



CITY OF LOGANVILLE
 Department of Planning & Development Section 5, Item H.
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 8-6-2024

Application # R 24-30

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>Ivan Ramon</u> ADDRESS: <u>3378 Maxwell CT</u> CITY: <u>LAWRENCEVILLE, GA 30052</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>678-462-5182</u>	NAME: <u>Red Lion Administration & Management</u> ADDRESS: <u>7382 Peachtree Way Suite A</u> CITY: <u>LOGANVILLE</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>678-462-5182</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input checked="" type="radio"/> Property Owner <input type="radio"/> Contract Purchaser <input type="radio"/> Agent <input type="radio"/> Attorney	
CONTACT PERSON: <u>Ivan Ramon</u> PHONE: <u>678-462-5182</u> EMAIL: <u>ivan@myempireadvertising.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>R5100-059</u> PRESENT ZONING: <u>R100</u> REQUESTED ZONING: <u>Light Industrial</u> ADDRESS: <u>520 BRAND RD</u> COUNTY: <u>Alconett</u> ACREAGE: <u>35</u> PROPOSED DEVELOPMENT: <u>Residential Home (INTL OFFICE)</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: 8-22-24
 Accepted by Planning & Development: [Signature] DATE: 9/5/24 FEE PAID: \$500.00

CHECK # 1053 RECEIPT # 20197112 TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 10/24/24

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn
[Signature] Mayor [Signature] City Clerk Date: 11/27/24

Legal Description of Property

All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 5th Land District of Gwinnett County, Georgia, containing 2.97 acres, more or less, and described in a Plat of Survey entitled "Survey for Juan Ramon", dated June 24, 2024, prepared by Access Consultants, certified by Michael a. Hughes, RLS in Georgia No. 2569 and recorded in Plat Book 163, Page 184, Gwinnett County, Georgia Records.

KNOW WHATS BELOW
CALL BEFORE YOU DIG
 800-4-A-DIG
 800-426-4342
 800-426-4342

NOTICE TO CONTRACTORS:
 THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.

