

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 23-001

### REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Dina Vasquez</u>	NAME: <u>Dina Vasquez</u>
ADDRESS: <u>315 Skyland Drive</u>	ADDRESS: <u>315 Skyland Drive</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> Zip: <u>30052</u>	STATE: <u>Georgia</u> Zip: <u>30052</u>
PHONE: <u>678-585-6468</u>	PHONE: <u>678-585-6468</u>
(*attach additional pages if necessary to list all owners)	

Applicant is:  Property Owner       Contract Purchaser       Agent       Attorney

CONTACT PERSON: W. Charles Ross, Esquire      PHONE: 770-962-0100  
EMAIL: cross@powelledwards.com      FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

MAP & PARCEL # 5159 013      PRESENT ZONING: OI      (Separate rezoning request required)  
ADDRESS: 315 Skyland Drive      COUNTY: Gwinnett      ACREAGE: .49  
PROPOSED DEVELOPMENT: Existing Office with Opaque Fenced Outdoor Storage

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

*Table to 4-28-23*

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

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Referred Back to Planning Commission    Withdrawn

Mayor \_\_\_\_\_      City Clerk \_\_\_\_\_      Date \_\_\_\_\_

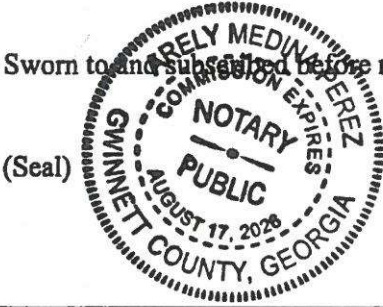
**Applicant's Certification**

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.



Cerey 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)

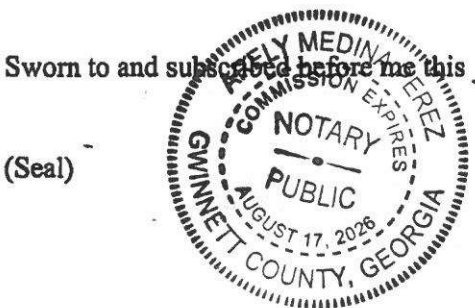
- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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.



Cerey 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](http://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

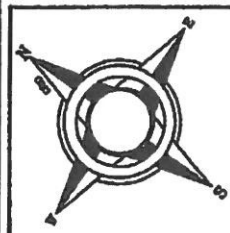
STREET REF:  
**MARK DAVIS**  
 STATE OF GEORGIA  
 COUNTY OF GWINNETT  
 LAND LOT 200  
 5TH DISTRICT  
 DATE OF SURVEY 2/19/2020  
 DATE OF PLAT 2/19/2020  
 SCALE 1"=60'  
 JOB #200013-0115  
 EXTENSIONS

**SURVEYORS CERTIFICATION:**  
 1. THE FIELD BOOK UPON WHICH THIS PLAT IS BASED HAS A COMPLETE RECORD OF THE FOOT MEASUREMENTS AND AN ACCURATE PLAN OF THE SURVEY.  
 2. THE DATA FROM WHICH THIS PLAT WAS CALCULATED FOR CORRECTION AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 30,000 FEET AND AN ADJUSTMENT OF 2 SECONDS PER HUNDRED FEET.

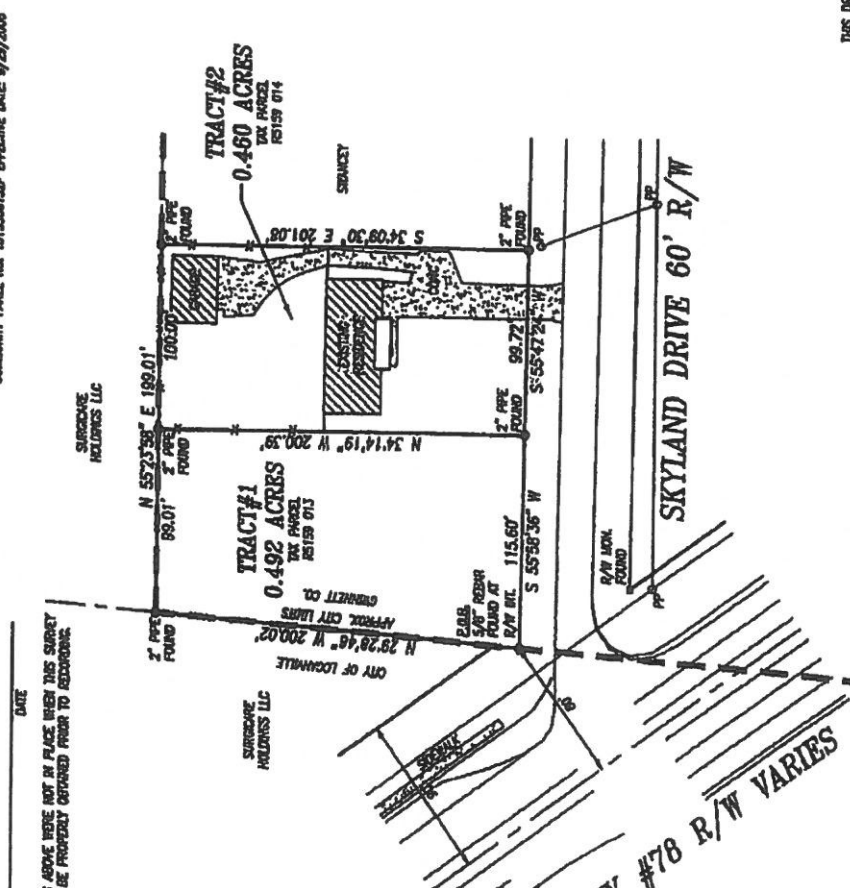
**OWNER OF RECORD:**  
 MARK DAVIS  
 1500 HOLLY RIDGE DR  
 LOUNSBURY GA 30055-4179

