



CITY OF LOGANVILLE Section 5, Item B.
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>	NAME: <u>Chris Barber</u>
ADDRESS: <u>P.O. Box 3375</u>	ADDRESS: <u>220 C.S. Floyd Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>770-387-6757</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: <u>Justin Wright</u> PHONE: <u>803 360-4278</u>	
EMAIL: <u>Justin@brysonville.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>L9050094</u> PRESENT ZONING: <u>OI</u> REQUESTED ZONING: <u>R44</u>	
ADDRESS: <u>220 C.S. Floyd Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>1.07</u>	
PROPOSED DEVELOPMENT: <u>Single-family dwelling</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: N/A

Accepted by Planning & Development: [Signature] DATE: 2-26-2025 FEE PAID: \$500.00

CHECK # 300225 RECEIPT # 2023388 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/9/25 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 ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____

Application # R 25-004

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.

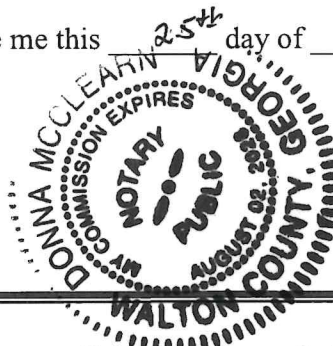
Christopher A. Barbe
Applicant's Signature

2-19-2025
Date

Christopher A. Barbe CEO
Print Name and Title

Sworn to and subscribed before me this 25th 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

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.

Applicant's Signature	Date	Print Name
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Signature of Applicant's Attorney or Agent	Date	Print Name
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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?

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

DEC 27 1989

FILED
PLAT BOOK 44-3
KATHY K. KEESEE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

"11 HOURS CONSIDERED THE HURDLE TO BEING IN THE
CONCRETE WITH THE PLAT BOOK 44-3
PLAT LOCATED IN A B-SUBDIVISION PLAT 198-125
K. Sarrett & Co.

N/F Hewell

S 61°02'40"W
608.50

6.00 ACRES

John Thompson
409.64
S 22°05'00"E

Mike Keese

well
dwell
dwell

VASCO ADCKOCK RD. 40' R/W
(UNPAVED)
341.50
N 62°34'06"E
267.02
N 57°28'30"E
1216.31' LONG Q. of RD.
TO R/W of GENE BELL RD.

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

I certify that this plat is correct and a true
representation of the conditions on this property.

Kenneth C. Sims
KENNETH C. SIMS
REGISTERED SURVEYOR No. 1783



page 3

0.901
ACRES

10' wide ALLEY

W 11°13'30"
81.21E

NS 01°17'12"E
95.03

30.70

S 30°20'20"E
313.49

DEC 18 1989

FILED
PLAT BOOK 44-3
KATHY K. KEESEE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



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

I certify that this plat is correct and a true
representation of the conditions on this property.

Kenneth C. Sims
KENNETH C. SIMS
REGISTERED SURVEYOR No. 1783

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

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: 25021195
Address: 220 CS Floyd Rd
Contact Person: Mindy Barber Phone: 678-758-2926
NOV: ☒ New ☐ 2nd 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 | <u>119-141(C)</u> |
| ☐ _____ | _____ |
| ☐ _____ | _____ |

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 or call:
Loganville Code Enforcement Office at (770) 466-8087

Original - City File

Yellow - Court (If Failure to Comply)

Pink - Violator