



Date: 3/8/24

Application # V 24-016

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Southern Yankee</u>	NAME: <u>Ann R. Jones</u>
ADDRESS: <u>4411 Sunflower Dam Rd.</u>	ADDRESS: <u>P.O. Box 1108</u>
CITY: <u>Suwanee</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30058</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>404-791-0468</u>	PHONE: <u>678-858-1766</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: ☐ Property Owner ☒ Contract Purchaser ☐ Agent ☐ Attorney	
CONTACT PERSON: <u>Zeb Barbice</u> PHONE: <u>404-791-0468</u>	
EMAIL: <u>Zebbarbice@yahoo.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>LG110008</u> PRESENT ZONING: <u>R44</u> ACREAGE: <u>6.86</u>	
ADDRESS: <u>SW Corner of Covington St and Hodges St</u> COUNTY: _____	
Ordinance and Section from Which Relief is Sought: <u>Section 119-208.c - Minimum Lot Width</u>	
Description of Request: <u>Request to reduce minimum lot width of proposed lots 1,2,4 & 5 from 150' to 140'.</u>	

You must attach: ☒ Application Fee ☐ Legal Description ☐ Plat of Property ☐ Letter of Intent
☐ Site Plan ☐ Names/Addresses of Abutting Property Owners ☒ Justification Analysis

Pre-Application Conference Date: _____

Accepted by Planning & Development: Sam Blain

DATE: 3/8/24

FEE PAID: \$500.00

CC# 9110

CHECK# _____

RECEIPT# 20067009

TAKEN BY: SB

DATE OF LEGAL NOTICE: 4/3/2024

NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: [Signature]

DATE: 4/25/24

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☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor: [Signature]

City Clerk: [Signature]

Date: 5/10/2024

Application # V

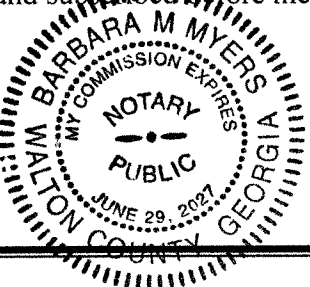
Applicant's Certification

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.

[Signature]
Applicant's Signature 3/8/24
Date

Zeb Barber
Print Name and Title
GADL 055059363 exp. 8-27-2025

Sworn to and subscribed before me this 8th day of March, 20 24.

(Seal)  [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)

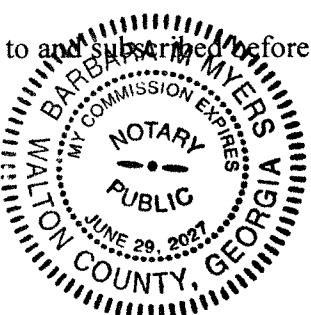
- a) ☒ the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Ann R. Jones
Owner's Signature 3-8-2024
Date

Ann R. Jones, Owner
Print Name and Title

Sworn to and subscribed before me this 8th day of March, 20 24.

(Seal)  [Signature]
Signature of Notary Public

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

Due to lay out this to the
Best use of Property.

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

We are trying to make use of
the property.

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

We are trying to get the
Best use out of the
Property.

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

NO

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

NO

From: Brian Hughes brian.hughes@rwsdesignbuild.com

Date: Mar 18, 2024 at 6:26:13 AM

To: Zeb Barbee zeb.zbhomes@yahoo.com

3/14/20024

City of Loganville

P.O. Box 39

Loganville, GA 30052

Request for Variance on property located on corner of Covington and Hodges Street.

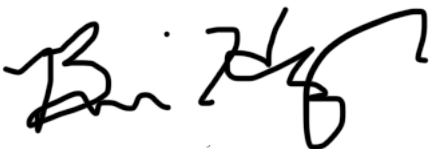
Greetings:

This variance request concerns two tracts of land located at the corner of Hodges Street and Covington Street. The property will be developed for a minor single family subdivision under the R-44 zoning. The homes in the development will have brick, stone, stucco or masonry siding..

There

is a pocket part of open space behind the lots and between the lots and adjoining property owners.

The variance request is to reduce the lot width from 150 feet to 140 feet. Based on the shape of the property and existing road frontage this is the only way to make the property economically viable.

A handwritten signature in black ink, appearing to read 'Brian Hughes', with a stylized flourish at the end.

