



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 25-011

**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC</u>		NAME: <u>Eddie H. Atha and Regina M. Atha</u>	
ADDRESS: <u>P.O. Box 6</u>		ADDRESS: <u>4109 Chandler Haulk Rd</u>	
CITY: <u>Auburn</u>		CITY: <u>Loganville</u>	
STATE: <u>GA</u> Zip: <u>30011</u>		STATE: <u>GA</u> Zip: <u>30052</u>	
PHONE: <u>(404) 757-0889</u>		PHONE: <u>(678) 232-1269</u>	
(*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: <u>Tim Prater</u>		PHONE: <u>(404) 757-0889</u>	
EMAIL: <u>tprater@praterconsultingllc.com</u>		FAX: <u>N/A</u>	
PROPERTY INFORMATION			
MAP & PARCEL # <u>CO220010</u>	PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)		
ADDRESS: <u>4109 Chandler Haulk Rd.</u>	COUNTY: <u>Walton</u>	ACREAGE: <u>4.103 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</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

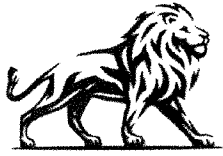
CHECK # 164 RECEIPT # 20250305 TAKEN BY SB DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

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 Referred Back to Planning Commission  Withdrawn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



# PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

## LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +/- acres of land (the “Property”) located at 4109 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 residential, 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**

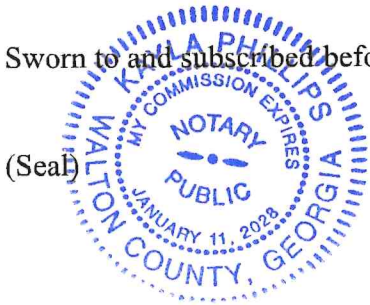
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[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

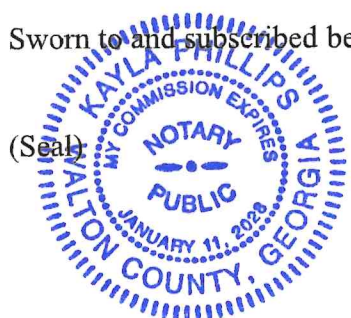
[Handwritten Signature]

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

**ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.**

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

**MCADAMS BOBIE EILENE &  
MCADAMS JACOB  
955 CHANDLER HAULK RD  
LOGANVILLE, GA 30052**

**ZIEROLD MARTIN K &  
ZIEROLD SHERRY D  
311 IVY COURT  
LOGANVILLE, GA 30052**

**ERK JOHN P  
313 IVY COURT  
LOGANVILLE, GA 30052**

**KINDLE KATRINA R  
314 IVY CT  
LOGANVILLE, GA 30052**

**CASH TERESA Y  
233 IVY CREEK DRIVE  
LOGANVILLE, GA 30052**

- SURVEY LEGEND**
- IPF IRON PIN FOUND
  - REBAR IRON PIN SET
  - R.S.L. RULING SETBACK LINE
  - MNF MAG NAIL FOUND
  - OTF OPEN TOP PIPE
  - CPT CRIMBED TOP PIPE
  - CMF CONCRETE MONUMENT FOUND
  - DR DED ROCK
  - R/W RIGHT-OF-WAY
  - THOB POINT OF BEGINNING PROPERTY CORNER FOUND
  - POC POINT OF BEGINNING PROPERTY CORNER FOUND
  - COMPTED POINT