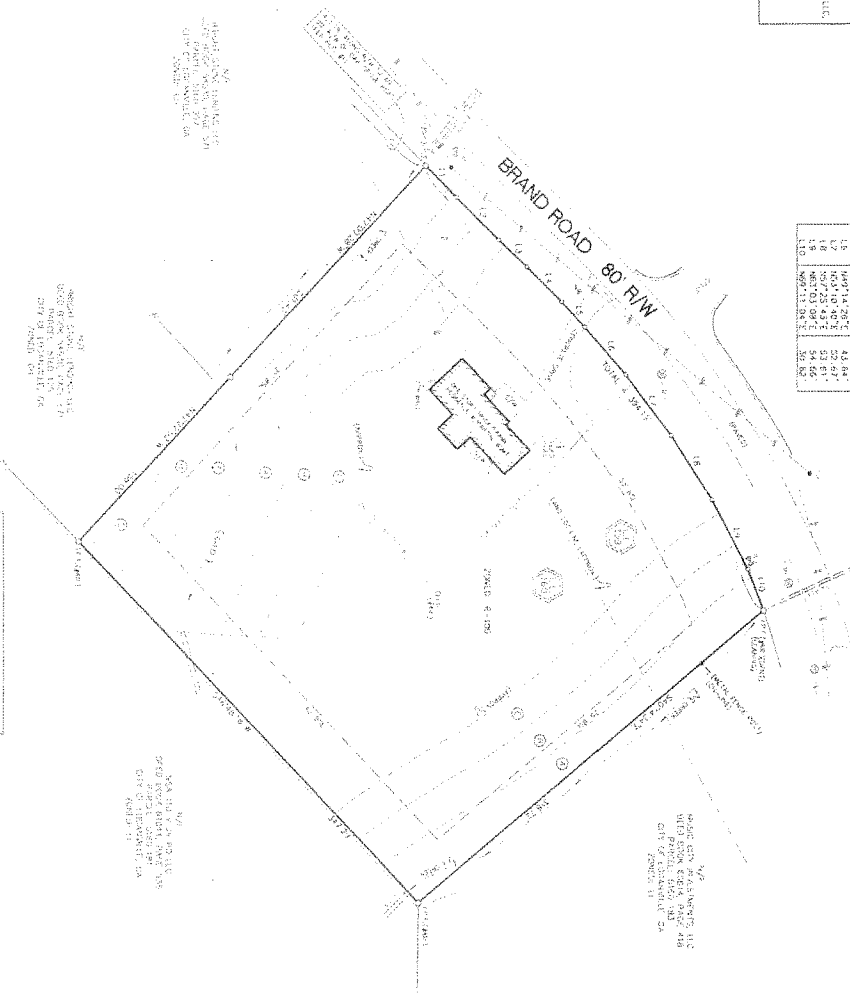


ACCESS CONSULTANTS
 1114 HAYWARD AVENUE
 WINDYBROOK, CA 94596
 PH: (925) 938-1114
 FAX: (925) 938-1114

JUAN RAMON
 1114 HAYWARD AVENUE
 WINDYBROOK, CA 94596
 PH: (925) 938-1114
 FAX: (925) 938-1114

AREA = 2.97 ACRES

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ROAD	HAVERSIDE	PAVEMENT	WIDTH	DEPTH	DEPTH
1	12	12	12	12	12
2	12	12	12	12	12
3	12	12	12	12	12
4	12	12	12	12	12
5	12	12	12	12	12
6	12	12	12	12	12
7	12	12	12	12	12
8	12	12	12	12	12
9	12	12	12	12	12
10	12	12	12	12	12



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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.

Dean Ramon 8/6/24
Applicant's Signature Date

Juan Ramon
Print Name

Signature of Applicant's Date
Attorney or Agent

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.

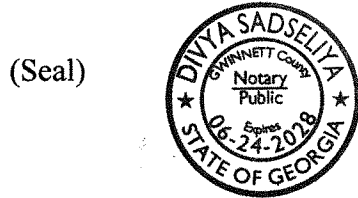
Applicant's Certification

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.

Juan Ramon _____ Date 8/7/24
Applicant's Signature

Juan Ramon _____
Print Name and Title

Sworn to and subscribed before me this 07 day of Aug, 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)

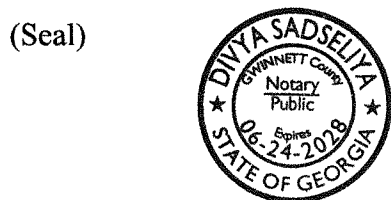
- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Juan Ramon _____ Date 8/7/24
Owner's Signature

Juan Ramon owner _____
Print Name and Title

Sworn to and subscribed before me this 07 day of Aug, 2024.



[Signature] _____
Signature of Notary Public

**LETTER OF INTENT FOR REZONE APPLICATION OF
RED LION ACQUISITIONS AND MANAGEMENT**

Tim Prater submits this Letter of Intent and the attached rezone application (the "Application") on behalf of Red Lion Acquisitions and Management (the "Property Owner") and Juan Ramon (the "Applicant"), relative to a proposed contractors office on approximately 3 +or- acres of land (the "Property") located at 520 Brand Road. The property is currently zoned R-100. The Applicant requests that the City rezone the Property to the (LI) Light Industrial classification.

The Property's location on Brand Rd would provide easy access for employees to the Highway 78 corridor as well as Highway 20 to the north. The Applicant is proposing to remodel the current structure on the Property for use as a contractors office. The structure will aesthetically appear as a residential dwelling with the exception of closing in the garage to be converted into office space and adding parking as per city code. The contractor's office will be staffed by 4 employees with the remainder of employees having periodic visits to the office. The Applicant will require minimal outdoor storage which will be enclosed with a minimum 6 (six) foot high opaque fence as per code requirements.

