

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: <u>110 Village Trail</u>		ADDRESS: <u>110 Village Trail</u>	
CITY: <u>#215</u>		CITY: <u>#215</u>	
STATE: <u>Woodstock GA, 30188</u>		STATE: <u>Woodstock GA, 30188</u>	
PHONE: <u>770-213-8067</u>		PHONE: <u>770-213-8067</u>	
(*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: <u>David Schmid</u>		PHONE: <u>678-646-3381</u>	
EMAIL: <u>dschmid@smithdouglas.com</u>		FAX: _____	
PROPERTY INFORMATION			
MAP & PARCEL # <u>LG060129B00</u>	PRESENT ZONING: <u>RM-8</u>	ACREAGE: <u>17.82</u>	
ADDRESS: <u>GPS Location: LAT 33.8296 LON -83.8985</u>		COUNTY: <u>Walton</u>	
Ordinance and Section from Which Relief is Sought: <u>Roadway Design and Construction Standard Specifications: 15.2.1 (ii)(a) Roadway Construction Criteria Setback</u>			
Description of Request: <u>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.</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: 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: _____ 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 Referred Back to Planning Commission Withdrawn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.

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 WITHER**
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025
Signature of Notary Public Jim F. Wither

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 WITHER**
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 09/05/2025
Signature of Notary Public Jim F. Wither

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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rebar set, Said $\frac{1}{2}$ " 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 $\frac{1}{2}$ " rebar found; thence N 59°43'48" E a distance of 494.00' to a $\frac{1}{2}$ " rebar found; thence N 88°36'36" E a distance of 529.73' to a $\frac{1}{2}$ " rebar found; thence S 81°22'38" E a distance of 363.22' to a $\frac{1}{2}$ " rebar found; thence S 28°25'58" E a distance of 63.19' to a $\frac{1}{2}$ " rebar found; thence S 53°56'20" W a distance of 710.31' $\frac{1}{2}$ " rebar found; thence S 60°39'29" W a distance of 540.19' to a $\frac{1}{2}$ " 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.

PREPARED BY:



NORTHEAST LAND SURVEYING, LLC
 4 GEORGIA LAND SURVEYING FIRM
 P.O. BOX 84
 BRASELTON, GEORGIA 30517
 PHONE: (678) 776-7484
 MR. KEVIN CANN R.L.S.

ENGINEER
 ALLOY CONSULTING ENGINEERING
 48 EDWARDS ROAD
 OXFORD, GEORGIA 30054
 PHONE: (770) 466-4002
 CONTACT: TIP HUYNH, P.E.

LAND SURVEYOR
 NORTHEAST LAND SURVEYING, LLC
 P.O. BOX 84
 BRASELTON, GEORGIA 30517
 PHONE: (678) 776-7484
 CONTACT: KEVIN CANN, P.L.S.

OWNER
 LOGANVILLE LLC
 18 HOUSE WAY
 ROSWELL, GA 30086
 PHONE: (678) 575-7041
 CONTACT: STEVE ALLEN

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 R19-02)



FIRM PANEL NO. 13297C0085E

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 HERETO, 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 ADMIT THIS PLAN 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 EGRESS INTO THIS SUBDIVISION.

DATED: 01/15/2025
 SIGNED: [Signature]
 PRINTED: WALTON COUNTY, GEORGIA
 DATE: 01/15/2025
 THIS PLAT IS SUBJECT TO THE DOCUMENTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED AND SHOWN BY THE OWNER, DEED BOOK & PAGE

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT OF THE CITY OF LOGANVILLE:

THE DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLETES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF LOGANVILLE AND HAS BEEN APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT. THE DIRECTOR OF PLANNING AND DEVELOPMENT HAS REVIEWED THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SAFETY AGREEMENT SUBMITTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

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, CADDIS, AND OTHER PUBLIC FACILITIES LOCATED INSIDE THE PUBLIC RIGHT-OF-WAYS OF THE FULLER STATION TOWNHOMES. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SAFETY AGREEMENT EXECUTED FOR THE PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS 15th DAY OF January, 2025.
[Signature] MAYOR, THE CITY OF LOGANVILLE MAYOR & CITY COUNCIL
[Signature] CITY CLERK, THE CITY OF LOGANVILLE

WARNING: CHECK THESE CONDITIONS CAREFULLY, JULY 1, 2018
 1. THE MINIMUM SQUARE FOOTAGE OF EACH TOWNHOME UNIT SHALL BE 1,000.
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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CONVEYANCE TO THE CITY OF LOGANVILLE:
 ALL UTILITIES AND FACILITIES LOCATED INSIDE THE PUBLIC RIGHT-OF-WAYS OF THE FULLER STATION TOWNHOMES. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SAFETY AGREEMENT EXECUTED FOR THE PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.



