



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: 3-5-25

Application # A 25-009

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	ADDRESS: P.O. Box 6	CITY: Auburn	STATE: GA Zip: 30011
PHONE: (404) 757-0889			
NAME: * Eddie H. Atha and Diane Atha Clay	ADDRESS: 4139 Chandler Haulk Rd	CITY: Loganville	STATE: GA Zip: 30052
			PHONE: (678) 232-1269
(*attach additional pages if necessary to list all owners)			
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # _____		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
ADDRESS: <u>CO220011B00</u>		COUNTY: <u>Walton</u>	ACREAGE: <u>17.57 + or -</u>
PROPOSED DEVELOPMENT: <u>Market for development</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 164 RECEIPT # 20022882 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: _____

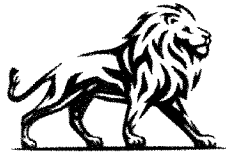
DATE: _____

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 Referred Back to Planning Commission Withdrawn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 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 Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 17.57 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annexation the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to annexation the Property for sale and market it as a multi-family development.

The proposed annexation is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned 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 residential, as it is currently part of the County, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

Applicant's Certification

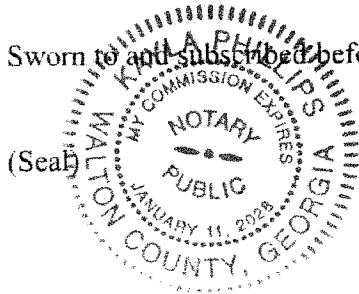
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[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

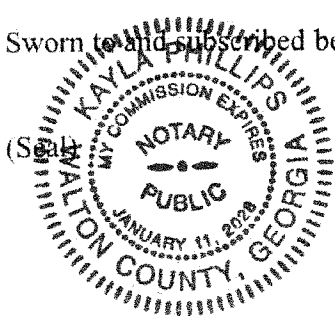
[Handwritten Signature]

3/3/25
Date

[Handwritten Name]
Print Name and Title

[Handwritten Name]

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



[Handwritten Signature]
Signature of Notary Public

Applicant's Certification

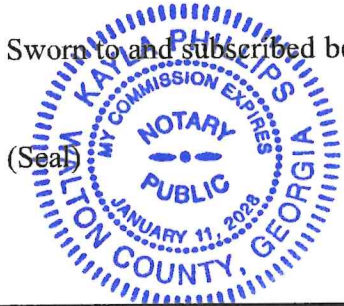
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[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.



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(complete a separate form for each owner)

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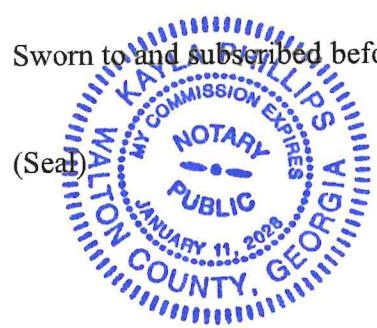
that all information contained in this application is complete and accurate to the best of their knowledge.