**REFERENCES:**  
 -PLAT BOOK K PAGE 70  
 -PLAT BOOK CDS PAGE 47

**JOHN F. BREWER & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISOR  
 1005 S BROAD STREET  
 MARIETTA, GEORGIA 30067  
 TEL. (770) 267-4793  
 EMAIL: JFBREWER@GMAIL.COM



I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT IN ANY OTHER AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 131500213F EFFECTIVE DATE: 9/29/2006



**OWNER OF RECORD:**  
 MARK DAVIS  
 1500 HOLLY RIDGE DR  
 LOUNSBURY GA 30055-4179

**REFERENCES:**  
 -PLAT BOOK K PAGE 70  
 -PLAT BOOK CDS PAGE 47

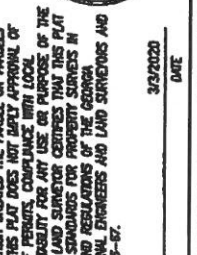
**LEGEND:**  
 HT. - INTERSECTION  
 EC. - BACK OF CURB  
 AL. - ALLEY  
 CL. - CENTER LINE  
 CUL. - CUL-DE-SAC  
 C.D. - CROWN DRAIN  
 P/W - RIGHT OF WAY  
 DL - DRAINAGE DRAINAGE  
 BL - BUILDING LINE  
 R. - RAILROAD  
 R.C.P. - REINFORCED CONCRETE PIPE  
 C.U.P. - CORRUGATED METAL PIPE  
 L.L. - LAND LOT LINE  
 L.L. - LAND LOT LINE  
 CL. - CENTER LINE  
 S.S. - SLOTTED STEEL MANHOLE  
 W. - FIRE WARDEN  
 W. - WATER WALLE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE CLIENT AND EXCLUDES ALL OTHER PERSONS, PROFESSIONS OR INDUSTRY AND HEREON AN WARRANTY IS EXTENDED TO ANY UNPAID THESE PARTS.

**TOTAL AREA = 0.952 ACRES**

Scale: 1" = 60'



THE FOLLOWING GEOMETRICAL DATA HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR PLAT:

DATE \_\_\_\_\_

THE APPROVAL SIGNATURES ABOVE HERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

GWINNETT COUNTY

**PLAT B: 00147 P: 00243**  
 Recorded: 02/19/2020 11:18 AM  
 201018640 Page: 1 Fees: \$10.00  
 Clerk of Superior Court, Gwinnett County, GA  
 Richard T. Alexander, Jr.  
 eFile Participant ID#: 4504878289

**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 INTEND TO REFLECT ANY FACTS NOT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL. 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 500' OF SUBJECT PROPERTY.

THE CORRECTION, 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 CORRECTION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-5-57 AS AMENDED BY HB1044 (2010), IN THAT THERE IS NO CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**SURVEYORS CERTIFICATION:**  
 THIS PLAT IS A RETROACTION 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 DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AND SHOWN HEREON, REPRODUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF CORRECTIONS OR OTHER WORKS WITH SEPARATE CONTRACTS WITH LOCAL LAND OWNERS. THE UNRESOLVED LAND SURVEY CONFLICTS THAT THIS PLAT COMPLES WITH THE UNIFORM 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 15-5-57.

DATE: 3/20/2020

DATE: \_\_\_\_\_

JOHN F. BREWER, II RLS2905

**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