



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: 2/19/2025

Application # R 25-004

**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>Chris Barber</u> ADDRESS: <u>P.O. Box 3375</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>770-357-6757</u>	NAME: <u>Chris Barber</u> ADDRESS: <u>220 C.S. Floyd Road</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>770 985 4606</u> (*attach additional pages if necessary to list all owners)

Applicant is:  Property Owner     Contract Purchaser     Agent     Attorney

CONTACT PERSON: Justin Wright PHONE: 803 360-4278  
 EMAIL: Justin@brysonutility.com FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

MAP & PARCEL # L9050094 PRESENT ZONING: OI REQUESTED ZONING: R44  
 ADDRESS: 220 C.S. Floyd Road COUNTY: Walton ACREAGE: 1.07  
 PROPOSED DEVELOPMENT: Single-family dwelling

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: N/A  
 Accepted by Planning & Development: [Signature] DATE: 2-26-2025 FEE PAID: \$500.00  
 CHECK # 300225 RECEIPT # 200231382 TAKEN BY: SB DATE OF LEGAL NOTICE: 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 Referred Back to Planning Commission     Withdrawn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 \_\_\_\_\_

**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.

Christopher A. Barbe  
Applicant's Signature 2-19-2025  
Date

Christopher A. Barbe CEO  
Print Name and Title

Sworn to and subscribed before me this 25<sup>th</sup> day of Feb, 20 25.

(Seal)  Donna McClean  
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.

Christopher A. Barbe  
Owner's Signature 2-19-2025  
Date

Christopher A. Barbe  
Print Name and Title

Sworn to and subscribed before me this 19 day of February, 20 25.

(Seal)  Donna McClean  
Signature of Notary Public



**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?

It will be the same

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

No impact of congestion or traffic.

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

No impact on population density small family of 4.

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

Low impact less than commercial use.

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

We have continued to update and maintain the property nicely

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

It will be the same.

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

They will not be impacted.

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

They will not be impacted

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.

It will better fit the need for the owner of the property.

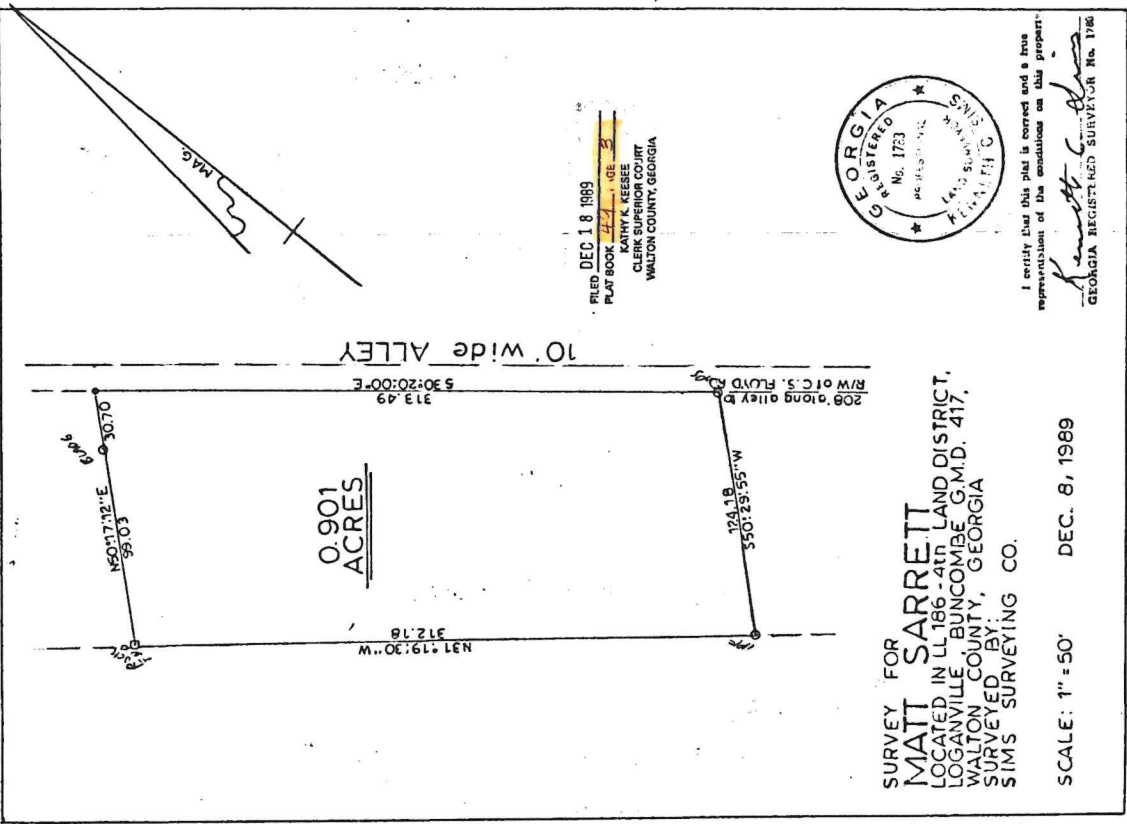
**220 C S Floyd Rd. Adjoining Landowners**

