



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: 3-5-25

Application # R 25-008

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>Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC</u> ADDRESS: <u>P.O. Box 6</u> CITY: <u>AUBURN</u> STATE: <u>GA</u> Zip: <u>30011</u> PHONE: <u>(404) 757-0889</u>	NAME: <u>* Eddie H. Atha and Diane Atha Clay</u> ADDRESS: <u>4139 Chandler Haulk Rd</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(678) 232-1269</u> (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: TIM PRATER PHONE: (404) 757-0889
 EMAIL: tprater@praterconsultingllc.com FAX: N/A

PROPERTY INFORMATION

MAP & PARCEL # C0220011 PRESENT ZONING: A-1 REQUESTED ZONING: R-44
 ADDRESS: 4139 Chandler Haulk Rd. COUNTY: WALTON ACREAGE: 2.00 +or-
 PROPOSED DEVELOPMENT: No development proposed

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: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 20232878 TAKEN BY: [Signature] 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: _____ DATE: _____

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 Referred Back to Planning Commission Withdrawn

 Mayor City Clerk Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +/- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

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.

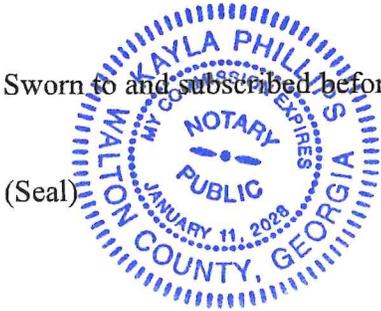
[Handwritten Signature]
Applicant's Signature

3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 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

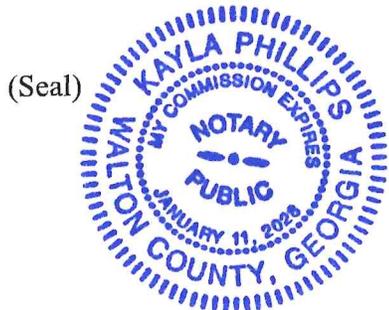
that all information contained in this application is complete and accurate to the best of their knowledge.

[Handwritten Signature]
Owner's Signature

Date

Eddie H. Atha Property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Handwritten Signature]
Signature of Notary Public

Applicant's Certification

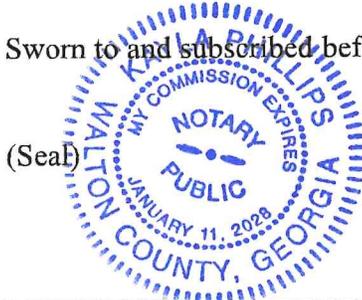
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Handwritten Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Handwritten Signature]
Signature of Notary Public

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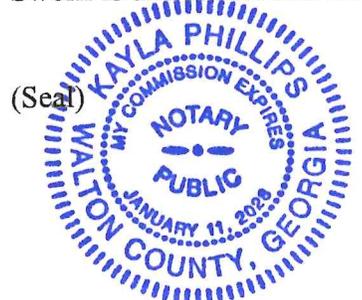
that all information contained in this application is complete and accurate to the best of their knowledge.

[Handwritten Signature]
Owner's Signature

3/3/25
Date

Drane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[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.

Eddie H. Arth 3-3-25
Applicant's Signature Date

Eddie H. Arth
Print Name

Timothy R. Porter 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy R. Porter
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.

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.

Dianeatha Clay 3/3/25
Applicant's Signature Date

Diane Atha Clay
Print Name

Timothy Prater 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
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

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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 impact to the overall appearance of the city or adjacent property. This is a single family dwelling and would remain as such.
- 2. How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no increased impact to congestion or traffic safety.
- 3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to density, overcrowding or urban sprawl.
- 4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;** The proposed use will remain as a single family dwelling
The dwelling is currently on city water with septic. The dwelling maybe added to city sewer if available. There would be no increase in traffic and no impact to other city services with the dwelling being surrounded by the city limits
- 5. How does the proposed zoning provide protection of property against blight and depreciation?**
The property is currently being utilized as a single family dwelling and the use will remain as such.
- 6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The Comprehensive plan shows the area as residential, and the use will remain residential
- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed rezone will not affect adjacent property owners as the use will remain residential
- 8. What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact
- 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 property is currently within the county surrounded by the city limits, this would bring the property inside the city limits and reducing a island inside the city limits making a more cohesive city boundary

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.000 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.