

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: 7/19/24

Application # R24-024

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> 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>T N Brooks</u> ADDRESS: <u>4332 Tom Brooks Road</u> CITY: <u>Loganville,</u> STATE: <u>GA</u> Zip: <u>30054</u> PHONE: _____ (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <u>Contract Purchaser</u> Agent Attorney	
CONTACT PERSON: <u>Mark Streitfert</u> PHONE: <u>(770) 318-5329</u> EMAIL: <u>mark@buildrescom.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040009A00</u> PRESENT ZONING: <u>A2</u> REQUESTED ZONING: <u>PUV</u> ADDRESS: <u>4332 Tom Brooks Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>9.34</u> PROPOSED DEVELOPMENT: <u>PUV</u>	

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: 7/19/24 FEE PAID: \$500.00

CHECK # 1878 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 Referred Back to Planning Commission Withdrawn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.

[Signature] _____ Date 9-6-24

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

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



[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

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.



[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.


Applicant's Signature _____ Date _____

Mark Streifert
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.



Overview



Legend

- Parcels
- Roads

<p>Parcel ID C0040009A00</p> <p>Class Code Residential</p> <p>Taxing District Walton County</p> <p>Acres 9.34</p>	<p>Owner BROOKS T N</p> <p>4332 TOM BROOKS ROAD</p> <p>LOGANVILLE, GA 30052</p> <p>Physical Address 4332 TOM BROOKS RD</p> <p>Appraised Value Value \$262450</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	n/a	0	n/a	n/a	n/a	0	n/a	n/a
Date	Price	Reason	Qual											
n/a	0	n/a	n/a											
n/a	0	n/a	n/a											

(Number of sales may be limited by legal description)

Date created: 6/28/2024
 Last Data Uploaded: 6/27/2024 8:58:20 PM

Developed by Schneider
 GEOSPATIAL

Walton County, GA

Summary

Parcel Number C0040009A00
Location Address 4332 TOM BROOKS RD
Legal Description 9.34AC
(Parcel Description derived from legal description)
Class R4-Residential
(State: 11, Local: 23, Operation: 1, Land: 10, Use: 1, Method: 1, Method)
Zoning A2
Tax District Walton County (District 04)
Millage Rate 33.44
Acres 9.34
Neighborhood RURAL AREA 6-06000 (06000)
Homestead Exemption Yes (L17)
Landlot/District 216 / 4

www.wcga.gov



Owner

BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.34
RUR	Rural Sm Tract	Rural	1	1
RUR	Rural Sm Tract	Rural	1	4

Residential Improvement Information

Style Single Family
Heated Square Feet 1272
Exterior Walls Aluminum Siding
Foundation Masonry
Basement Square Feet 0
Year Built 1946
Roof Type Composite Shingle
Heating Type Baseboard
Number Of Full Bathrooms 1
Number Of Half Bathrooms 1
Value \$75,100
House Address 4332 TOM BROOKS RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FB LAND	2002	33735x0 / 0	1	\$0
FB IMPROVEMENT	2002	40549x0 / 0	1	\$0
Barn-Economy	2000	36x20 / 0	1	\$1,700
Shop	2000	0x0 / 1841	1	\$7,600
Lean-To	2000	38x9 / 0	1	\$350

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	030 166	055 131	\$0	Unqualified Sale		BROOKS T N