1	<b>Parcel ID</b>	LG050082A00	<b>Owner</b>	LYNCH MICHAEL P & LYNCH MICHELLE L
	<b>Class Code</b>	Residential		
	<b>Taxing District</b>	Loganville		3424 TAURUS SKY
	<b>Acres</b>	0.34	<b>Physical Address</b>	CONVERSE, TX 78109 226 C S FLOYD RD
2	<b>Parcel ID</b>	LG050081	<b>Owner</b>	PAPE MIKE
	<b>Class Code</b>	Residential		3785 CREEKWOOD COURT
	<b>Taxing District</b>	Loganville		LOGANVILLE, GA 30052
	<b>Acres</b>	0.35	<b>Physical Address</b>	204 FAIR ST
3	<b>Parcel ID</b>	LG050080	<b>Owner</b>	CLACK DONNA T
	<b>Class Code</b>	Residential		PO BOX 293
	<b>Taxing District</b>	Loganville		CONYERS, GA 30012
	<b>Acres</b>	0.4	<b>Physical Address</b>	208 FAIR ST
4	<b>Parcel ID</b>	LG040026	<b>Owner</b>	104 ARLIE LLC
	<b>Class Code</b>	Residential		225 MARKET PLACE
	<b>Taxing District</b>	Loganville		CONNECTOR #1047 PEACHTREE CITY, GA 30269
	<b>Acres</b>	0.57	<b>Physical Address</b>	220 FAIR ST
5	<b>Parcel ID</b>	LG040025	<b>Owner</b>	ELLISON KAREN HENDERSON & HENDERSON WILLIAM RICHARD
	<b>Class Code</b>	Residential		
	<b>Taxing District</b>	Loganville		505 WOODBROOK WAY
	<b>Acres</b>	1.19	<b>Physical Address</b>	LAWRENCEVILLE, GA 30043 238 FAIR ST
6	<b>Parcel ID</b>	LG040014A00	<b>Owner</b>	WOMBLE MARIE & GARRETT DAVID & MILLER DEEANN
	<b>Class Code</b>	Residential		
	<b>Taxing District</b>	Loganville		4280 PECAN ST
	<b>Acres</b>	9.87	<b>Physical Address</b>	LOGANVILLE, GA 30052 PECAN ST
7	<b>Parcel ID</b>	LG050096A00	<b>Owner</b>	KING LARRY D
	<b>Class Code</b>	Residential		1112 LORIMER ROAD
	<b>Taxing District</b>	Loganville		RALEIGH, NC 27606
	<b>Acres</b>	1.79	<b>Physical Address</b>	C S FLOYD RD

Loganville First United Methodist Church  
221 Main Street Loganville, GA 30052

Christopher A & Amanda Kay Barber  
214 CS Floyd Rd  
Loganville, GA 30052

p49-3



FILED DEC 18 1989  
 PLAT BOOK 44 PAGE 3  
 KATHY K. KEESEE  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

