



CITY OF LOGANVILLE Section 5, Item A.
 Department of Planning & Development
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633 • 770.466.3240 • Fax 770.554.5556
 planning@loganville-ga.gov
 Application # R 23-006

Date: 5/2/23

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>SYED F HUSSAIN</u> ADDRESS: <u>2793 LORAL PINES DR</u> CITY: <u>LAWRENCEVILLE</u> STATE: <u>GA</u> Zip: <u>30044</u> PHONE: <u>470-269-0587</u>	NAME: <u>FOUAD SHER BADSHAH</u> ADDRESS: <u>685 PRESSING DR</u> CITY: <u>ALPHARETTA</u> STATE: <u>GA</u> Zip: <u>30004</u> PHONE: <u>470-505-5769</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner Contract Purchaser <u>Agent</u> Attorney	
CONTACT PERSON: <u>SYED F. HUSSAIN</u> PHONE: <u>470-269-0587</u> EMAIL: <u>SFAYYAZH@YAHOO.COM</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>LG060156</u> PRESENT ZONING: <u>R16</u> REQUESTED ZONING: <u>RM-6</u> ADDRESS: <u>207 WALTON ST</u> COUNTY: <u>Walton</u> ACREAGE: <u>1.417</u> PROPOSED DEVELOPMENT: <u>RESIDENTIAL APARTMENTS</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: 5-2-23
 Accepted by Planning & Development: 5-2-23 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 X No Recommendation

Commission Chairman: [Signature] DATE: 6-22-23

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn
[Signature] [Signature] 7/13/23
 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.

[Handwritten Signature]

5/11/23

Applicant's Signature

Date

SYED F HUSSAIN

Print Name and Title

Sworn to and subscribed before me this 1st day of May, 2023.

(Seal)

WENDI ORDONEZ
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires May 2, 2025

[Handwritten 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.

[Handwritten Signature]

04-30-2023

Owner's Signature

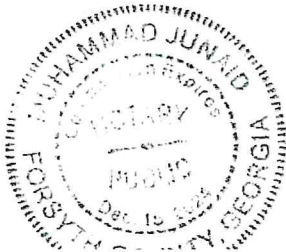
Date

FOUAD SHER BADSHAH

Print Name and Title

Sworn to and subscribed before me this 30 day of April, 2023.

(Seal)




[Handwritten Signature]

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

 5/1/23 SYED HUSSAIN
Applicant's Signature Date Print Name

Signature of Applicant's Attorney or Agent Date 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** **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 apartments will add additional housing units and improve an underdeveloped land. The proposal also will add a variety to the existing housing stock.

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

Not likely to increase traffic to the degree requiring roadway improvements.

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

The proposed development will be consistent with the neighborhood's existing residential and multi-family use.

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

The proposed will allow infill ^{development} that uses existing water and sewer lines. Will have minimal to no impact on transportation.

5. How does the proposed zoning provide protection of property against blight and depreciation?

The proposed zoning will be consistent with area development and add to the property appreciation.

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

The proposal is consistent with zoning and adopted Comprehensive Plan, will add value to the area.

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

The adjacent properties owner will be not be impacted negatively.

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

The undeveloped piece of land looks inconsistent.

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 development will add to safety, aesthetic by adding value to the area.

Letter of Intent

RE: 207 Walton Street, Loganville GA 30052

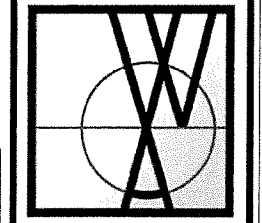
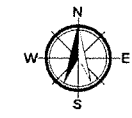
Dear Sir/Madam:

Above referenced lot is currently zoned as R-16 (being a combination of three tax parcels LG060154, LG060155, LG060156) that we intent to get rezoned RM-6 for an 8 units apartments. The proposed buildings will be two apartment buildings of 4-residential units each (All 3 bed units).

Ground floor will have an office space, gym and a coffee area. Units will be built on 2nd and 3rd floor.