FINAL SURVEYOR'S CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY SHOWN THEREON, AND THAT THE SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND BOUNDARIES HAVE BEEN REPRODUCED AND MARKED ON THE GROUND. THE SURVEY WAS COLLECTED USING A TRIMBLE RS R1K ROVER UTILIZING THE GPS NEW NETWORK, THE DATA WAS COLLECTED USING AN INSTRUMENT THAT MET THE REQUIREMENTS OF O.G.A. HORIZONTAL AND 0.07" VERTICAL AT THE 95% CONFIDENCE LEVEL (GROUND SURVEY). THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE WITHIN THE ALLOWED TOLERANCES OF A FIRST-ORDER SURVEY. THE TOTAL LENGTH OF 17.82 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREBY WAS TRIMBLE RS R1K.

REGISTERED GEORGIA LAND SURVEYOR
 KEVIN CANN

REG. NO. 3123 DATE OF EXPIRATION 12/31/25

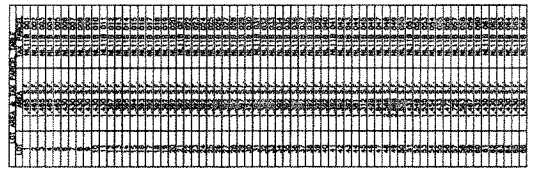
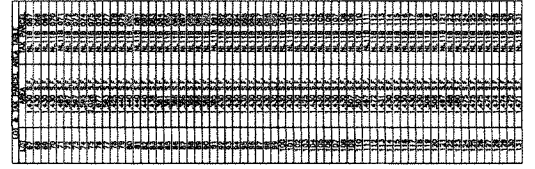
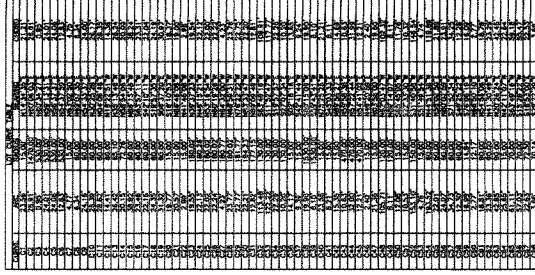
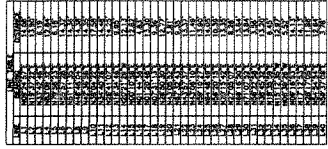
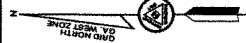
WORK SHEET ON FILE FILE #

SHEET INDEX:	
1	COVER SHEET
2	FINAL PLAT

NO POSTING REQUIRED ON THESE RECORDS. IF A NOTICE OF PROTEST IS FILED, THE RECORDS SHALL BE WITHHELD FROM PUBLIC ACCESS UNTIL THE NOTICE OF PROTEST IS WITHDRAWN OR THE DISPUTE IS RESOLVED. THE RECORDS SHALL BE WITHHELD FROM PUBLIC ACCESS UNTIL THE NOTICE OF PROTEST IS WITHDRAWN OR THE DISPUTE IS RESOLVED.

LEGEND

1	1/4" = 1' SCALE
2	1/8" = 1' SCALE
3	1/16" = 1' SCALE
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5	1/64" = 1' SCALE
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14	1/32768" = 1' SCALE
15	1/65536" = 1' SCALE
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18	1/524288" = 1' SCALE
19	1/1048576" = 1' SCALE
20	1/2097152" = 1' SCALE
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22	1/8388608" = 1' SCALE
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50	1/2251799813685248" = 1' SCALE



SURVEYOR CERTIFICATION

I, **DAVID J. HARRIS**, State of Georgia, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Georgia, License No. **13898**, and that the foregoing is a true and correct copy of the original field notes of the survey shown on the attached plan, and that the same were made by me or under my direct supervision and control, and that I am a duly Licensed Professional Surveyor in the State of Georgia, License No. **13898**.

DAVID J. HARRIS
 State of Georgia
 Licensed Professional Surveyor
 License No. 13898



PLAT TITLE
FULLER STATION TOWNHOMES

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm (2246)
 P.O. Box 384
 Marietta, Georgia 30067
 Phone: (770) 778-7884

NORTHEAST LAND SURVEYING
 NORTH-EAST LAND SURVEYING

Sheet No.	1
Location	117-2537
Scale	1" = 32'
Drawn By	DAVID J. HARRIS
Checked By	DAVID J. HARRIS
City	ATLANTA, GEORGIA
State	GA
Folio	2 OF 3
Project No.	22-095

