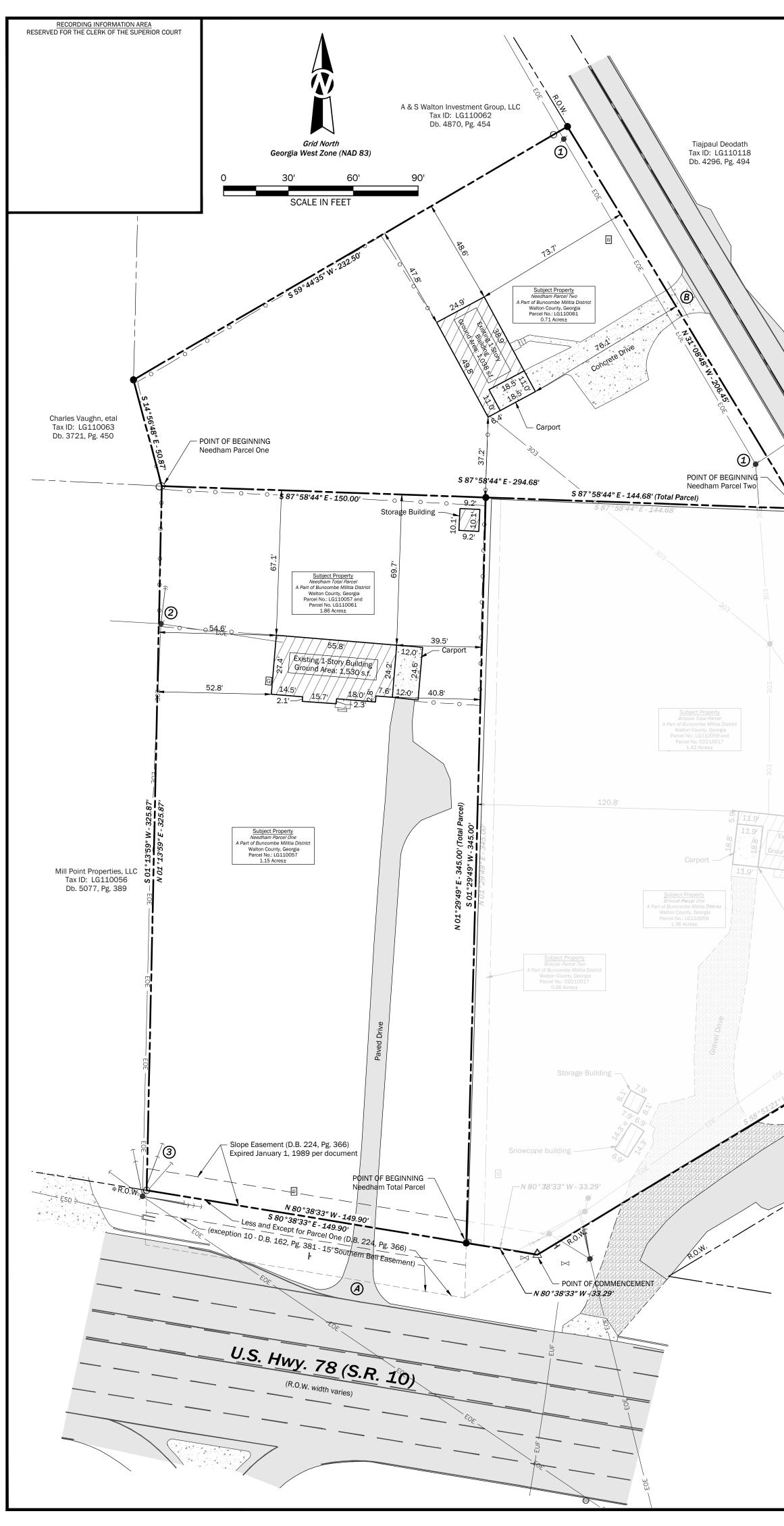
7. In what way does the proposed zoning affect adjacent property owners if the request is approved? Adjacent property owners will benefit in different ways: The residential neighbors to the north will enjoy a lush, green landscape buffer and new sidewalks to safely access businesses along Lee Byrd Road and US-78. The commercial neighbors to the west will receive the benefit of new cross access connecting their businesses directly with Lee Byrd Road and providing additional points of access for their customers.

