



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 25-007

## 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	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	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 # <u>CO220011</u> PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)			
ADDRESS: <u>4139 Chandler Haulk Rd.</u>		COUNTY:	<u>Walton</u>
		ACREAGE:	<u>2.00 + 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 # 1943 RECEIPT # 20232878 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: \_\_\_\_\_

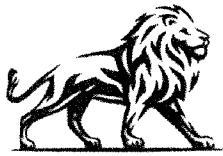
DATE: \_\_\_\_\_

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☐ Referred Back to Planning Commission ☐ Withdrawn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 ATHA AND DIANA CLAY**

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +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 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 resident, 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

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

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

SPACE RESERVED FOR CLERK OF SUPERIOR COURT  
THIS PLAT SUPERSEDES  
PLAT BOOK 128 PAGE 113

*Line Table*

**ECHO VALLEY COURT**  
(50' R/W)

(50' R/W)

**±17.570  
ACRES**

**2.000  
ACRES**

CHANDLER HAULK ROAD  
(80' R/W)

**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 COMPREHE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE AND SHOULD BE USED AS A REFERENCE, NOT FOR DESIGN.

THE PURPOSE OF THIS  
SURVEY IS SO SUBDIVIDE  
TAX PARCEL C0220011  
INTO TWO TRACTS.  
TRACT 1: ±17.570 ACRES  
TRACT 2: 2.000 ACRES  
TOTAL: ±19.570 ACRES

VICINITY MAP  
NORTH IS UP

GA HWY 20  
SHARON CHURCH RD  
CHANDLER MILLS RD  
TRACT 1  
TRACT 2

[illegible]

**APPROVAL FOR RECORDING**

THE FOLLOWING FOR PERMANENT AND DUREABLE HAVE APPROVED THIS MAP OR PLAN FOR FILING:

Ronald C Smith 3/4/2025

WALTON COUNTY PLANNING BOARD MEMBER DATE

THE APPROVED SIGNATURES MUST BE E-MAILED TO THE CLERK WHEN THIS STATEMENT HAS BEEN ISSUED AND  
TO BE RECORDED IMMEDIATELY PRIOR TO RECORDING.

**SURVEY NOTES**

1. THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLUSTER PERCENTAGE OF ONE FOURTH (25%) AND WAS PROBABLY MADE IN 1941-1942, AND WAS PROBABLY MADE

2. THE LAND AREA AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A ZIGZAG SURVEYING INSTRUMENT.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLUSTER, AND IS FOUND TO BE ACCURATE WITHIN A FOOT IN 12.22 FEET PER TRACT 1, AND 199.51 FEET PER TRACT 2.

[illegible]

UNRECORDED.

6. THIS SITE IS ZONED "A" (AGRICULTURAL), PER WALTON COUNTY ZONING MAP, ACCESSIBLE DEDICATED, MINIMUM BUILDING SETBACK, FRONT: 50' SIDE: 25' REAR: 40'

7. NO VISIBLE EVIDENCE OF BULL DOGMAN WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM

A THIS PROPERTY MAY BE MAY BE CONTAMINATED, IDENTIFIED, DELISTED, LOCATED OR CONTAMINATED FOR PURPOSES OF THIS SERVICE.

9. SUBJECT TO DECLARATION OF CONSENT, CONDITIONS AND RESTRICTIONS WITH RECORDED AND UNRECORDED.

10. DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

11. THE BEARINGS SHOWN ON THE SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASED 60° WEST ZONE.

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, A LICENSED SURVEYOR OF GEORGIA, SECTION 15-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ME IN ACCORDANCE WITH THE PROVISIONS OF GEORGIA, SECTION 15-4-67, IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL OF OFFICE, BEING THE APPROPRIATE SIGNATURE, STAMP, AND SEAL OF OFFICE, THIS 15TH DAY OF APRIL, 2010, AT THE CITY OF ATLANTA, GEORGIA.


BY: \_\_\_\_\_

\_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR

AND FURNISHES OR USER OF THIS PLAT HAS THE ANNOTATION TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, SECTION 15-4-67, AND THE ANNOTATION TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, SECTION 15-4-67, AND SURVEY CERTIFICATES THAT THE CONDITIONS OF THE GEORGIA MODEL OF REINSTITUTION FOR PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, ARE FULLY COMPLIED WITH.

IN  
AND AS SET FORTH IN C.F.R. SECTION 15.607



JOHN F. KREVER, JR.  
DIRECTOR

DATE 03/04/2025

DATE	JOB NUMBER
	#05 00008

03/04/2025  
03/04/2025

1

Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

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 2.000 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 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point 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 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.