

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: 7/9/24

Application # R 24026

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: <u>Uprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. BOX 2748</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____

(*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchase Agent Attorney

CONTACT PERSON: Mark Streifert PHONE: (770)318-5329
 EMAIL: mark@buildrescom.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # R4216 001 PRESENT ZONING: Residential REQUESTED ZONING: PUV
VA 40+
 ADDRESS: 4332 Tom Brooks Road COUNTY: Gwinnett ACREAGE: 0.83
 PROPOSED DEVELOPMENT: PUV

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: 3/5/24

Accepted by Planning & Development: Sarah Black DATE: 7/9/24 FEE PAID: \$500.00

CHECK # 18750 RECEIPT # 2 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 Referred Back to Planning Commission Withdrawn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

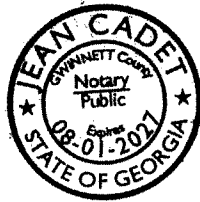
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] _____ Date 9-6-24
Applicant's Signature

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER 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.

[Signature] _____ Date 9-6-24
Owner's Signature

TONY BROOKS - EXECUTOR OF THE ESTATE OF
Print Name and Title
THOMAS NATHAN BROOKS

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.

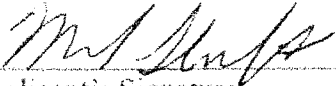
(Seal)



[Signature]
Signature of Notary Public

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.

	<u>7-3-21</u>	<u>Mark Streifert</u>
Applicant's Signature	Date	Print Name

_____ Signature of Applicant's Attorney or Agent	_____ Date	_____ 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.


Property Detail
[Go Back](#)
[Neighborhood Sales](#)
[Property Report](#)

BROOKS T N
4332 TOM BROOKS RD
LOGANVILLE GA 30052-7369

Property ID R4216 001
Alternate ID 256498
Address 4332 TOM BROOKS RD
Property Class Residential Vacant
Neighborhood 8012
Deed Acres 0.8300



Year	2024	2023	2022	2021	2020
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Adjusted for Market Conditions
Land Val	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Land Assd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000

Sales history does not exist for this account.

Improvements do not exist for this account.