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

If the requested zoning is not approved and the development plans fall through, adjacent property owners will lose out on the benefits of additional trees and landscaping, increased mobility via new sidewalks and vehicular cross access, and could also end up neighboring abandoned properties that may result in undesirable blight.

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 rezoning of this property will make way for exciting new development on several adjacent properties fronting Highway 78, bringing a fresh look, new jobs, tax dollars, and infrastructure improvements to Loganville.



LAND DESCRIPTION AS-SURVEYED

Walton Place Condominium **Owners Association**

Tax ID: LG110119B00

Db. 2295, Pg. 159

Lover's

Lane

Road

ATT VALUES

Byrd

Road

Property Description

Needham Total Parcel

All that tract or parcel of land lying and being in Walton County, Georgia, in Buncombe Militia District, containing 1.86 acres, more or less and being more particularly described as follows: As a POINT OF COMMENCEMENT, begin at a concrete monument found at the intersection of the north right-of-way line of U.S. Hwy. 78 (S.R. 10) and the northwest right-of-way of Old Zion Cemetery Road; thence run N 80°38'33" W along said right-of-way for a distance of 33.29 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way, run N 01°29'49" E for a distance of 345.00 feet to a 5/8" rebar set; thence run S 87°58'44" E for a distance of 144.68 feet to a 5/8" rebar set on the west right-of-way of Lover's Lane Road (Lee Byrd Road); thence run N 31°08'48" W along said right-of-way for a distance of 206.45 feet to a 5/8" rebar set; thence leaving said right-of-way, run S 59°44'35" W for a distance of 232.50 feet to a 5/8" rebar set; thence run S 14°56'48" E for a distance of 50.87 feet to a rebar found; thence run S 01°13'59" W for a distance of 325.87 feet to a rebar found on the north right-of-way of said U.S. Hwy. 78; thence run S 80°38'33" E along said right-of-way for a distance of 149.90 feet to the POINT OF BEGINNING.

ECHNICAL NOTES Equipment Used:

Error of Closure: Relative Positional Accuracy:

Horizontal Datum:

Vertical Datum: Reference Station:

Reference Station Data:

Combined Grid Factor: Convergence Angle:

Topcon GM-103 Total Station **GPS utilized for coordinate system and topographical locations. 1:28.660 0.04['] H, 0.05' V (@ 95% Confidence Level)

Leica GS-16 3.75G Reciever RTK

Georgia State Plane, West Zone, NAD83 (2011)NGVD88 GABN (eGPS Network) Site Control Station - DM7831 Lat: 34° 08' 07.08270 N, Lon: 83° 46' 38.49985 W Height: 278.611 meters

Datum: NAD 83 (2011), Epoch 2010.00 0.999915887 +0°13'06.45891"

POSSIBLE ENCROACHMENTS Possible encroachment of power poles and power line along Lover's Lane Road R.O.W. as shown. No easement information provided. (2) Possible encroachment of power pole, guywire, anchor and power line along West boundary Parcel One as shown. No easement information provided. (3) Possible encroachment of power poleguywire and anchors at SW corner of Parcel One as shown. No easement information provided. ACCESS AREAS

Paved drive onto U.S. Hwy. 78 (S.R. 10), a dedicated public street. B Concrete drive onto Lover's Lane Road (Lee Byrd Road), a dedicated public street.

LAND DESCRIPTION PER TITLE COMMITMENT

All that tract or parcel of land lying and being in Walton County, Georgia, Buncombe District, as described in a survey and plat made by J. M. Williams, April 29th, 1958, County Surveyor, Reg. No. 374.

Beginning at a point on property of Party of Joe Perry, now or formerly so owned; and running South Three Hundred and Fifty Four (354) feet to right of way of Loganville-Monroe Road (Federal 78); thence E. 82 E along said road One Hundred Fifty feet (150) to a corner on property of Joe Perry; thence North Three Hundred Sixty-one (361) feet to property of Joe Perry; thence North 84 West One Hundred Fifty (150) feet to beginning point.

Less and except all that tract or parcel of land conveyed to the Department of Transportation by virtue of that certain Right of Way Deed dated April 24, 1986 and recorded in Deed Book 224, Page 366, Walton County, Georgia records.

