



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: 3/14/2025

Application # V25-017

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: Kevin Hornbuckle		NAME: Smith Douglas Homes	
ADDRESS: 110 Village Trail		ADDRESS: 110 Village Trail	
CITY: #215		CITY: #215	
STATE: Woodstock GA, 30188		STATE: Woodstock GA, 30188	
PHONE: 770-213-8067		PHONE: 770-213-8067	
		(*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: David Schmid		PHONE: 678-646-3381	
EMAIL: dschmid@smithdouglas.com		FAX:	
PROPERTY INFORMATION			
MAP & PARCEL # LG060129B00		PRESENT ZONING: RM-8	
ADDRESS: GPS Location: LAT 33.8296 LON -83.8985		ACREAGE: 17.82	
		COUNTY: Walton	
Ordinance and Section from Which Relief is Sought:		Roadway Design and Construction Standard Specifications: 15.2.1 (ii)(a) Roadway Construction Criteria Setback	
Description of Request:		Remove the requirement for a beauty strip on the interior roads within the Fuller Station community. The beauty strip will not be removed from the entrance road frontage along Tommy Lee Fuller Dr.	

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: 3-13-25

Accepted by Planning & Development: [Signature]

DATE: 3/14/25

FEE PAID: \$500.00

CHECK # 2357 RECEIPT # R00236280 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature]

DATE: 4/24/25

CITY COUNCIL ACTION: ☒ Approved ☐ Approved w/conditions ☐ Denied ☐ Referred Back to Planning Commission ☐ Tabled to ☐ Withdrawn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

Applicant's Signature Kevin B. Hornbuckle 3.14.25
Date

Kevin Hornbuckle, Director of Land Development

Print Name and Title

Sworn to and subscribed before me this 14 day of March, 2025.

(Seal))

JIM F WILDER
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025

Jim F Wilder
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.

Owner's Signature Kevin B. Hornbuckle 3.14.25
Date

Kevin Hornbuckle, Director of Land Development

Print Name and Title

Sworn to and subscribed before me this 14 day of March, 2025.

(Seal))

JIM F WILDER
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025

Jim F Wilder
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?**

The short lot depth of the lots gives minimum space to install utilities and stormwater features.

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

N/A

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

Including a beauty strip between the curb and the sidewalk will require having power and cable utilities under the sidewalk. This will also render the sidewalk unusable in many areas due to the shortness of the driveways.

- 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. The requested relief will improve the purpose of the sidewalk within this community.

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

No.

March 14, 2025

Kevin Hornbuckle
Smith Douglas Homes
khornbuckle@smithdouglas.com
770-715-7373

Planning and Zoning Board
City of Loganville

Subject: Letter of Intent for Variance to Remove Beauty Strip for Sidewalk Installation

Dear Planning and Zoning Board Members,

I am writing to formally request a variance to remove the 2' beauty strip between the curb and the sidewalk at Fuller Station for the purpose of installing a sidewalk. Due to shallow lot depths, the presence of the beauty strip presents significant challenges that make it difficult to provide accessible utility installations and a useable sidewalk.

The proposed sidewalk installation aligns with community development goals by improving pedestrian accessibility, ensuring public safety, and enhancing walkability in the area. Retaining the beauty strip would interfere with existing structures, future utility and stormwater installations, and maintenance. Removing it would allow for a more efficient and practical sidewalk design while maintaining the aesthetic and functional integrity of the neighborhood.

I understand the importance of maintaining city planning standards and will work with the appropriate departments to ensure compliance with any required conditions or modifications. I appreciate your time and consideration of this request and look forward to your guidance on the next steps.

Please let me know if any additional information or documentation is required to facilitate the review of this variance request. I am happy to discuss this matter further at your earliest convenience.

Sincerely,

Kevin Hornbuckle
Director of Land Development
Smith Douglas Homes

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District of Walton County, Georgia and being more particularly described as follows:

Commencing at a $\frac{1}{4}$ " rebar found at the intersection of the northwesterly 100' right of way of Tommy Lee Fuller Drive and the northerly 80' right of way of Baker Carter Drive and running thence along the northwesterly 100' right of way of Tommy Lee Fuller Drive for 1,869.59' to a $\frac{1}{4}$ " iron rebar set, Said $\frac{1}{4}$ " iron rebar set being the Point of Beginning, thence continuing along the aforesaid right of way N 30°01'50" W a distance of 52.53' to a point; thence N 30°25'27" W a distance of 395.63' to a point at the intersection of the aforesaid right of way and a creek; thence along said creek N 09°24'57" E a distance of 14.08'; thence N 23°57'05" E a distance of 19.96'; thence N 83°09'32" E a distance of 12.84'; thence N 79°56'23" E a distance of 6.18'; thence N 55°57'28" E a distance of 14.32'; thence N 51°11'35" E a distance of 14.36'; thence N 46°46'04" E a distance of 14.38'; thence N 42°36'56" E a distance of 14.35'; thence N 39°04'22" E a distance of 17.58'; thence N 34°40'26" E a distance of 14.48'; thence N 26°41'07" E a distance of 14.25'; thence N 16°34'46" E a distance of 9.95'; thence N 20°21'29" W a distance of 12.13'; thence N 00°02'09" E a distance of 13.29'; thence N 01°44'36" E a distance of 4.83'; thence N 01°20'48" E a distance of 13.30'; thence N 07°31'13" E a distance of 9.36'; thence N 26°50'30" E a distance of 12.77'; thence N 60°31'40" E a distance of 12.92'; thence N 43°57'37" E a distance of 13.37'; thence N 43°06'10" E a distance of 11.49'; thence N 59°10'27" E a distance of 13.90'; thence N 64°48'49" E a distance of 14.05'; thence N 56°20'15" E a distance of 10.39'; thence N 20°15'42" E a distance of 13.35'; thence N 27°05'07" E a distance of 8.26'; thence N 66°16'50" E a distance of 13.64'; thence N 71°07'52" E a distance of 13.84'; thence N 42°28'35" E a distance of 16.63'; thence N 18°35'59" E a distance of 6.45'; thence N 15°12'35" W a distance of 12.97'; thence N 08°38'26" W a distance of 5.52'; thence N 09°16'53" E a distance of 14.13'; thence N 17°12'53" E a distance of 14.13'; thence N 28°17'05" E a distance of 11.86'; thence N 54°54'54" E a distance of 12.64'; thence N 59°37'06" E a distance of 3.78'; thence leaving said creek N 30°06'23" W a distance of 108.75' to a $\frac{1}{4}$ " rebar found; thence N 59°43'48" E a distance of 494.00' to a $\frac{1}{4}$ " rebar found; thence N 88°36'36" E a distance of 529.73' to a $\frac{1}{4}$ " rebar found; thence S 81°22'38" E a distance of 363.22' to a $\frac{1}{4}$ " rebar found; thence S 28°25'58" E a distance of 63.19' to a $\frac{1}{4}$ " rebar found; thence S 53°56'20" W a distance of 710.31' $\frac{1}{4}$ " rebar found; thence S 60°39'29" W a distance of 540.19' to a $\frac{1}{4}$ " rebar found; thence S 29°23'24" E a distance of 122.85' to a point; thence S 59°49'34" W a distance of 363.32' to a rebar set on the northwesterly 100' right of way of Tommy Lee Fuller Drive and the Point of Beginning.

FINAL SUBDIVISION PLAT
FOR

FULLER STATION
TOWNHOMES

LOCATED IN LAND LOTS 185 OF THE 4TH DISTRICT
CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA
TAX PARCEL NUMBER LG060129B00
ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-02D)



VICINITY MAP



FIRM PANEL NO. 13297C0085E

PREPARED BY:
NORTHEAST LAND SURVEYING
A GEORGIA LAND SURVEYING FIRM:
JAMES R. BROWN
P.O. BOX 884
BRASELTON, GEORGIA 30517
PHONE: (770) 776-7494
MR. KEVIN CANN R.L.S.

ENGINEER
ALCOY CONSULTING ENGINEERING
ALCOY CONSULTING ENGINEERING, LLC
46 EDWARDS ROAD
OXFORD, GEORGIA 30054
PHONE: (770) 465-4002
CONTACT: TIF HUYNH, P.E.
LAND SURVEYOR
NORTHEAST LAND SURVEYING, LLC
P.O. BOX 384
OXFORD, GEORGIA 30054
PHONE: (770) 776-7494
CONTACT: KEVIN CANN, PLS
OWNER/DEVELOPER
LOGANVILLE, LLC
145 HOUSE WAY
ROSWELL, GA 30086
PHONE: (678) 575-7061
CONTACT: STEVE ALLEN

OWNERS ACKNOWLEDGEMENT OF DEDICATION FOR PRIVATE STREETS:

I, (WE), LOGANVILLE, LLC THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY ADOPT THIS PLAT OF THE LAND SHOWN ON THE PLAT AND HEREBY DEDICATE TO THE CITY OF LOGANVILLE, GEORGIA, THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

SUBSCRIBER: Steve Allen PRES./LD. NAME: Steve Allen
PRINTED NAME: Steve Allen DATE: 01/15/2025

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 01/15/2025, WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED DEED BOOK & PAGE AND SIGNED BY THE OWNER.