Syed F. Hussain
5-2-2023



W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING • SURVEYING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-6400 • F: (706) 310-4011
wae@wae-eng.com

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PROJECT DATA	
PHYSICAL ADDRESS: 207 WALTON STREET, LOGANVILLE, GA 30052	
TAX PARCEL: LG000154, LG000155, LG000156	
TOTAL PROJECT ACREAGE: 1.417 ACRES (61,724.52 SF.)	
CONTOUR INTERVAL: 2' INTERVAL CONTOURS FROM CITY OF LOGANVILLE GIS DATA	
EXISTING ZONING: R16	
PROPOSED ZONING: RM6	
FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13207COORSE DATED 12/8/2016	
THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.	
THERE ARE NO WETLANDS DELINEATED ON SITE.	
PROJECT DENSITY	
TOTAL PROJECT DENSITY: 8 UNITS PER 1.417 ACRES = 5.65 UNITS PER 1 ACRE	
BUILDING DATA	
PROPOSED BUILDING AREA: 5,850.00 SF 1,200 MINIMUM HEATED SF PER UNIT	
PROPOSED BUILDING 1: 2,925 SF	
UNIT 1	- 3 BED
UNIT 2	- 3 BED
UNIT 3	- 3 BED
UNIT 4	- 3 BED
PROPOSED BUILDING 2: 2,925 SF	
UNIT 1	- 3 BED
UNIT 2	- 3 BED
UNIT 3	- 3 BED
UNIT 4	- 3 BED
PARKING DATA	
REQUIRED PARKING: 24 SPACES 1 SPACE PER BEDROOM 24 BEDROOMS = 24 REQUIRED SPACES	
PROPOSED PARKING: 47 SPACES STANDARD PARKING: 44 SPACES ADA PARKING: 3 SPACES	

207 WALTON STREET
WALTON COUNTY, GEORGIA
207 WALTON STREET - 1.417 ACRES

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

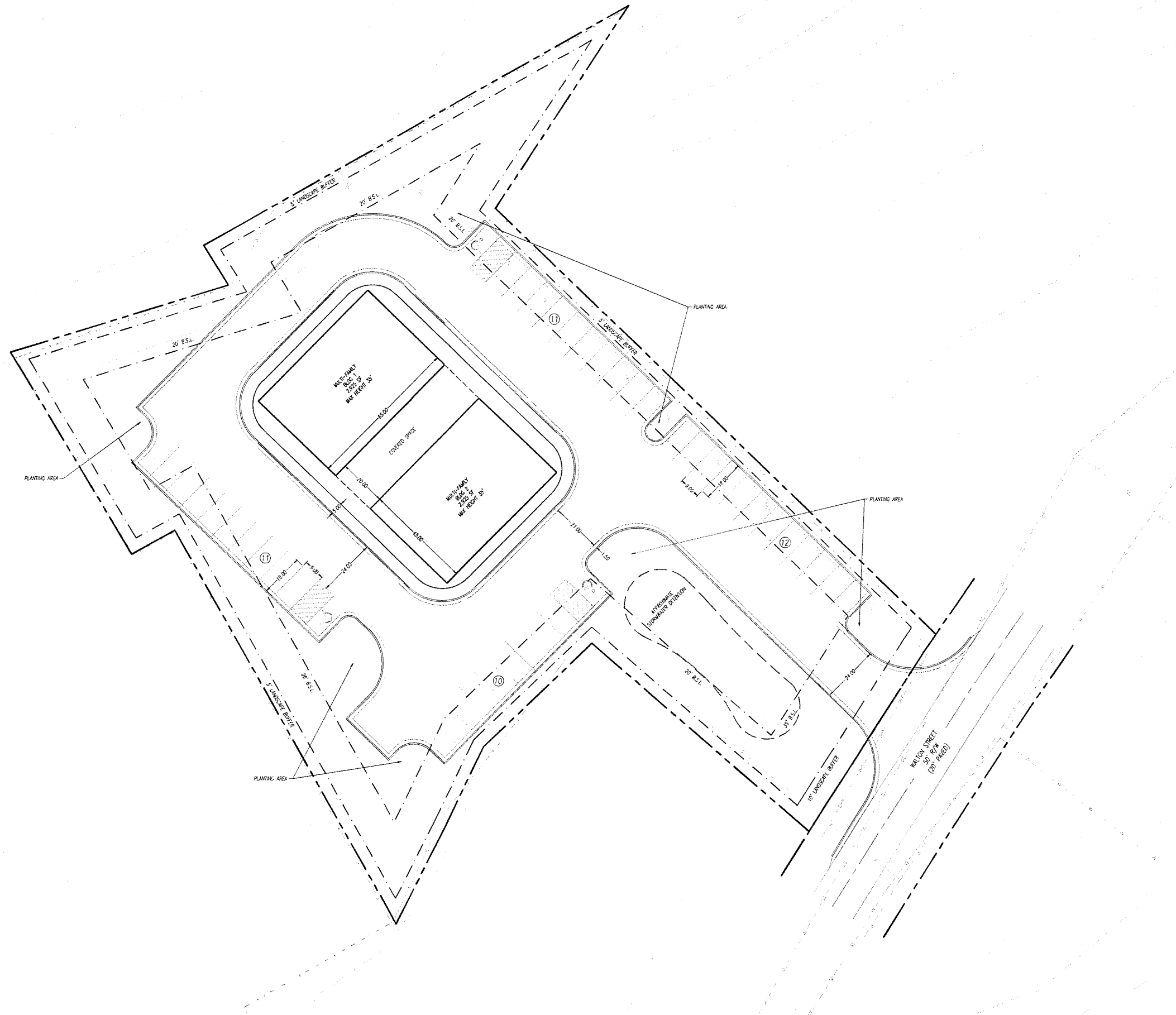
INITIAL SUB. DATE: ---
ISSUANCE DATE: 05/02/2023