PARCEL TWO

PARCEL ONE

ALL THAT TRACT OR PARCEL OF LAND lying and being in the State of Georgia, County of Walton, in Buncombe Militia District, fronting 210 feet on the West side of Lover's Lane Road (Lee Byrd Road), and being more particularly described according to plat and survey by J.M. Williams, Surveyor, dated June 17, 1960, and recorded in Plat Book 14, page 272, Clerk's Office, Walton Superior Court, reference to which record is hereby made for a more complete description.

Beginning at a point at the Southeast corner of this property where this property corners with Lover's Lane Road and from said beginning point running North 30 ° West 210 feet to a point; thence running South 62° West244 feet to a point; thence running South 15° East 50 feet to a point; and thence running South 86° East 307 feet to beginning point. Bounded now or formerly as follows: North by property of Joe Perry; South by property of Wilson and Joe Needham; and East by Lover's Lane Road.

Less and except all that tract or parcel of land conveyed to the Department of Transportation by virtue of that certain Right of Way Deed dated April 24, 1986 and recorded in Deed Book 224, Page 366, Walton County, Georgia records

> Gwinnett Federal Credit Union Tax ID: LG110119C00 Db. 2250, Pg. 156

Old Zion Cemetery Road

Buford Dam Ventures, LLC Tax ID: LG110060

First American Title Insurance Company Commitment Number: 77-4057/24990-4 October 13, 2022 SCHEDULE B - SECTION II EXCEPTIONS

- (Not a Survey Matter)
- (Not a Survey Matter) (Not a Survey Matter) (Not a Survey Matter)
- Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. Encroachments found at time of the survey. (See Encroachment Schedule) (Not a Survey Matter)
- (Not a Survey Matter)
- Any covenants, restrictions, easements, reservations, or other matters included in the
- instrument of conveyance of the Land to the Insured. Not a survey matter (Not a Survev Matter)
- Easement to Southern Bell Telephone and Telegraph Company dated June 4, 1980 and recorded in Deed Book 162, Page 381, Walton County, Georgia records. (as to Parcel One). Does not affect subject property - easement now located within the R.O.W. of U.S. Hwy. 78) Matters as shown on that certain plat recorded in Plat Book 14, Page 272, Wayne County, Georgia records. (as to Parcel Two). As shown hereon with respect to boundary lines.

__ Flood zone classification... See Note #7 ____ Gross land area... As Shown Hereon, See Note #4

OPTIONAL REQUIREMENTS

ABLE A

____ (a) ...List the current zoning... See Note #5

__ Monuments placed... As Shown Hereon

(a) Exterior dimensions of all buildings... See Note #13 (b) Square footage of: (1) exterior footprint of all buildings... See Note #13

____Address(es) of surveyed property... See Note #9

- ____ Substantial features observed ... As Shown Hereon
- ____ Number and type... of parking spaces... As Shown Hereon, See Note #6
- ___ As designated by client, a determination of the relationship and location of certain divisio party walls... None Designated by Client
- _ Evidence of underground utilities existing on or serving the... property... (b) markings coor by the surveyor...As Shown Hereon, See Note #2
- 12. ____ As specified by the client, Governmental Agency ... requirements.. *None Requested by Clie*
- 13. ____ Names of adjoining owners according to current tax records... *As Shown Hereon*
- 14. ____ As specified by the client, distance to the nearest intersecting street... None Requested to
- .5. ____ Rectified orthophotography, photogrammetric mapping... *Not requested for this survey.*
- .6. ____ Evidence of recent earth moving work... *None Observed*
- 7. ___ Proposed changes in street right of way lines, ... Evidence of recent street or sidewalk construction.... None Observed
- 18. _____ ... include as part of the survey any plottable offsite easements.. Provided offsite Easemed Information Plotted if possible
- 19. ___ Professional liability insurance policy obtained by surveyor... Certificate available upon rec

