



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

Date: 7/19/24

Application # A 24-027

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u> ADDRESS: <u>P.O. Box 2748</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(770)318-5329</u>	NAME: <u>OH Brooks / Benny Stephenson, Trustee</u> ADDRESS: <u>55 Pappas Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-3620</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streifert</u> PHONE: <u>(770) 318-5329</u> EMAIL: <u>mark@buildres.com.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040009</u> PRESENT ZONING: <u>A2/B3</u> (Separate rezoning request required) ADDRESS: <u>4550 Tuck Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>47.15</u> PROPOSED DEVELOPMENT: <u>PUD</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: 3/5/24

Accepted by Planning & Development: Sarah Black DATE: 7/19/24 FEE PAID: \$300.00

CHECK # 18758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: _____ 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 Referred Back to Planning Commission Withdrawn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.

MS [Signature] _____
Applicant's Signature Date

Mark Streifert, Manager
Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
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.

Owner's Signature Date

Benny Stephenson, Trustee
Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Applicant's Certification

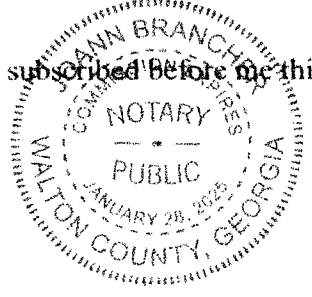
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Streifert _____
Applicant's Signature Date 7-2-24

Mark Streifert, Manager
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 2024.

(Seal)



[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

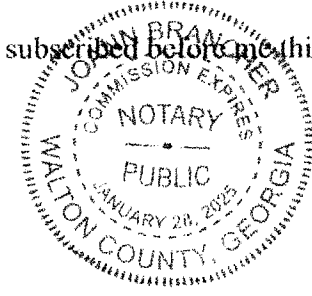
that all information contained in this application is complete and accurate to the best of their knowledge.

Benny Stephenson _____
Owner's Signature Date 07.2.24

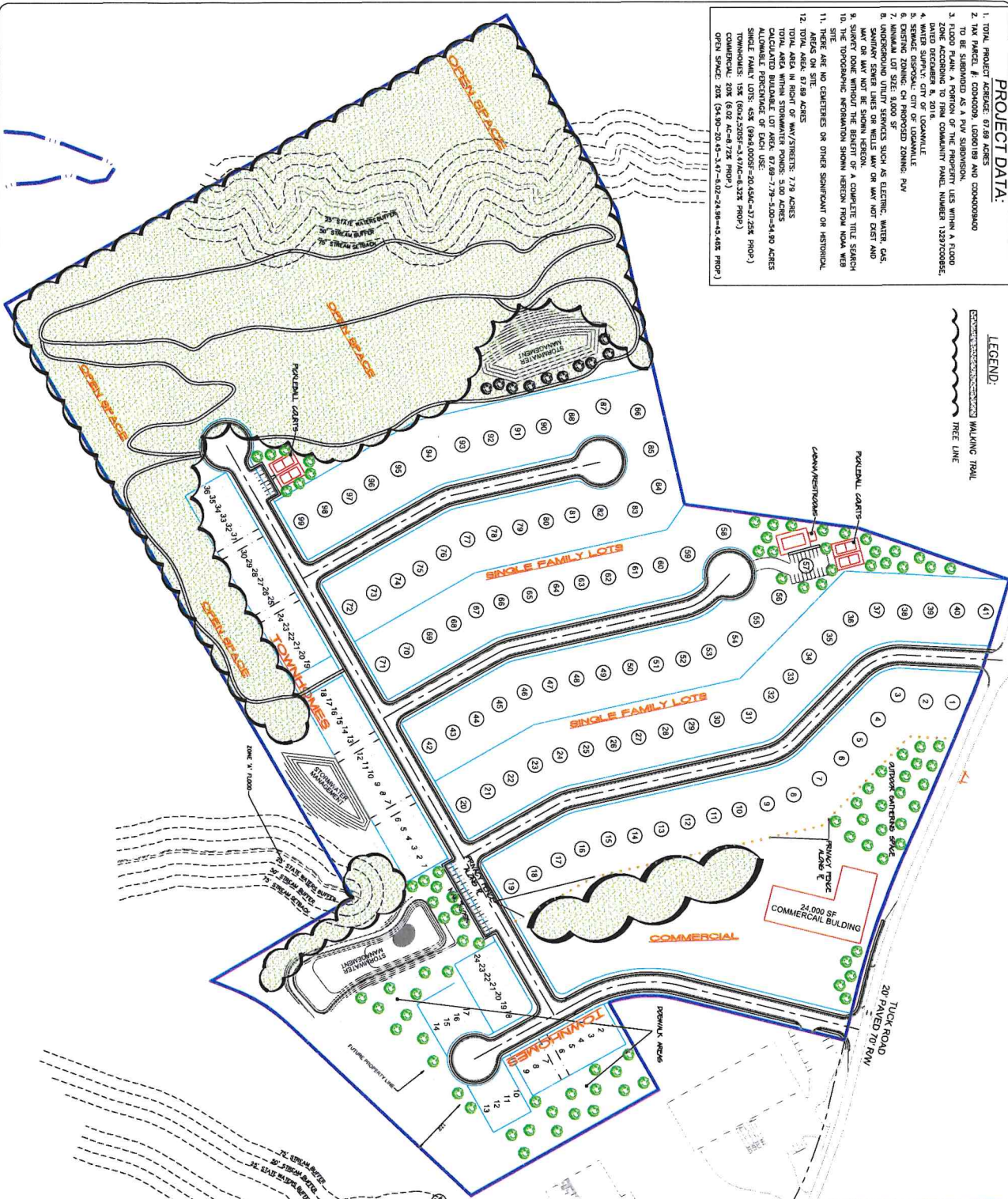
Benny Stephenson, Trustee
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 2024.