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	Undeveloped	0.83	0	0

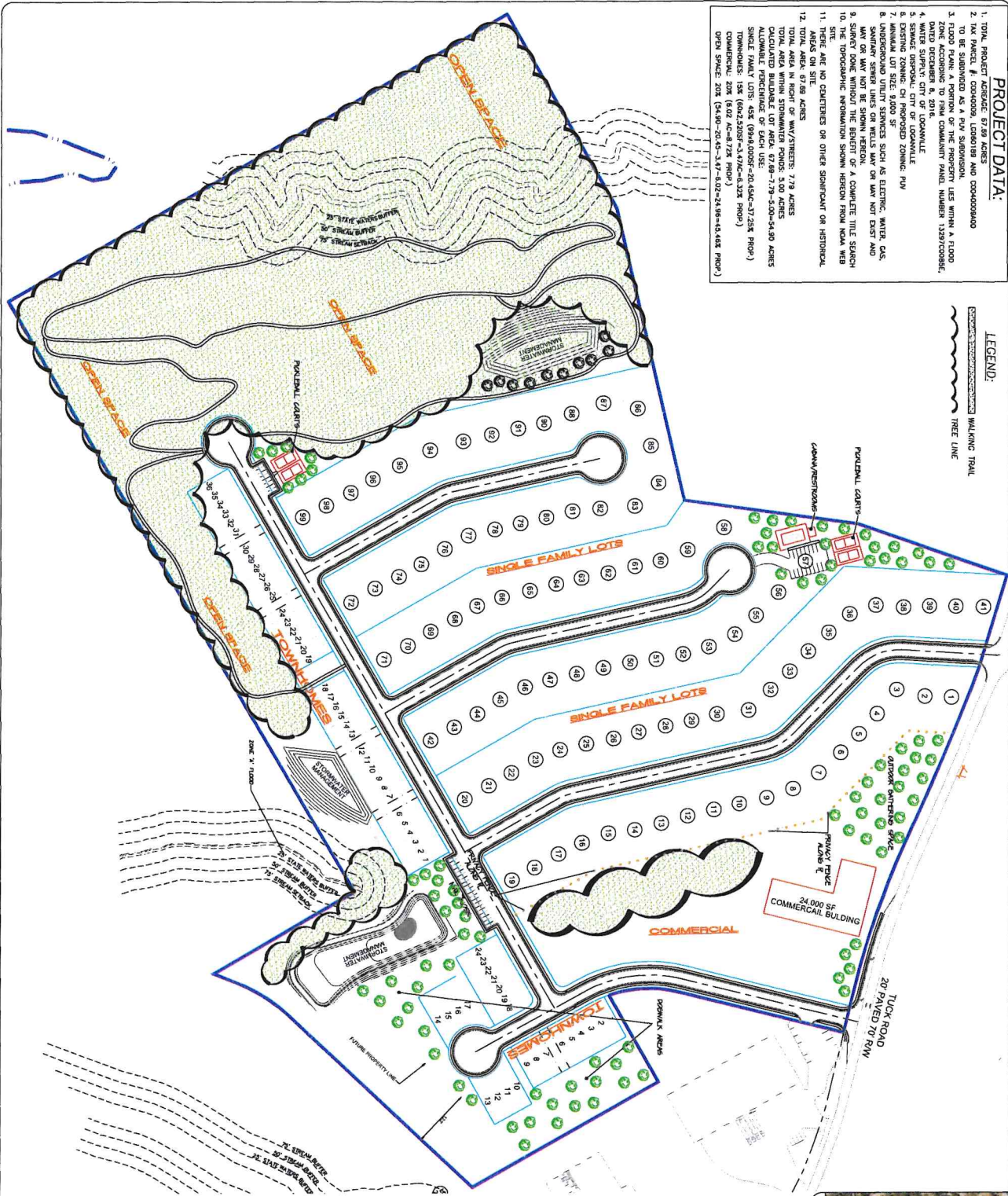
Line	Description
1	HARRISON RD

PROJECT DATA:

1. TOTAL PROJECT ACRES: 67.89 ACRES
2. TAX PARCEL #s: C-0400004, L-0001019 AND C-0000000
3. TO BE SUBDIVIDED AS A PUV SUBDIVISION.
4. FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED OCTOBER 6, 2014. COMMUNITY PANEL NUMBER 132970000E.
5. WATER SUPPLY: CITY OF LOGANVILLE
6. ZONING: COMMERCIAL, CITY OF LOGANVILLE
7. UNDERGROUND UTILITY 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 OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NEAR AND AROUND THE SITE.
8. THERE ARE NO CENTERLINES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
9. TOTAL AREA IN REPORT OF WAY/STREETS: 7.79 ACRES
10. TOTAL AREA WITHIN STORMWATER PONDS: 3.00 ACRES
11. CALCULATED BUILDABLE LOT AREA: 67.89-7.79-3.00=54.90 ACRES
12. ALLOWABLE PERCENTAGE OF EACH USE:
13. SINGLE FAMILY LOTS: 426 (0.94/1000SF=20.42AC=37.23% PROJ.)
14. COMMERCIAL: 20% (6.02 AC=10.2% PROJ.)
15. OPEN SPACE: 20% (14.00-20.42-6.02=3.47-10.2%=24.98-16.65% PROJ.)

LEGEND:

- WALKING TRAIL
- TREE LINE



GEORGIA811
 UTILITIES PROTECTION CENTER, INC.
 Know what's below.™ www.GEORGIA811.com
 Call before you dig. 800.585.3111

Scale 1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

DATE	09/02/24
SHEET	10f1
LAND LOT-DISTRICT	187~216
CITY	LOGANVILLE
SCALE	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
PLANNING CONTACT
 MARK STREIFERT

CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE: 706.535.3443