Brian Hughes

Southern Yankee Capital

678-315-4551

Brian.Hughes@rwsdesignbuild.com

LAND DESCRIPTION

All the tract or parcel of land lying and being in Land Lot 155 of the 4th District, City of Loganville, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Mag Nail Found at the Centerline Intersection of Hodges Street (Apparent 40' R/W) and Covington Street (Apparent 40' R/W); THENCE leaving said intersection, South 52 degrees 01 minutes 54 seconds West for a distance of 24.27 feet to an Iron Pin Set at the intersection of the Westerly Right-of-Way of Hodges Street and the Southerly Right-of-Way of Covington Street, said point being THE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along aforesaid Westerly Right-of-Way of Hodges Street, South 26 degrees 37 minutes 27 seconds East for a distance of 544.61 feet to a Point; THENCE leaving said Right-of-Way, South 43 degrees 54 minutes 15 seconds West for a distance of 190.11 feet to a ½" Rebar Found; THENCE North 65 degrees 39 minutes 15 seconds West for a distance of 270.26 feet to a ½" Rebar Found; THENCE North 67 degrees 50 minutes 40 seconds West for a distance of 348.96 feet to a ½" Rebar Found (Disturbed); THENCE North 14 degrees 31 minutes 08 seconds East for a distance of 507.21 feet to a ½" Rebar Found on the aforesaid Southerly Right-of-Way of Covington Street; THENCE continuing along said Right-of-Way, South 71 degrees 32 minutes 14 seconds East for a distance of 347.94 feet to an Iron Pin Set, said point being THE POINT OF BEGINNING.

Said property contains 6.864 Acres.

Adjacent Property Owners Info for Covington & Hodges Street Project

139 Hodges St, Loganville, GA 30052-3365, Loganville, Walton County

APN LG1100000016000CLIP 4542158859Expired Listing

Print

Email

BACK

PROPERTY DETAILS

COMPARABLES

MARKET TRENDS

NEIGHBORS

NEIGHBORHOOD PROFILE

ASSESSOR MAP

FLOOD MAP

	Beds	Full Baths	Half Baths	Sale Price	Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
	N/A	N/A	N/A	\$240,000	07/29/2022	3,222	36,155	1983	OFC BLDG

Owner Information

Owner Name	Beautiful Weddings Limited Liability Company	Tax Billing Zip	30052
Tax Billing Address	4054 Bay Creek Rd	Tax Billing Zip+4	8611
Tax Billing City & State	Loganville, GA	Owner Occupied	No

4580 Atlanta Hwy, Loganville, GA 30052-2640, Loganville, Walton County

APN LG11000000012000CLIP 9332592537

Print

Email

BACK

PROPERTY DETAILS

COMPARABLES

MARKET TRENDS

NEIGHBORS

NEIGHBORHOOD PROFILE

ASSESSOR MAP

FLOOD MAP

	Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	N/A	N/A	N/A	\$184,816	02/01/1996	9,976	55,321	N/A	AUTO SALES

Owner Information

Owner Name	Moseley Elaine F	Tax Billing Zip	65801
Tax Billing Address	Po Box 9167	Tax Billing Zip+4	9167
Tax Billing City & State	Springfield, MO		

4577 Atlanta Hwy, Loganville, GA 30052-2636, Loganville, Walton County

APN LG11000000011000CLIP 2966432558

Print

Email

BACK

PROPERTY DETAILS

COMPARABLES

MARKET TRENDS

NEIGHBORS

NEIGHBORHOOD PROFILE

ASSESSOR MAP

FLOOD MAP

	Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	N/A	N/A	N/A	N/A	00/1974	4,967	122,839	N/A	FIN'L BLDG

Owner Information

Owner Name	Athens First Bank &	Tax Billing Zip	30655
Tax Billing Address	140 E Washington St	Tax Billing Zip+4	1618
Tax Billing City & State	Monroe, GA	Owner Occupied	No

299 Covington St, Loganville, GA 30052, Loganville, Walton County

APN LG11000000007000CLIP 1192957435

Print

Email

BACK

PROPERTY DETAILS

COMPARABLES

MARKET TRENDS

NEIGHBORS

NEIGHBORHOOD PROFILE

ASSESSOR MAP

FLOOD MAP

	Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	N/A	1	N/A	N/A	00/1978	2,084	168,577	1925	SFR

Owner Information

Owner Name	Jones Ann R	Tax Billing Zip	30052
Tax Billing Address	Po Box 408	Tax Billing Zip+4	0408
Tax Billing City & State	Loganville, GA		

FILE PATH: E:\PROJECTS\2024\24021-LD-ZB HOMES HODGES & COVINGTON STREET LOGANVILLE\DWG\SURVEY\24021-RECOMBINATION PLAT.DWG - DONNY JAMES
PLOT DATE: 3/1/2024 2:52 PM