(Seal)



[Signature]
Signature of Notary Public



PROJECT DATA:

- TOTAL PROJECT ACREAGE: 87.89 ACRES
- TAX PARCEL #s: COCONDO, LOGANVILLE AND COCONDOADO
- TO BE SUBDIVIDED AS A PUD SUBDIVISION.
- PLANNING BOARD MEETING: 11/11/10
- DATE: DECEMBER 8, 2010.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWER: COCONDO CITY OF LOGANVILLE
- MINIMUM LOT SIZE: 8,000 SF
- UNDERGROUND UTILITIES SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON. A COMPLETE TITLE SEARCH IS REQUIRED TO DETERMINE THE EXISTENCE OF ANY SUCH SERVICES.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEA SITE.
- THESE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL MONUMENTS ON THE 89 ACRES.
- TOTAL AREA IN FRONT OF HWY/STREETS: 7.79 ACRES
- TOTAL AREA WITHIN STORMWATER POND: 5.00 ACRES
- ALLOTTED BUILDABLE LOT AREA: 87.89-7.79-5.00-94.90 ACRES
- PERCENTAGE OF EACH USE:
 - RESIDENTIAL: 100% (60,000-80,000 SF)
 - TOWNHOMES: 100% (6,000-8,000 SF)
 - COMMERCIAL: 20% (6,000-8,000 SF)
 - OPEN SPACE: 20% (6,000-8,000 SF)

LEGEND:

WALKING TRAIL

TREE LINE



GEORGIA 811
 Utilities Protection Center, Inc.
 Call before you dig. 800.455.7444

Scale 1" = 100'

REGIONS: _____ DATE: _____

10/11

This drawing and any permitted reproductions, in whole or part, are the sole property of Civil Solutions, Inc. and shall not be reproduced or conveyed in any way without the written permission of Civil Solutions, Inc.

LAND LOT-DISTRICT	CITY	SCALE
187-216	LOGANVILLE	1" = 100'

CONCEPT PLAN A1 FOR:
BROOKS LANDING
 CITY OF LOGANVILLE, GA

OWNER & DEVELOPER
UPRISE DEVELOPMENT
 P.O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770)318-5329
 24 HR CONTACT
 PHONE: (770)318-5329
 MARK STREIFERT

CIVIL SOLUTIONS, INC.
 ENGINEERS - PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE 706 255-2143