The proposed office is compatible with the surrounding uses and development on Brand Rd., which contains a mix of commercial and light industrial uses. The property is surrounded by property zoned Commercial Highway and Light Industrial within the City of Loganville. Abutting property to the east and rear of the Applicants property is zoned Light Industrial as well as abutting property to the north. Abutting 2 (two) properties to the south are zoned Commercial Highway. The abutting property to the west is zoned R-100, however this is a church and not a single family dwelling.

Although the Property is not designated on the Future Land Use Map, as it is currently part of the County, the three sides surrounding the property that are within the City are zoned CH and LI on the Future Land Use Map. The proposed contractor's office is in line with that growth. The Comprehensive Plan specifically encourages office, retail, and industrial uses in areas designated as CH and LI on the Future Land Use Map. Due to the lack of a designation on the Future Land Use Map for the Property and the dominance of the CH and LI designation surrounding the Property, the applicant submits that the proposed contractors office is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

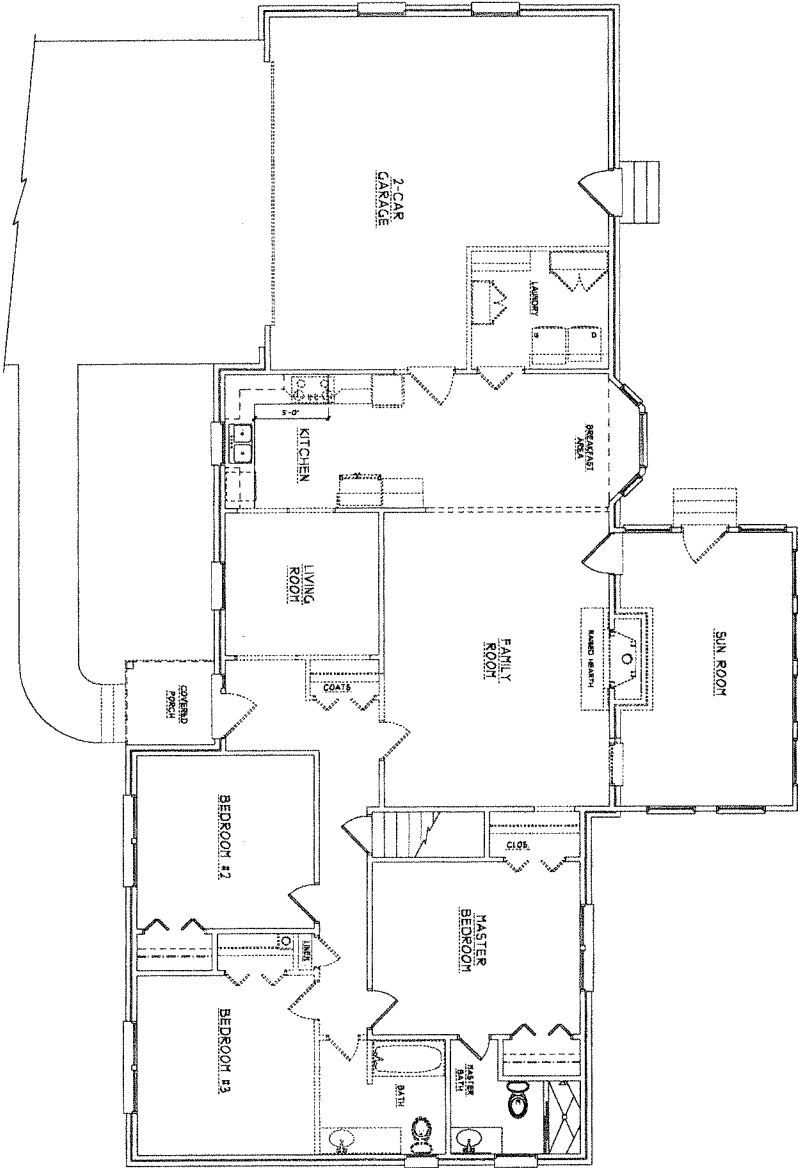
The proposed contractor's office is compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to a major transportation corridor. The Applicant 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 September, 2024

TIM PRATER

A handwritten signature in black ink, appearing to read 'Tim Prater', with a long horizontal flourish extending to the right.