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT OF THE CITY OF LOGANVILLE:
THE DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF LOGANVILLE AND HAS BEEN APPROVED BY THE CITY OF LOGANVILLE FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

BY: Steve Allen DATE: 01/15/2025
DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE OF APPROVAL BY MAYOR & CITY COUNCIL:

THE CITY OF LOGANVILLE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND OTHER PUBLIC FACILITIES LOCATED INSIDE THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

DATED THIS 15th DAY OF January, 2025

BY: Steve Allen MAYOR, THE CITY OF LOGANVILLE MAYOR & CITY COUNCIL
ATTEST: Steve Allen CITY CLERK, THE CITY OF LOGANVILLE

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Note:
Let legend registered on each lot to be subdivided. The lot owner shall be responsible for the maintenance of the public street right-of-way. The lot owner shall be responsible for the maintenance of the public street right-of-way. The lot owner shall be responsible for the maintenance of the public street right-of-way.

1) THE CITY OF LOGANVILLE, GEORGIA, IS SUBDIVIDING THE LAND SHOWN ON THE PLAT INTO LOTS, BLOCKS, OR OTHER UNITS, AND THE CITY OF LOGANVILLE, GEORGIA, IS HEREBY DEDICATING TO THE CITY OF LOGANVILLE, GEORGIA, THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

2) THE CITY OF LOGANVILLE, GEORGIA, IS HEREBY DEDICATING TO THE CITY OF LOGANVILLE, GEORGIA, THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

3) THE CITY OF LOGANVILLE, GEORGIA, IS HEREBY DEDICATING TO THE CITY OF LOGANVILLE, GEORGIA, THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

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6) THE CITY OF LOGANVILLE, GEORGIA, IS HEREBY DEDICATING TO THE CITY OF LOGANVILLE, GEORGIA, THE PUBLIC STREET RIGHT-OF-WAYS SHOWN ON THE PLAT, TOGETHER WITH THE EASEMENTS, RIGHTS, AND INTERESTS THEREIN, FOR THE PURPOSES OF THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, VEHICLES ARE GRANTED FULL RIGHTS OF ACCESS AND CROSSING INTO THIS SUBDIVISION.

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed land surveyor under the laws of the State of Georgia. I am not aware of any fraud, mistake, or other irregularity in the foregoing plat, and I am not aware of any fraud, mistake, or other irregularity in the foregoing plat.