W&A PROJECT #: 220133

CONCEPTUAL SITE PLAN

CP01



Names and addresses of 207 Walton St, Loganville GA 30052 Neighbors

Jewel Perkins, 206 Walton Street;

Loganville Property Associates, 204 Walton Street

Betty Little, 212 Walton Street;

Gary Blane Knight, 171 Walton Street

Blessed Hope Church, 171 Walton Street

Jane Williams, 220 Tommy Lee Fuller Dr;

Hill Crest Cemetery

Federal Housing, 1 18 Tommy Lee Fuller Dr
E Marable St #808, Monroe, GA 30655

Federal Housing, 1 18 Tommy Lee Fuller Dr



Syed Fayyaz Hussain, P.E.

Phone: 470-269-0587

2793 Loral Pines Drive, Lawrenceville GA 30044
E-Mail: sfayyazh@gmail.com | Fax 770-206-8914

All that tract or parcel of land, situate, lying and being in Land Lot 185, in the 4th District, City of Loganville, Walton County, Georgia, containing 1.417 acres, more or less, as shown on a plat title, "Recombination Survey for: Norma Jean Whitfield," dated 04/01/2022, prepared by W&A Engineering, certified by John F. Brewer, III, GRLS No. 2905, recorded in Plat Book 122, page 123, Walton County, Georgia records, said plat and the recording thereof are incorporated herein by reference.

LESS AND EXCEPT that certain strip of land running from the western right of way boundary line of Walton Street along the property line now or formerly of Ananya Holdings, LLC as follows: north 49 degrees 03 minutes 00 seconds west 120.54 feet to point; thence north 45 degrees 20 minutes 22 seconds east 15 feet to a point; thence south 49 degrees 03 minutes 00 seconds east 120.54 feet; thence along the right of way boundary line of Walton Street south 31 degrees 36 minutes 07 seconds west 15 feet to the point of beginning.

MAP/Parcel #LG060-00000-154-000,#LG060-00000-155-000 & #LG060-00000-156-000