Representative of Applicant



1 FIRST FLOOR - DEMOLITION PLAN
1/4" = 1'-0"

Scale: 1/4" = 1'-0" RLE\design\dwg\100-01.dwg, 07/09/24 11:00 AM, 1/4" = 1'-0"

DATE	07/09/24	PROJECT NUMBER	2024-341
REVISIONS			
NO.	DATE	DESCRIPTION	

EMPIRE ROOFING
 520 Brand Road, Loganville, Georgia 30052
 (770) 852-1111
 www.empireroofing.com


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 Empire Roofing & Siding, LLC
 and shall not be reproduced
 without written permission.

IMPORTANT NOTES:
 A41) BE SURE TO READ ALL DIMENSIONS
 CAREFULLY.
 A42) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING ALL DIMENSIONS AND CONDITIONS
 BEFORE BEGINNING WORK.
 A43) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE LOCAL
 AUTHORITIES.
 A44) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 PROTECTING ALL EXISTING UTILITIES AND
 STRUCTURES.
 A45) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 MAINTAINING ACCESS TO ALL ADJACENT
 PROPERTIES.
 A46) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 CLEANING UP ALL DEBRIS AND WASTE
 MATERIALS.
 A47) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY INSURANCE
 COVERAGE.
 A48) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 NOTIFYING THE ARCHITECT OF ANY
 CHANGES OR DELAYS.
 A49) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY APPROVALS
 FROM THE LOCAL AUTHORITIES.
 A50) THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 MAINTAINING ALL RECORDS AND DOCUMENTS
 RELATED TO THE PROJECT.

EMPIRE ROOFING
 520 Brand Road, Loganville, Georgia 30052
 (770) 852-1111
 www.empireroofing.com

**PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION**

RLE Designs, LLC
 Architect
 3330 Cobb Parkway, NW
 Suite 324-328
 Acworth, GA 30101
 (770) 315-4914
 www.rle-designs.com



520 Brand Rd SW
Loganville, Georgia



ABUTTING PROPERTY OWNERS
520 BRAND ROAD

530 BRAND RD
BRIGHT STONE LENDING LLC
1147 TRANQUIL BROOK DR
NAPLES FL 34114

540 BRAND RD
BRIGHT STONE LENDING LLC
1147 TRANQUIL BROOK DR
NAPLES FL 34114

- 3900 OAK GROVE RD
NSA 110 V JV PO LLC
8400 E PRENTICE AVE FL 9
GREENWOOD VILLAGE CO 80111

(R5160) 183 BRAND RD
CAMTEC PROPERTIES LLC
418 BRAND RD SW
LOGANVILLE GA 30052

3836 OAK GROVE RD
HOLY CROSS ANGLICAN CHURCH INC
PO BOX 776
LOGANVILLE GA 30052

(R5159 115) BRAND RD
Owner 1
HOWARD C MCELHANNON
Owner 2
ROBBIE G MCELHANNON
520 BRAND RD SW
LOGANVILLE GA 30052

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?
It will Benefit the Appearance, because we will do a full Rehab and improve the property.
2. How does the proposed use impact thoroughfare congestion and traffic safety? DOES NOT IMPACT TRAFFIC AT ALL. ON 4 to 5 office persons at a time will be in the building.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
NONE.
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;
NONE.
5. How does the proposed zoning provide protection of property against blight and depreciation?
Property will be improve Interior & Exterior.
It will add value.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?
No way at all. Property to the right & left are already light industrial.
8. What is the impact upon adjacent property owners if the request zoning is not approved?
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.
NONE.