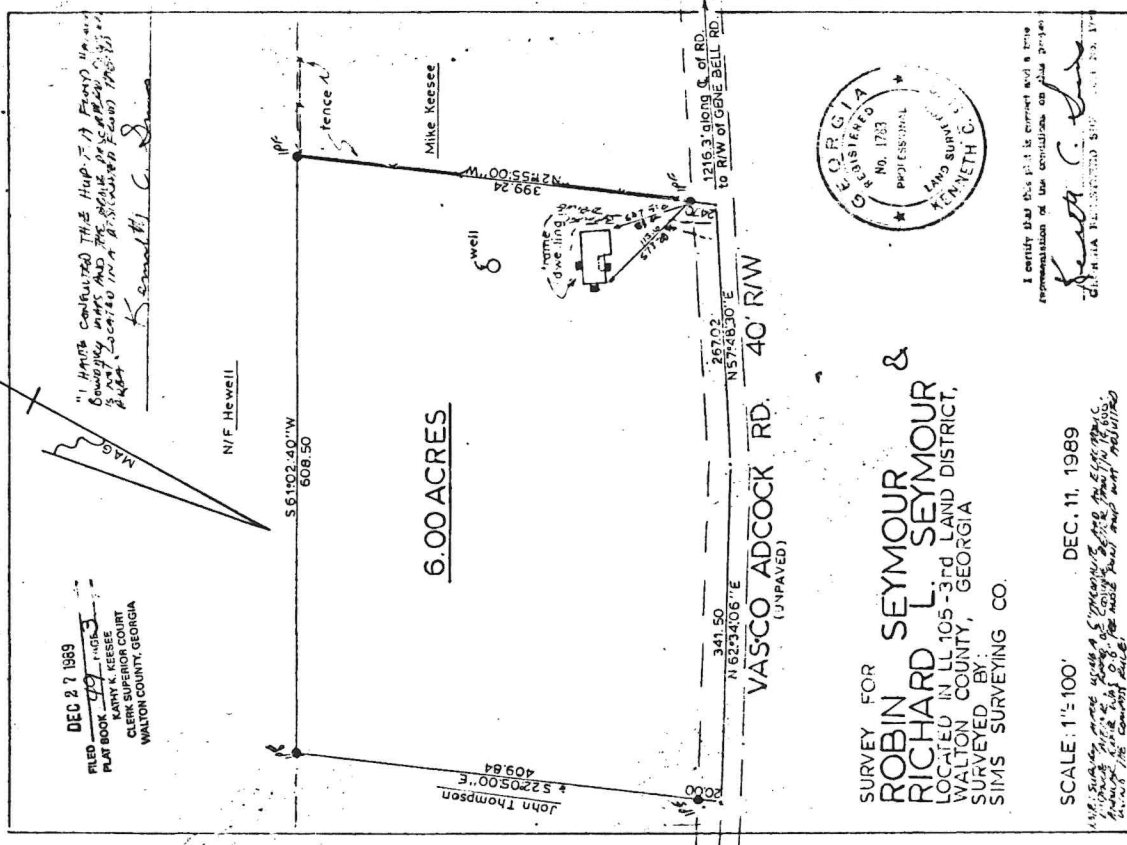


I certify that this plat is correct and a true representation of the conditions on this property.  
 Kenneth C. Sims  
 GEORGIA REGISTERED SURVEYOR No. 1783

SURVEY FOR  
**MATT SARRETT**  
 LOCATED IN LL 186-4TH LAND DISTRICT,  
 LOGANVILLE, BUNCOMBE G.M.D. 417,  
 WALTON COUNTY, GEORGIA  
 SURVEYED BY:  
 SIMS SURVEYING CO.

SCALE: 1" = 50' DEC. 8, 1989

RECORDED: JAN 4 1990, 19  
 KATHY K. KEESEE, CLERK



FILED DEC 27 1989  
 PLAT BOOK 49 PAGE 3  
 KATHY K. KEESEE  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA



I certify that this plat is correct and a true representation of the conditions on this property.  
 Kenneth C. Sims  
 GEORGIA REGISTERED SURVEYOR No. 1783

SURVEY FOR  
**ROBIN SEYMOUR & RICHARD L. SEYMOUR**  
 LOCATED IN LL 105-3RD LAND DISTRICT,  
 WALTON COUNTY, GEORGIA  
 SURVEYED BY:  
 SIMS SURVEYING CO.

SCALE: 1" = 100' DEC. 11, 1989

RECORDED: JAN 4 1990, 19  
 KATHY K. KEESEE, CLERK



Planning and Development  
 Robbie  
 770-466-0911

Loganville Police Department  
 Code Enforcement  
 605 Tom Brewer Road  
 Loganville, GA 30052  
 770-466-8087

**OFFICIAL NOTICE OF VIOLATION**

Name: M and C Investments LLC Date: 02-13-2025 @ 1051  
 Community Name: \_\_\_\_\_ Case: 2502195  
 Address: 220 CS Floyd Rd  
 Contact Person: Mindy Barber Phone: 678-758-2926  
 NOV:  New  2<sup>nd</sup> Notice

A City of Loganville Code Enforcement Officer inspected this property and found violations of City Government ordinances and/or Georgia State laws as indicated below:

**Property Maintenance Ordinance**

- Fence maintenance (103-52)
- Tall grass/weeds (103-53)
- Junk vehicle (103-54)
- Pool maintenance (103-58)
- Exterior maintenance - Paint (103-90)
- Exterior maintenance - Walls (103-91)
- Exterior maintenance - Roofs (103-92)
- Exterior maintenance - Decks (103-93)
- Exterior maintenance - Windows (103-94)
- Exterior maintenance - Doors (103-95)
- Exterior maintenance - Decorative (103-96)
- Overcrowding (103-125)
- Accumulation of refuse (103-55)
- Mailbox/building numbers (I.B.C. 501.2)
- Closing of vacant structure (20-25-5)
- Establishment of District 119-141(c)

**Litter Ordinance (State)**

- Littering (26-25)
- Signs in the right of way (32-5)
- Outdoor storage (103-55)

**Zoning Ordinance**

- Accessory structure (119-291)
- Sale of vehicles (119-299)
- Commercial vehicle parking (119-297)
- Recreation equipment parking (119-296)
- No building permit (111-30)

**Sign Ordinance**

- No sign permit (wall/ground) (111-37)
- Prohibited signs (111-7)

**Other Ordinances/State Laws**

- No occupation tax license (10-40-C)
- Parking on grass (32-47-C-2-F)
- Vehicle repair (32-47-B-1)
- Outdoor water restrictions (E.P.D.391-330-05)
- Solid waste (26-57-C)

**Details of Violation:** Resident is living on a property zoned for commercial use only.  
Due to health reasons, The City of Loganville will allow the individual to continue residing at  
the property, but the property must be rezoned for single family use.  
Resident has 14 business days to contact The City of Loganville Planning and Development  
Department to rezone the property, to prevent a citation from Code Enforcement.

Please bring this property into lawful compliance by: 03 / 05 / 2025:

Failure to comply may result in a citation being issued and your appearance being required in the Municipal Court of the City of Loganville.

Extensions (if applicable): \_\_\_\_\_  
 Citation No.: \_\_\_\_\_ Charge: \_\_\_\_\_ Date: \_\_\_\_\_  
 Citation No.: \_\_\_\_\_ Charge: \_\_\_\_\_ Date: \_\_\_\_\_

Coile \_\_\_\_\_ 691 \_\_\_\_\_  
 Code Enforcement Officer Badge Number

*Change From ONI*

To find out more about City of Loganville ordinances, visit [www.loganville-ga.gov](http://www.loganville-ga.gov) or call: Loganville Code Enforcement Office at (770) 466-8087