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

○ R/F	IRON PIN FOUND	AC	ACRES
○ CWF	CONCRETE MONUMENT FOUND	W.K.A.	WATER KNOWN AS
○ BOC	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
○ BOC	COMPUTED POINT	BM	BENCHMARK
○ BOC	BOOK FOUND	BSL	BUILDING SETBACK LINE
○ BOC	CONTROL POINT	CWP	CURB & GUTTER
○ BOC	BENCHMARK	CWP	CONCRETE MONUMENT FOUND
○ BOC	SANITARY SEWER MANHOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	SEWER TRAP	CWP	CONCRETE MONUMENT FOUND
○ BOC	STORM/SANITARY CLEAN OUT	CWP	CONCRETE MONUMENT FOUND
○ BOC	JUNCTION BOX	CWP	CONCRETE MONUMENT FOUND
○ BOC	DOUBLE WING CATCH BASIN (DWCB)	CWP	CONCRETE MONUMENT FOUND
○ BOC	SINGLE WING CATCH BASIN (SWCB)	CWP	CONCRETE MONUMENT FOUND
○ BOC	CURB INLET	CWP	CONCRETE MONUMENT FOUND
○ BOC	GRATE INLET	CWP	CONCRETE MONUMENT FOUND
○ BOC	HEADWALL	CWP	CONCRETE MONUMENT FOUND
○ BOC	FLARED END STRUCTURE	CWP	CONCRETE MONUMENT FOUND
○ BOC	OUTLET CONTROL STRUCTURE (OCS)	CWP	CONCRETE MONUMENT FOUND
○ BOC	ROCK DRAIN	CWP	CONCRETE MONUMENT FOUND
○ BOC	AREA DRAIN	CWP	CONCRETE MONUMENT FOUND
○ BOC	WELL	CWP	CONCRETE MONUMENT FOUND
○ BOC	WATER VALVE	CWP	CONCRETE MONUMENT FOUND
○ BOC	IRRIGATION CONTROL VALVE	CWP	CONCRETE MONUMENT FOUND
○ BOC	FIRE HYDRANT	CWP	CONCRETE MONUMENT FOUND
○ BOC	FIRE DEPARTMENT CONNECTION	CWP	CONCRETE MONUMENT FOUND
○ BOC	WATER SPOUT	CWP	CONCRETE MONUMENT FOUND
○ BOC	WATER BACKFLOW PREVENTER	CWP	CONCRETE MONUMENT FOUND
○ BOC	WATER MANGROVE	CWP	CONCRETE MONUMENT FOUND
○ BOC	GAS VALVE	CWP	CONCRETE MONUMENT FOUND
○ BOC	GAS METER	CWP	CONCRETE MONUMENT FOUND
○ BOC	GAS MANHOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	MONITOR WELL	CWP	CONCRETE MONUMENT FOUND
○ BOC	POWER/PHONE/TELEPHONE POLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	GROUND LIGHT	CWP	CONCRETE MONUMENT FOUND
○ BOC	QUIET POLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	QUIET MIRE	CWP	CONCRETE MONUMENT FOUND
○ BOC	ELECTRIC TRANSFORMER	CWP	CONCRETE MONUMENT FOUND
○ BOC	ELECTRIC MANHOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	ELECTRIC PEDESTAL/BOX	CWP	CONCRETE MONUMENT FOUND
○ BOC	ELECTRIC METER	CWP	CONCRETE MONUMENT FOUND
○ BOC	TRAFFIC SIGNAL POLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	GROSS WALK POLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	TRAFFIC SIGNAL BOX	CWP	CONCRETE MONUMENT FOUND
○ BOC	TELEPHONE PEDESTAL	CWP	CONCRETE MONUMENT FOUND
○ BOC	FIBER OPTIC PEDESTAL	CWP	CONCRETE MONUMENT FOUND
○ BOC	COMMUNICATIONS MANHOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	OVERHEAD CAMERA	CWP	CONCRETE MONUMENT FOUND
○ BOC	AIR CONDITIONER	CWP	CONCRETE MONUMENT FOUND
○ BOC	MAILBOX	CWP	CONCRETE MONUMENT FOUND
○ BOC	BOLLARD	CWP	CONCRETE MONUMENT FOUND
○ BOC	TRAFFIC ARROWS	CWP	CONCRETE MONUMENT FOUND
○ BOC	HANDICAP PARKING SPACE	CWP	CONCRETE MONUMENT FOUND
○ BOC	SON	CWP	CONCRETE MONUMENT FOUND
○ BOC	BORE HOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	TREE	CWP	CONCRETE MONUMENT FOUND
○ BOC	FLAGPOLE	CWP	CONCRETE MONUMENT FOUND
○ BOC	PAVING	CWP	CONCRETE MONUMENT FOUND