DATE: 01/15/2025

DATE OF EXPIRATION: 12/31/25

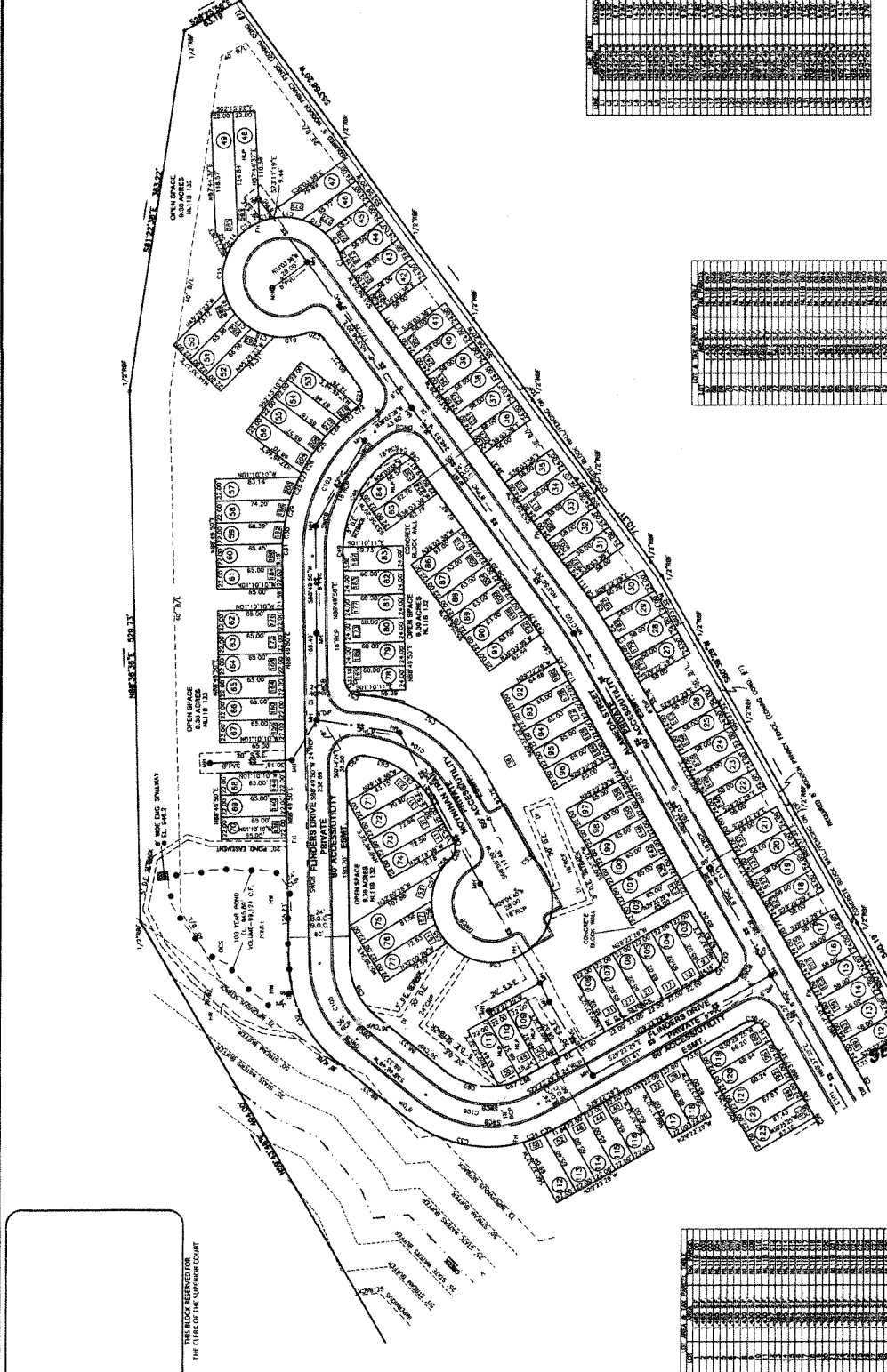
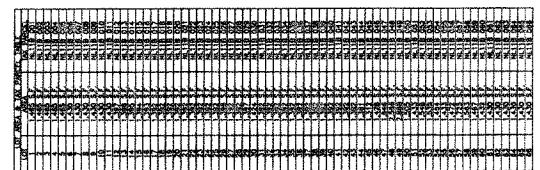
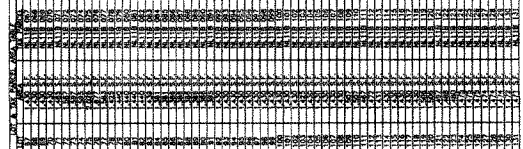
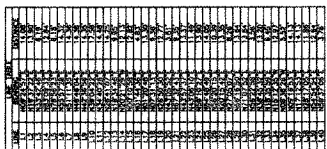
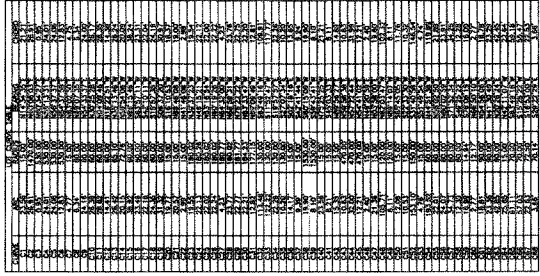
REC. NO. 3123

SHEET INDEX:
1. COVER SHEET
2. FINAL PLAT

NO.	DESCRIPTION	DATE
1	COVER SHEET	
2	FINAL PLAT	
3		
4		
5		

LEGEND

1	EXISTING LOT
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FULLER STATION TOWNHOMES

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm #1818
 Brunswick, Georgia 30317
 Phone: (813) 776-7484

NORTHEAST LAND SURVEYING

Project Name	Location	Scale	Date
Fuller Station Townhomes	Fuller Station, GA	1"=50'	11/20/20
Drawn By	Checked By	Reviewed By	Approved By
J. L. Smith	M. J. Smith	J. L. Smith	M. J. Smith

3 OF 3

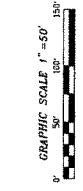
22-095

CAUTION: CERTIFICATION

I, J. L. Smith, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made by me or under my direct supervision and in my presence, and that I am a duly Licensed Professional Land Surveyor in the State of Georgia, and that I am not under any disability which would prevent me from making and signing the foregoing as true and correct.

Subscribed and sworn to before me this 11th day of November, 2020.

Notary Public for the State of Georgia



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT