



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: 2-03-23

Application # **R** 23-004

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>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>	REQUESTED ZONING: <u>CH</u>
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 Campaign Contribution Disclosure
 Letter of Intent Site Plan Names/Addresses of Abutting Property Owners Impact Analysis

Pre-Application Conference Date: 2-3-23

Accepted by Planning & Development: [Signature] DATE: 2-3-23 FEE PAID: \$500.00

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 Referred Back to Planning Commission Withdrawn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 _____

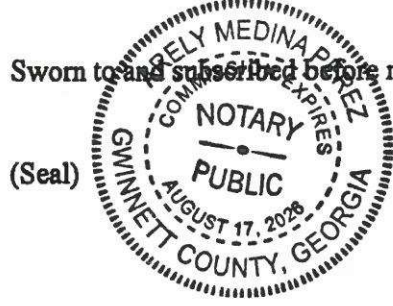
Applicant's Certification

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.

DV 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.



Arely 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)

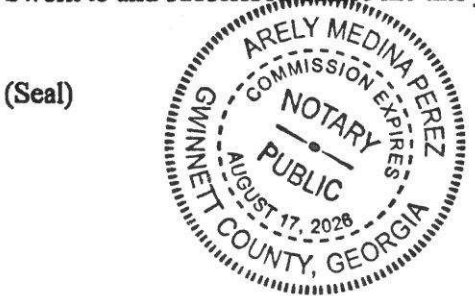
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

DV 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.



Arely Medina Perez
Signature of Notary Public

Application # R 23-004

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., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

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

Dina Vasquez
Print Name

W. Charles Ross 2/16/23
Signature of Applicant's Attorney or Agent Date

W. Charles Ross
Print Name

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 X _____ 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?**
There would be no change. The property is already operating as an office and the rear of the property is surrounded by a six foot high, 100% opaque fence.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There is no change in use, so there would be no additional congestion or traffic safety concern.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The use is an existing commercial office that will not contribute to overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The use is a continuing operation. There is no new impact to the infrastructure.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
As this is an existing use, the Owner has already demonstrated her dedication to keeping the property free of blight. The existing fence further serves as a screen from outside view into the storage area.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
All of the surrounding properties in the City of Loganville are classified as "Commercial" under the Comprehensive Plan.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The only change if the request is approved is that the Applicant will be allowed to store her equipment in the already fenced-in area that meets the CH zoning standards. There is a six foot 100% opaque fence already installed around the area that would be used for storage.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
None
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 business is already operating under Gwinnett County zoning guidelines. As this property is located at the gateway to the Loganville, granting the application will allow the City greater control over the appearance and use of the property.

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 #: 00147 P: 00243
 Recorded: 03/02/2020 11:18 AM
 201915680 Pages: 1 Fees: \$18.00
 Richard T. Alexander, Jr.
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participation ID#: 884978989

THIS DEED BEING 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 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 CERTIFICATION AS SUCH HEREON IS MADE BY A
 STUDENT 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 COMPLETES WITH BOTH THE RULES OF THE
 GEORGIA BOARD OF RESTORATION FOR PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL
 CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS
 AMENDED BY HOUSE BILL (HB) 16-0-07, IN THAT WHERE A
 CONFLICT EXISTS BETWEEN THOSE TWO SETS OF
 SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION:

THIS PLAT IS A RECONSTRUCTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND
 DOES NOT SUBDUDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY
 EXISTING PARCELS. THE RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY A
 WARRANTY OF ANY KIND. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF
 THE SATED HEREON. RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY A
 WARRANTY OF ANY KIND. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF
 ANY LOCAL ASSOCIATION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL
 REGULATIONS OR SUBORDINATE TO SUBORDINATE FOR ANY USE OR PURPOSE OF THE
 LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLETES WITH THE APPLICABLE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA
 BOARD OF RESTORATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 3/2/2020

JOHN F. BREWER & ASSOCIATES

THE FOLLOWING CONVEYANCIAL BOOKS HAVE APPROVED THIS MAP, PLAT, OR PLAN
 FOR RECORD:

GWINNETT COUNTY

DATE: _____

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

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND
 REDISBURSED THEREIN BY OTHERS, THE AREA AS SHOWN ON THIS
 SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.
 COMMUNITY PANEL NO. 1315300123F EFFECTIVE DATE 9/29/2005

SECRET FOR:
MARK DAVIS
 STATE OF GEORGIA
 GWINNETT COUNTY
 LAND LOT 130
 5TH DISTRICT
 DATE OF SURVEY 2/19/2020
 SCALE 1"=60'
 JOB #2020-2415
 REVISIONS

SURVEYORS CERTIFICATE
 1. THE FIELD DATA UPON WHICH
 THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 100,000 FEET AND AN
 ANGLE PRECISION OF SECONDS
 PER ANGLE POINT.

2. THE DATA FROM WHICH THIS
 PLAT WAS CALCULATED HAS BEEN
 CHECKED FOR MISTAKES AND
 HAS BEEN FOUND TO BE
 ACCURATE TO WITHIN ONE FOOT IN
 100,000 FEET AND HAS BEEN
 CHECKED FOR MISTAKES
 BY USING THE CONTACT RULE.