[Handwritten Signature]
Owner's Signature

3/3/25
Date

Diarré Atha Clay
Print Name and Title

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



[Handwritten Signature]
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

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

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

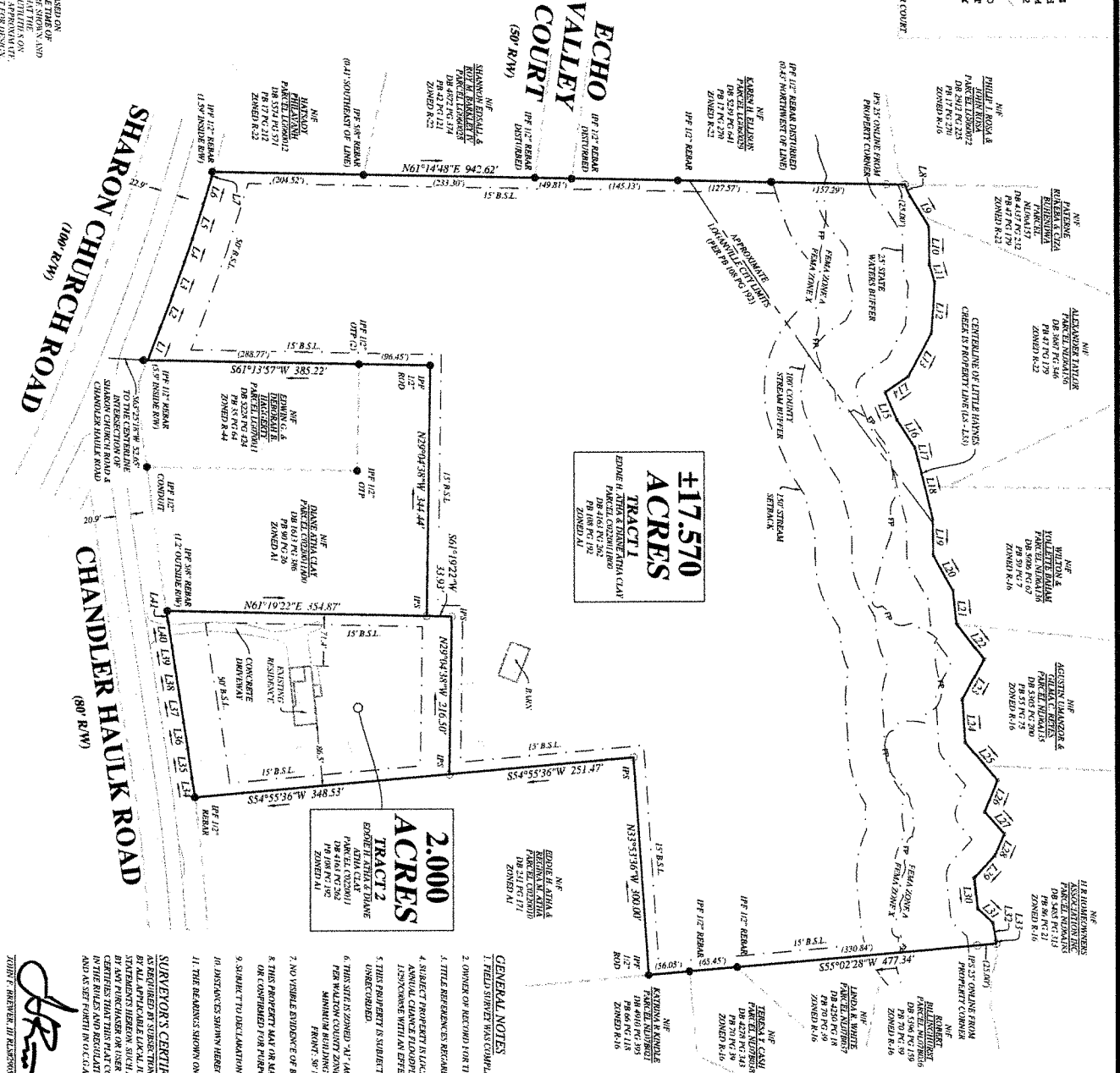
BR: 128 PG: 114-114
 Filed and Recorded
 03-04-2025 10:30 AM
 DOC# E2025-000042

KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY

SPICE REMOVED FOR CLERK OF SUPERIOR COURT
 THIS PLAT SUPERSEDES
 PLAT BOOK 128 PAGE 113

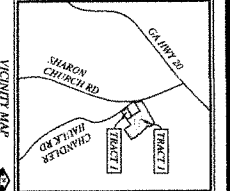
Lot Table

Lot #	Direction	Length
L1	N 89° 12' 21" W	47.51'
L2	N 89° 51' 39" W	42.52'
L3	N 89° 12' 21" W	47.58'
L4	N 11° 02' 21" W	41.87'
L5	N 11° 02' 21" W	50.67'
L6	N 12° 52' 38" W	31.42'
L7	N 1° 52' 31" W	6.37'
L8	S 84° 47' 19" E	12.77'
L9	S 82° 14' 17" E	44.95'
L10	S 80° 38' 17" E	53.07'
L11	S 47° 41' 09" E	26.55'
L12	S 23° 58' 09" E	64.86'
L13	S 01° 51' 19" E	61.33'
L14	S 55° 18' 11" E	40.98'
L15	S 63° 03' 27" E	46.29'
L16	S 62° 45' 10" E	17.35'
L18	S 64° 20' 17" E	42.96'
L19	S 69° 07' 39" E	50.29'
L20	S 69° 09' 49" E	56.55'
L21	S 53° 39' 7" E	46.57'
L22	S 67° 17' 57" E	61.82'
L23	S 67° 17' 57" E	61.82'
L24	S 51° 23' 47" E	58.95'
L25	S 69° 01' 07" E	61.37'
L26	S 68° 11' 37" E	46.91'
L27	S 71° 23' 09" E	40.38'
L28	S 68° 50' 07" E	53.35'
L29	S 17° 52' 59" E	42.69'
L30	S 15° 45' 29" E	42.69'
L31	S 20° 51' 47" E	38.17'
L32	S 57° 11' 12" E	23.97'
L33	S 57° 50' 49" E	56.27'
L34	N 81° 03' 23" E	36.87'
L35	N 89° 02' 14" W	40.56'
L36	N 88° 46' 30" W	37.49'
L37	N 88° 24' 24" W	46.93'
L38	N 83° 46' 21" W	31.76'
L39	N 83° 46' 21" W	29.57'
L40	N 83° 00' 29" W	35.11'
L41	N 83° 14' 24" W	14.50'



THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL C0220011 INTO TWO TRACTS.

TRACT 1: 17.570 ACRES
 TRACT 2: 2.000 ACRES
TOTAL: 19.570 ACRES



APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR RECORDING:

Walton County Planning Commission
 Date: 3/4/2025

Walton County Board of Commissioners
 Date: 3/4/2025

APPROVED FOR RECORDING
 No. 2805
 State of Georgia
 Superior Court

SURVEY NOTES

1. THE FIELD DATA USED IN THIS MAP OR PLAN IS BASED ON A CLASSIC MEASUREMENT OF ONE FOOT IN 31.156 MILLIMETERS.
2. THE APPROVAL, SIGNATURE, AND DATE OF EACH OF THE ABOVE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROMPTLY OBTAINED PRIOR TO RECORDING.

GENERAL NOTES

1. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLAUDE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 12,233 FEET FOR TRACT 1 AND 100.511 FEET FOR TRACT 2.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY USING A TOTAL STATION.
3. THIS MAP OR PLAN WAS PREPARED BY EDDIE H. ATHA & DIANE ATHA CLAY.
4. ALL REFERENCES TO DISTANCES, BEARINGS, AND SUBJECT TO INFORMATION PROVIDED BY THE LOCAL GOVERNMENT.
5. ALL DISTANCES ARE IN FEET, UNLESS OTHERWISE SPECIFIED.
6. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE.
7. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
9. THIS SITE IS ZONED "A" (AGRICULTURAL).
10. PER WALTON COUNTY ZONING MAPS, ACCESSIBLE 02/23/2023.
11. MINIMUM BUILDING SETBACK: 5' REAR, 4' FRONT, 5' SIDE, 5' REAR, 4'.
12. NO VISUAL EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY RECORDED TO THIS TRACT.
13. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, AND WETLANDS WERE INVESTIGATED, IDENTIFIED, DEMARCATED, LOCATED OR CONTAINED FOR THE PURPOSES OF THIS SURVEY.
14. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED ZONE REGULATIONS "Z" ZONE, REFERENCED TO THE OUTSIDE THERE-TO.
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SURVEYOR'S CERTIFICATE

I, EDDIE H. ATHA & DIANE ATHA CLAY, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE THE NECESSARY EQUIPMENT AND TRAINING TO CONDUCT THE SURVEY. I HAVE REVIEWED THE SURVEY AND I HAVE FOUND IT TO BE ACCURATE AND I HAVE SIGNED THIS CERTIFICATE THEREON. I HAVE ALSO REVIEWED THE SURVEY AND I HAVE FOUND IT TO BE ACCURATE AND I HAVE SIGNED THIS CERTIFICATE THEREON.

DATE: 03/04/2025

SIGNED: EDDIE H. ATHA & DIANE ATHA CLAY

W&A ENGINEERING

355 OAKDALE DRIVE, SUITE 200
 WASHINGTON, MISSISSIPPI 39292
 PHONE: (601) 932-1100
 FAX: (601) 932-1101
 WWW.WAENGINEERING.COM

**MINOR SUBDIVISION SURVEY FOR:
 EDDIE H. ATHA &
 DIANE ATHA CLAY**

4139 CHANDLER HAWK ROAD
 LOGANVILLE, GEORGIA 30052
 WALTON COUNTY
 LAND LOT 188 4TH DISTRICT - C.M.D. 417

DATE	JOB NUMBER
02/27/2025	#25-00098
REVISIONS	DATE
03/04/2025	
DRAWN BY: AC	
REVIEWED BY: JB	
SHEET 1 OF 1	

Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

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 17.570 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 North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;

Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,