GENERAL NOTES

- 1. All angles and distances for a curve are to their respective chords. All bearings are to Grid North as established by global positioning. This survey meets or exceeds the requirement ALTA/NSPS Land Title Survey for maximum allowable Relative Positional Precision of 0.07
- Not all underground utilities are shown hereon. Utilities that are shown are approximate fro observed evidence, and available utility plans at time of survey. No guarantee or warranty the accuracy of the location of underground utilities is hereby implied. Utilities should be
- verified onsite through Georgia OneCall 811 prior to any construction or digging. Source of Title: Parcel One - Db. 2428, Pg. 091; Parcel Two - Db. 2439, Pg. 146 Total Area of Property: 81,219 SF± / 1.86 Acres± (Parcel One 31,166 SF± / 0.71 Ac.±; Pa
- Two 50,053 SF± / 1.15 Ac.) Current Zoning and Restrictions:
- (No zoning letter or report was provided at time of survey) Current Zoning: Unknown Setback Restrictions: Unknown Building Height Restrictions: Unknown
- Lot Coverage: Unknown Parking: Unknown
- Parking: No parking currently exist on subject property. This property is currently located in Zone X (Areas determined to be outside the 0.2% annu chance floodplain), as depicted on FEMA Flood Panel 13297C0085 E, effective December
- 8. The property has frontage on U.S. Hwy. 78 (S.R. 10) and Lover's Lane Road (Lee Byrd Road each dedicated public streets. (See Access Area Schedule)
- Addresses of Property: (From Tax Assessor's Records) Parcel One: 4784 Atlanta Hwy. Parcel Two: 168 Lee Byrd Road Loganville, GA 30052
- 10. Potential encroachments were found at time of survey. (See Encroachment Schedule) 11. The property described hereon is the same as the property described in First American Tit Insurance Company Commitment No. 77-4057/24990-4 with an effective date of October 2022. The land description of the Title Commitment and the As-Surveyed land description describe the same property, being the subject property shown hereon. The property and parcels surveyed are contiguous with no evidence of gaps, gores, or overlaps observed. Al easements, covenants and restrictions referenced in said title commitment or apparent fro physical inspection of the site have been plotted hereon or otherwise noted as to their effe the subject property.
- 12. No evidence of cemeteries was observed during survey. 13. Survey not final without Seal and Signature of Surveyor. 14. This survey may not be reproduced, altered, or copied without written permission of TTL, I

To GSA RE Hwy 78 Loganville, LLC and Fidelity National Title Insurance Company:

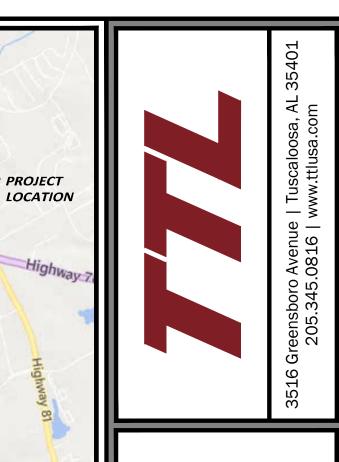
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys; jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11(b), 12, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on October 25, 2022. Date of Plat or Map: November 2, 2022

Eric M. Hamner, GA PLS #3410 Date: 11/02/2022

Surveyor's Acknowledgement:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REOUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

		Highway
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	M.B.L.	MINIMUM BUILDING LINE
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		EXISTING TREE STUMP
	A	EXISTING CONCRETE PAVEMENT
		EXISTING ASPHALT PAVEMENT
1		EXISTING BRICK PAVERS
*		EXISTING BUILDING
11		



PROJECT

Loganville High School

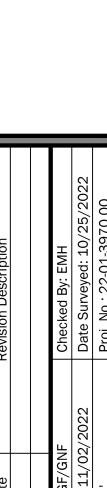
Atlanta Hvry

Overlock Point

AD ELECTRICAL ROUND ELECTRICAL AD CABLE TELEVISION ROUND CABLE TELEVISION AD TELEPHONE ROUND TELEPHONE SIGNAL LINE ROUND FIBER OPTIC Y SEWER MANHOLE Y SEWER CLEANOUT MANHOLE DOUBLE WING INLET SINGLE WING INLET YARD INLET GRATE INLET UNCTION BOX /ALVE ON CONTROL VALVE **METER** DRANT PIGOT RING WELL C MANHOLE POLE HOR /LANDSCAPE LIGHT CAL BOX C METER NE MANHOLE POLE

EXISTING GRAVEL DRIVE EXISTING RIPRAP LINING

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Sheet No.