3. ANGLE AND LINE
 MEASUREMENTS WERE MADE BY USING
 A TOTAL STATION.

OWNER OF RECORD:
 MARK DAVIS
 1500 HOLLY RIDGE DR
 LOUNDALE CA 90808-4179

REFERENCES:
 -PLAT BOOK K PAGE 78
 -PLAT BOOK CDS PAGE 47

LEGEND:
 BC - BOUNDARY
 CL - LINE OF CURB
 SE - SURVEY SEWER LOCATED
 AL - 1500 HULL
 CA - COOK BOOK
 P/P - PART OF WAY
 AL - BOUNDARY EASEMENT
 BL - BUILDING LINE
 R - RAILROAD
 R.C.P. - REINFORCED CONCRETE PIPE
 C.C.P. - COMBUSTIBLE METAL PIPE
 L.L. - LAND LOT LINE
 C.L. - COUNTY LINE
 S.W. - SURVEY SEWER UNKLE
 * - PNE. MONUMENT
 M - WATER MARK

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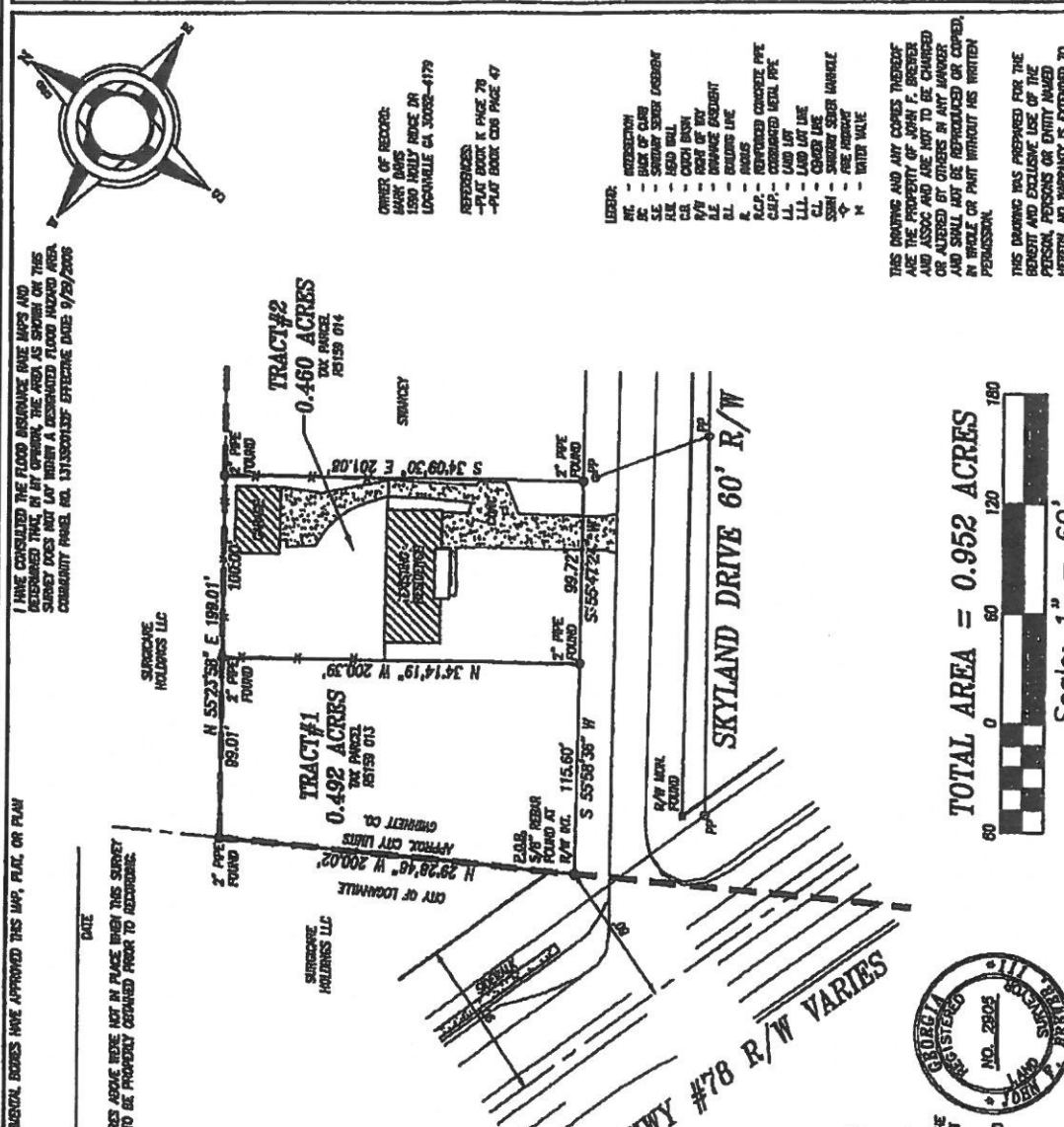
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JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISOR
 1002 S. BROAD STREET
 ATLANTA, GEORGIA 30305
 TEL. (770) 397-4700
 EMAIL: JOHN@JFBREWER.COM

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 #RS159 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 #RS159 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 Realty LLC
30 Rundlett Way
Middleton, MA 01949-2524