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

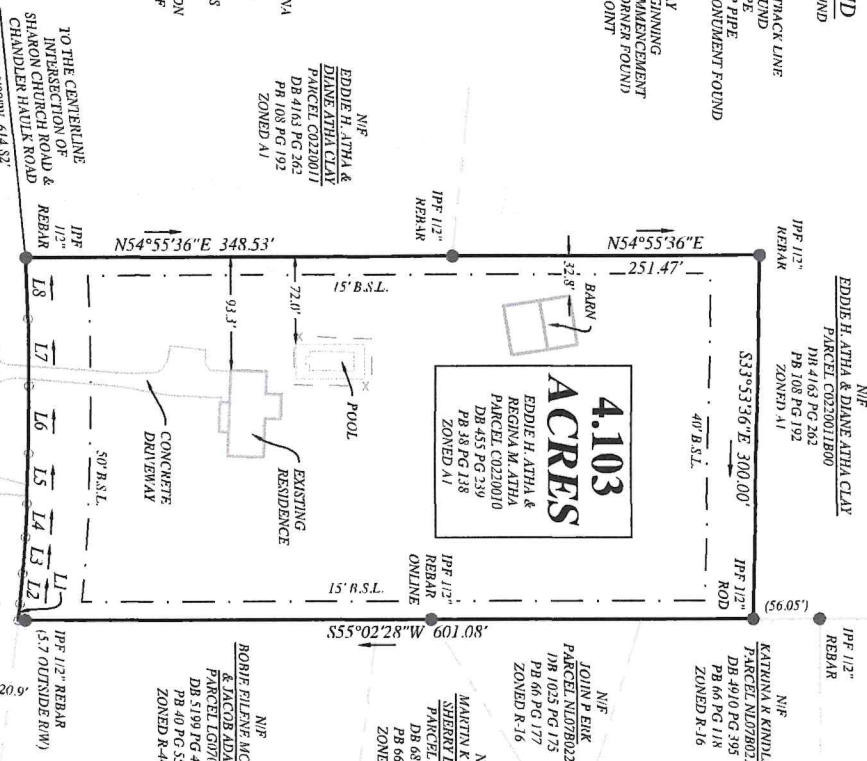
**UTILITY NOTE**  
 UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

**GENERAL NOTES**

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: EDDIE H. ATHA & REGINA M. ATHA.
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X". DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 13297C0005E WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 130185. WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL) PER WALTON COUNTY ZONING MAPS, ACCESSED 02/25/2025; MINIMUM BUILDING SETBACKS:  
 FRONT: 50', SIDE: 15', REAR: 40'
7. NO VISIBLE EVIDENCE OF ADJACENT GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

**W&A ENGINEERING**  
 CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE  
 LAND SURVEYING, TRAFFIC ENGINEERING  
 ECONOMIC DEVELOPMENT

355 Oneida Street, Ste. D100  
 Athens, GA 30601  
 P: (706) 310-0400  
 www.wandaengineering.com | info@wandaengineering.com

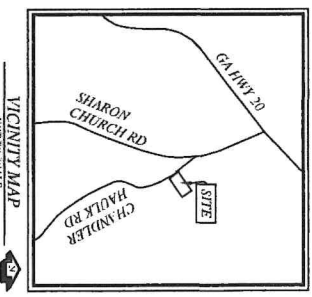


**CHANDLER HAULK ROAD (80' R/W)**

RETRACEMENT SURVEY FOR:  
**EDDIE H. ATHA & REGINA M. ATHA**  
 4109 CHANDLER HAULK ROAD  
 LOGANVILLE, GEORGIA 30052  
 WALTON COUNTY  
 LAND LOT 188 4TH DISTRICT - G.M.D. 417

Line Table

Line #	Direction	Length
L1	N29°04'06" W	13.47'
L2	N29°50'00" W	25.80'
L3	N30°53'25" W	29.80'
L4	N31°56'05" W	27.56'
L5	N33°03'56" W	41.60'
L6	N34°49'19" W	55.55'
L7	N35°33'23" W	55.48'
L8	N36°39'32" W	50.33'



**REFERENCES**  
 DB 455 PG 239  
 PB 38 PG 138

**SURVEY NOTES**

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,661 FEET, AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A ZOOM 95 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 368,683 FEET.

**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECULATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*John F. Brewer III*  
 JOHN F. BREWER III RLS#2905  
 03/03/2025  
 DATE

DATE	PROJECT #
03/03/2025	25-00098
	DRAFTED BY: AC
	REVIEWED BY: JB



Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4<sup>th</sup> district, Walton County, Georgia; G.M.D. 417, containing 4.103 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 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at 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 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,