



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: 3-5-25

Application # R 25-010

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:	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			
C0220011B00			
MAP & PARCEL #		PRESENT ZONING: R-16 / A-1 REQUESTED ZONING: RM-4	
ADDRESS: 0 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: <u>17.57</u> 10.00 + or -	
PROPOSED DEVELOPMENT: Market for development			

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: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 164 RECEIPT # 20232882 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:

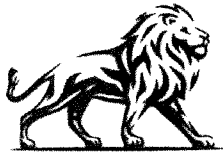
☐ Approved ☐ Approved w/conditions
☐ Referred Back to Planning Commission

☐ Denied ☐ Tabled to _____
☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached rezone 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 18.99 +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 rezone 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 rezone the Property for sale and market it as a multi-family development.

The proposed rezone 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 resident, 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.

The proposed zoning is 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 proximity to two (2) major transportation corridors. The Applicant and I 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

Application # R

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.

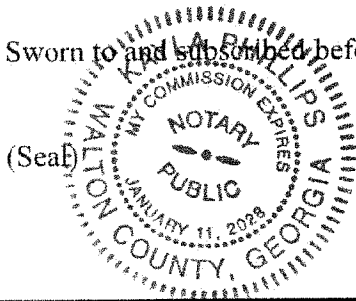
[Signature]
Applicant's Signature

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.



[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

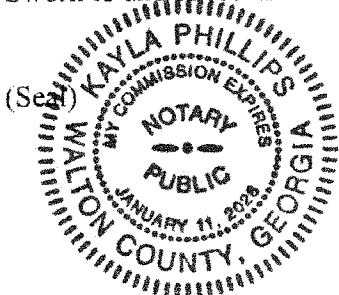
that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clay
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

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



[Signature]
Signature of Notary Public

Application # R

Applicant's Certification

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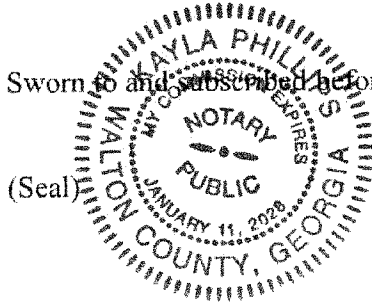
[Signature]
Applicant's Signature

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.



Kayla Phillips
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)

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- 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.

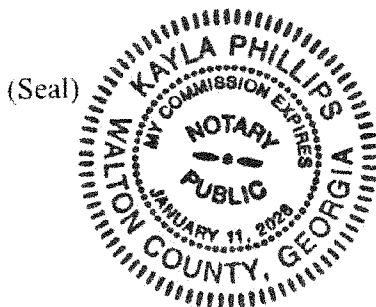
[Signature]

Owner's Signature

Date

Eddie H. Atha Property Owner
Print Name and Title

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



Kayla Phillips
Signature of Notary Public

Application # **R** _____

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.

Eddie H. Arth 3-3-25
Applicant's Signature Date

Eddie H. Arth
Print Name

Timothy Pater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Timothy Pater
Print Name

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.

Application # **R** _____

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.

Diane Anna Clay
Applicant's Signature

3/3/25
Date

Diane Anna Clay
Print Name

Timothy Prater
Signature of Applicant's
Attorney or Agent

3-3-25
Date

Timothy Prater
Print Name

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 X _____ 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?**
The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent and surrounding properties. Adjacent and surrounding land use include residential, multi-family and commercial
- 2. How does the proposed use impact thoroughfare congestion and traffic safety?**
The proposed development is located on at the entrance to Chandler Haulk Rd at the intersection of Sharon Church which is a secondary route connecting to the major transportation corridor and State Highway 20. Additionally, GDOT will be aligning Sharon Church Rd with Tuck Rd. and constructing a new roundabout which will enhance connectivity and traffic flow in the area.
- 3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The proposed development would not contribute to overcrowding or urban sprawl as the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,100 feet from a property zoned RM-8 which is Loganville most dense zoning. The development is not an out-of-place development with the proximity to other multi-family as well as proximity to a major corridor.
- 4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The proposed development would utilize public water, sewer and other utilities, proving upgrades where necessary.
- 5. How does the proposed zoning provide protection of property against blight and depreciation?**
The proposed development would provide necessary residential housing to support existing commercial uses in the surrounding area and the City.
- 6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plan shows the property as residential. The proposed zoning would be consistent with the plan and would not change the classification
- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?**
There would be no adverse affect to the adjacent property owners
- 8. What is the impact upon adjacent property owners if the request zoning is not approved?**
The property would remain a large, underutilized tract and would not meaningfully contribute to the tax base or provide much needed residential housing to the area.
- 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.**
The subject property is within close proximity to State Highway 20 and within convenient access to downtown Loganville. The proposed realignment of Sharon Church and Tuck Rd with the construction of the roundabout enhances the subject property's vehicular access and will improve existing traffic flows.

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

KING 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

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,