PLANNING & DEVELOPMENT



APPROVED BY

INSPECTOR

ROBBIE SCHWARTZ

9:13 am, Mar 05 2024

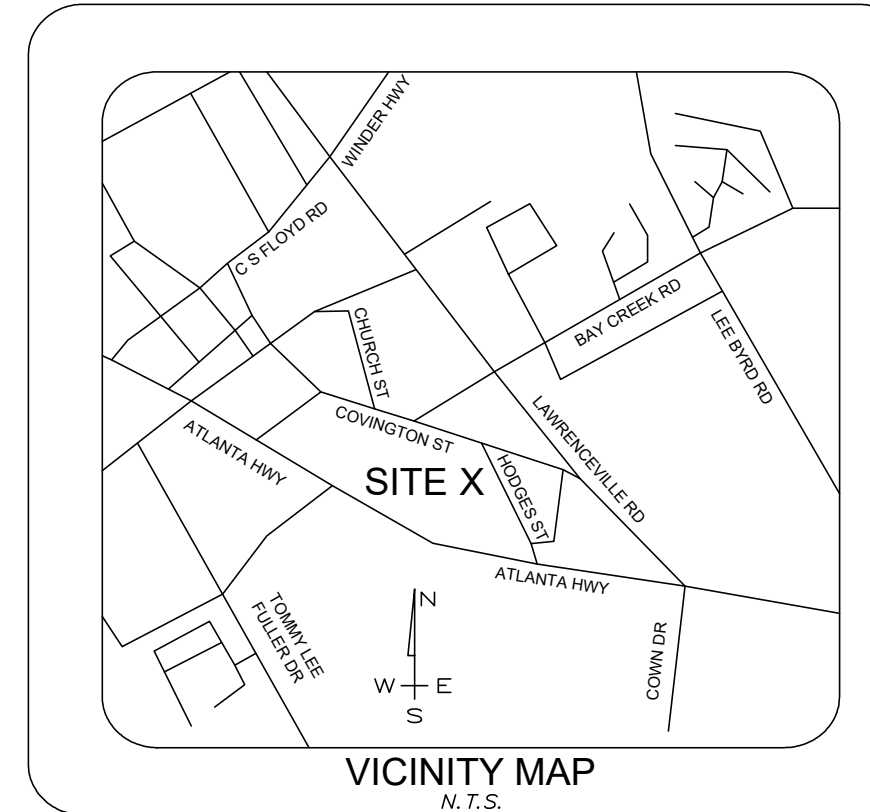
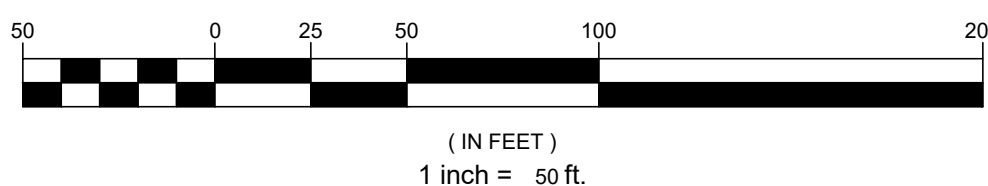
SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Donny E. James
DONALD E. JAMES, GEORGIA PLS 003450

3/1/2024
DATE:

GRAPHIC SCALE



PROPERTY INFORMATION:

COVINGTON & HODGES STREET
LOGANVILLE, GEORGIA 30052
TAX PARCELS: LG11000800 & LG110008
ZONING: R44 (SINGLE FAMILY RURAL RESIDENTIAL)
ZONING INFORMATION TAKEN FROM CITY OF LOGANVILLE ZONING MAPS, DATED APRIL 2021.
LOCATED IN BIG HAYNES & ALCOVY WATERSHED PROTECTION OVERLAY DISTRICT (W-P1) (WALTON COUNTY)

PLAT & DEED REFERENCES:

AS NOTED ON SURVEY
ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR. MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

- 1.) ALL AREA INCLUDES EASEMENTS WITHIN.
- 2.) 1/2" REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.
- 3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A 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.
- 4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1, L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,224 & AN ANGULAR ERROR OF 6.9 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 2/14/2024.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 315,584 FEET.

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:

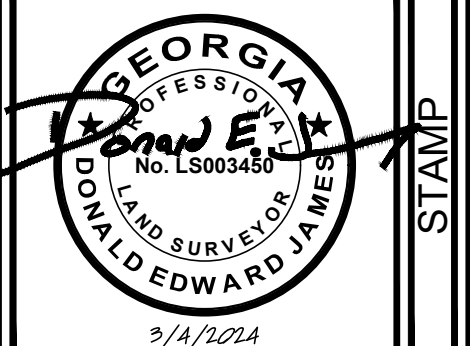
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0085E, DATED DECEMBER 8, 2016.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON. PURSUANT TO RULE 150-0-9 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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PRECISION
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planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.pplius • info@pplius

ZB HOMES
LOGANVILLE
LAND LOT 155, 4th DISTRICT,
CITY OF LOGANVILLE,
WALTON COUNTY, GEORGIA

RECOMBINATION
PLAT
SHEET TITLE
DRAWN
BRP
CHECKED
DEJ
NAP
RELEASE

DATE	NO.	DESCRIPTION

02/16/2024
DATE
S24021
PPI PROJECT NO.

1 OF 1