Loganville, GA 30052

1 March 2023

Mr. Tim Prater, Director Department of Planning and Development City of Loganville 4303 Lawrenceville Road Loganville, GA 30052

RE: Parcel LG110061 – 168 Lee Byrd Road Request for Zoning Map Adjustment - Letter of Intent

Dear Mr. Prater:

We are requesting an amendment to the City of Loganville zoning map to rezone the property at 168 Lee Byrd Road from R16 Residential to CH Highway Commercial. The rezoning of this parcel will allow for stormwater detention, landscaping/open space and an access drive to accommodate the proposed development of the abutting parcels to the south that front US 78 and are currently zoned CH.

We believe this zoning change will be beneficial to the citizens of Loganville. The redevelopment of this parcel along with the neighboring parcels will bring improvements in connectivity and walkability while also bringing jobs and tax revenue.

Thank you for considering our rezoning proposal. Please do not hesitate to reach out with any questions, comments or concerns. We look forward to working with the City of Loganville on this new and exciting development.

Kindest Regards,

Any repence

Amy Pearce Project Manager

CC: Harrison Parker, Made To Order Holdings



Request for Zoning Map Amendment

Application # R Parcel #LG110061 – 168 Lee Byrd Road

LEGAL DESCRIPTION

Needham Parcel Two A Part of Buncombe Militia District, Walton County, Georgia Parcel No. LG110061 0.71 Acres +/-

ALL THAT TRACT OR PARCEL OF LAND lying and being in the State of Georgia, County of Walton, in Buncombe Militia District, fronting 210 feet on the West side of Lover's Lane Road (Lee Byrd Road), and being more particularly described according to plat and survey by J.M. Williams, Surveyor, dated June 17, 1960, and recorded in Plat Book 14, page 272, Clerk's Office, Walton Superior Court, reference to which record is hereby made for a more complete description.

Beginning at a point at the Southeast corner of this property where this property corners with Lover's Lane Road and from said beginning point running North 30 ° West 210 feet to a point; thence running South 62° West244 feet to a point; thence running South 15° East 50 feet to a point; and thence running South 86° East 307 feet to beginning point. Bounded now or formerly as follows: North by property of Joe Perry; South by property of Wilson and Joe Needham; and East by Lover's Lane Road.

Less and except all that tract or parcel of land conveyed to the Department of Transportation by virtue of that certain Right of Way Deed dated April 24, 1986 and recorded in Deed Book 224, Page 366, Walton County, Georgia records



Request for Zoning Map Amendment

Application # R_____ Parcel #LG110061 – 168 Lee Byrd Road

....

LIST OF ABUTTING PROPERTY OWNERS

Parcel ID LG110062 (184 LEE BYRD RD)	A & S WALTON INVESTMENT GROUP LLC 128 E HIGHLAND AVE MONROE, GA 30655
Parcel ID LG110063 (110 PERRY STREET)	CHARLES VAUGHN & LEAHANN VAUGHN 4200 LOGAN DRIVE LOGANVILLE, GA 30052
Parcel ID LG110056 (4764 ATLANTA HWY)	GSA RE HWY 78 LOGANVILLE LLC 500 COMMERCE STREET SUITE 700 FORT WORTH, TX 76102
Parcel ID LG110057 (4784 ATLANTA HWY)	GSA RE HWY 78 LOGANVILLE LLC 500 COMMERCE STREET SUITE 700 FORT WORTH, TX 76102
Parcel ID CO210017 (HWY 78)	GSA RE HWY 78 LOGANVILLE LLC 500 COMMERCE STREET SUITE 700 FORT WORTH, TX 76102
Parcel ID LG110059 (4794 ATLANTA HWY)	GSA RE HWY 78 LOGANVILLE LLC 500 COMMERCE STREET SUITE 700 FORT WORTH, TX 76102