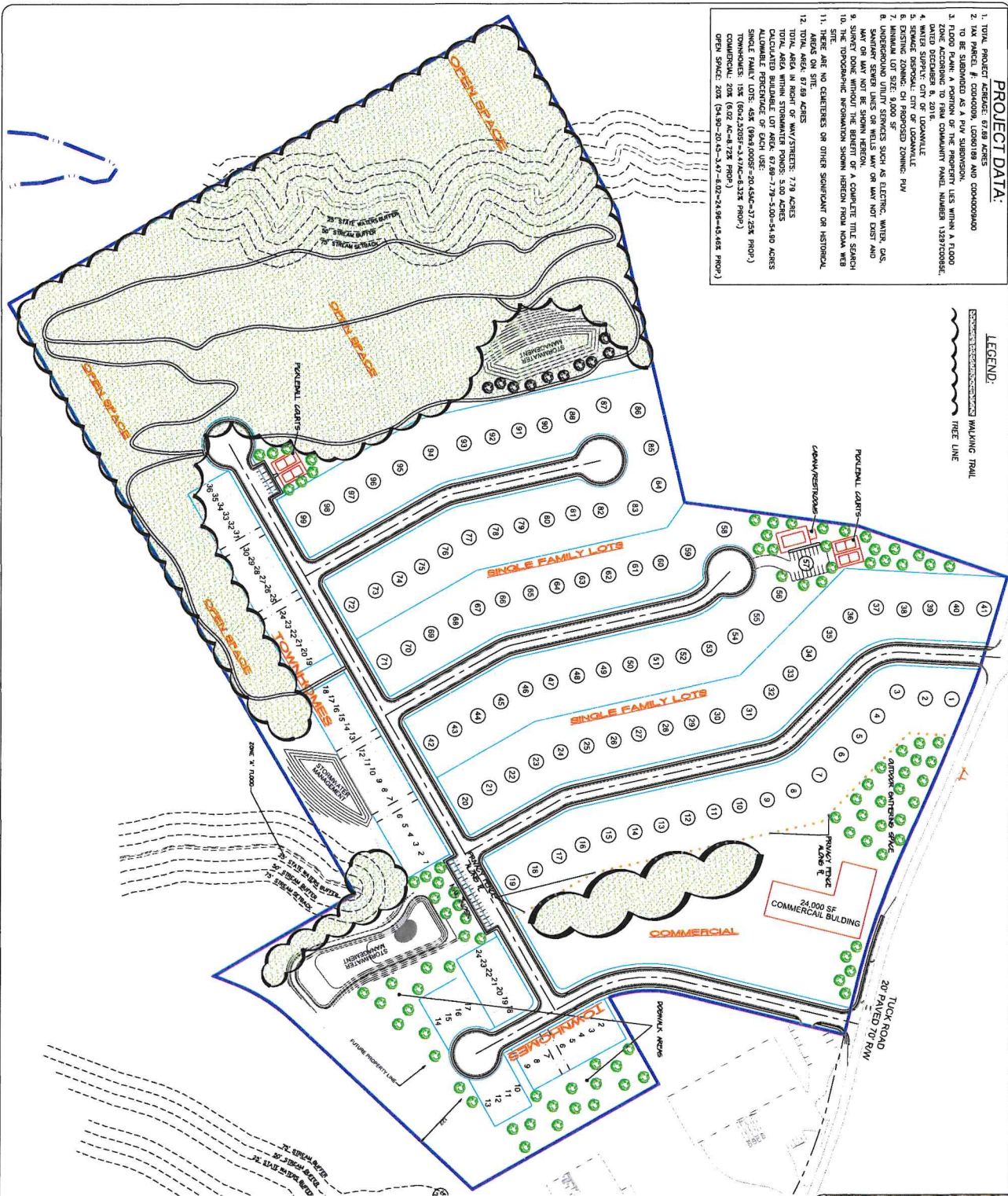
Valuation

	2024	2023	2022	2021	2020
Previous Value	\$249,050	\$230,450	\$187,950	\$169,950	\$160,350
Land Value	\$177,700	\$168,600	\$157,700	\$122,600	\$106,400
+ Improvement Value	\$75,100	\$70,800	\$63,100	\$55,700	\$53,900
+ Accessory Value	\$9,650	\$9,650	\$9,650	\$9,650	\$9,650
= Current Value	\$262,450	\$249,050	\$230,450	\$187,950	\$169,950

- PROJECT DATA:**
- TOTAL PROJECT ACREAGE: 67.89 ACRES
 - TAX PARCEL # COAD000, LOG00189 AND COAD00040
 - TO BE SUBDIVIDED AS A PUV SUBDIVISION
 - FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD PLAIN DATED DECEMBER 8, 2016.
 - WATER SUPPLY: CITY OF LOGANVILLE
 - SEWER DISPOSAL: CITY OF LOGANVILLE
 - SEWER: 15" DIA. 10' DEEP CONCRETE PIPE
 - MINIMUM LOT SIZE: 8,000 SF
 - 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.
 - COMPLETE TITLE SEARCH
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA NED 10. THERE ARE NO CENTERLINES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE 67.89 ACRES
 - TOTAL AREA IN RIGHT OF WAY/STREETS: 27.9 ACRES
 - TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 - CALCULATED BUILDABLE LOT AREA: 67.89 - 7.79 - 5.00 - 5.91 ACRES
 - ALLOWABLE PERFORMANCE OF EACH USE:
 - SINGLE FAMILY LOTS: 40% (994/0009-00-000-0-37 20% (9909-))
 - TOWNHOMES: 40% (994/0009-00-000-0-37 20% (9909-))
 - COMMERCIAL: 20% (6/07 ACRA 22% (9909-))
 - OFFICE SPACE: 20% (6/07 ACRA 22% (9909-))

LEGEND:

- WALKING TRAIL
- TREE LINE



GEORGIA811
 Utilities Protection Center, Inc.
 Know What's Below. www.Georgia811.com
 Call before you dig. 800.282.7111

Scale 1" = 100'

REGIONS: DATE: _____

DATE: 09/02/24

SHEET: 10 of 1

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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
 MARK CONTACT
 PHONE: (770)318-5329
 MARK STREIFERT

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