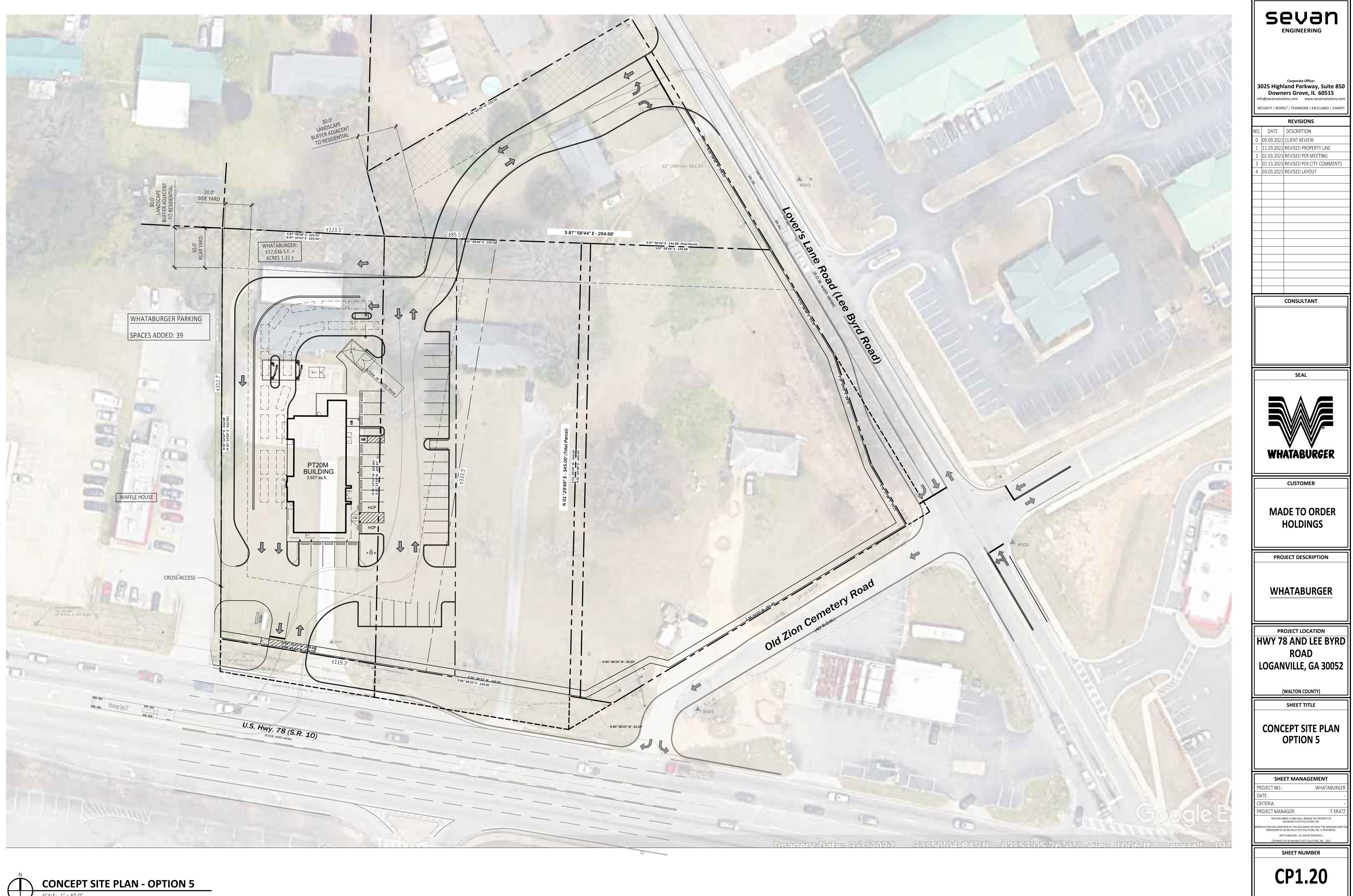
14-272 N30'35 SCALELOUFTELIN 1.0 AG THE PERAN n= == == 5 Levers ALE AVE SEL'E SeT EIRO ROI S.C. WILSet . Joe Weedham Projecty of Jac Pirry Laganville, Walton County & Jene - 17. 1960 Reg H 374 J m Williami SURVEY FOR 1 MATT THOMESON IN ELASINGANE G N DAST WALTON COUNTY GERROIA SURVEYED BY WAY J GRESS SK SCALE: 1: 40 Fen 21. 1970 L . EGORDED ON THE PAP ORDED ON THE

14-272

272

272

* *



SCALE: 1" = 30'-0"