



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 24-028

REQUEST FOR ZONING MAP AMENDMENT

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

Form with two main columns: APPLICANT INFORMATION and PROPERTY OWNER INFORMATION*. Includes fields for Name, Address, City, State, Zip, and Phone for both applicant and owner. Also includes a section for Applicant type (Property Owner, Contract Purchaser, Agent, Attorney) and Property Information (Map & Parcel #, Present Zoning, Requested Zoning, Address, County, Acreage, Proposed Development).

- You must attach: Application Fee [checked], Letter of Intent, Legal Description [checked], Site Plan [checked], Plat of Property [checked], Names/Addresses of Abutting Property Owners [checked], Campaign Contribution Disclosure [checked], Impact Analysis [checked]

Pre-Application Conference Date: 3/15/24
Accepted by Planning & Development: Sarah Black DATE: 7/9/24 FEE PAID: \$500.00

CHECK # 14958 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CITY COUNCIL ACTION: Approved, Approved w/conditions, Denied, Tabled to, Referred Back to Planning Commission, Withdrawn

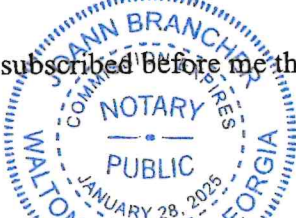
Mayor City Clerk Date

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.

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

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 07-2-24
Owner's Signature Date

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



Walton County, GA - Property Tax

2023 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 1000
Walton County Government Building
Milton, Florida 32575

PH: 770-267-1352, FAX: 770-267-1466

WORKS 24
55 PARKS TALK
SPECIAL CIRCUIT, GA 70025

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023 5495	11/05/2023	\$0.00	\$4,395.57	\$0.00	Paid 2023 11 09

Printed: 06/28/2024

Map: C0040000

Location: 4550 TUCK RD

Message:

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect please contact the Tax Assessor's office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
 205 South Hammond Drive STE 300
 Walton County Government Building
 Marietta, Georgia 30065
 PH: 770-266-4756, Fax: 770-207-1416



Tax Payer: BROOKS CH
 Map Code: 00909000 Real
 Description: 4715A
 Location: 4550 LUCKY RD
 Bill No: 2023-5405
 District: 06 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$0.00	\$562,500.00	54.2800	\$562,500.00	11/15/23	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY MISO	\$562,500	\$144,920	\$0	\$144,920	0.000	\$1,509.05	\$0.00	\$1,509.05
COUNTY SCHOOL MISO	\$562,500	\$144,920	\$0	\$144,920	0.000	\$2,410.05	\$0.00	\$2,410.05
WALTON FUND	\$562,500	\$144,920	\$0	\$144,920	0.000	\$301.44	\$0.00	\$301.44
FIRE DISTRICT	\$562,500	\$144,920	\$0	\$144,920	0.000	\$265.93	\$0.00	\$265.93
TOTALS					0.000	\$4,395.57	\$0.00	\$4,395.57

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1552.

Current Due	\$4,395.57
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$4,395.57
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	07/11/2023



Overview



Legend

-  Parcels
-  Roads

Parcel ID C0040009
 Class Code Commercial
 Taxing District Walton County
 Acres 50.28

Owner BROOKS O H
 % BENNY STEPHENSON
 55 PAPAS TALK
 SOCIAL CIRCLE, GA 30025
 Physical Address 4550 TUCK RD
 Appraised Value Value \$362300

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

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

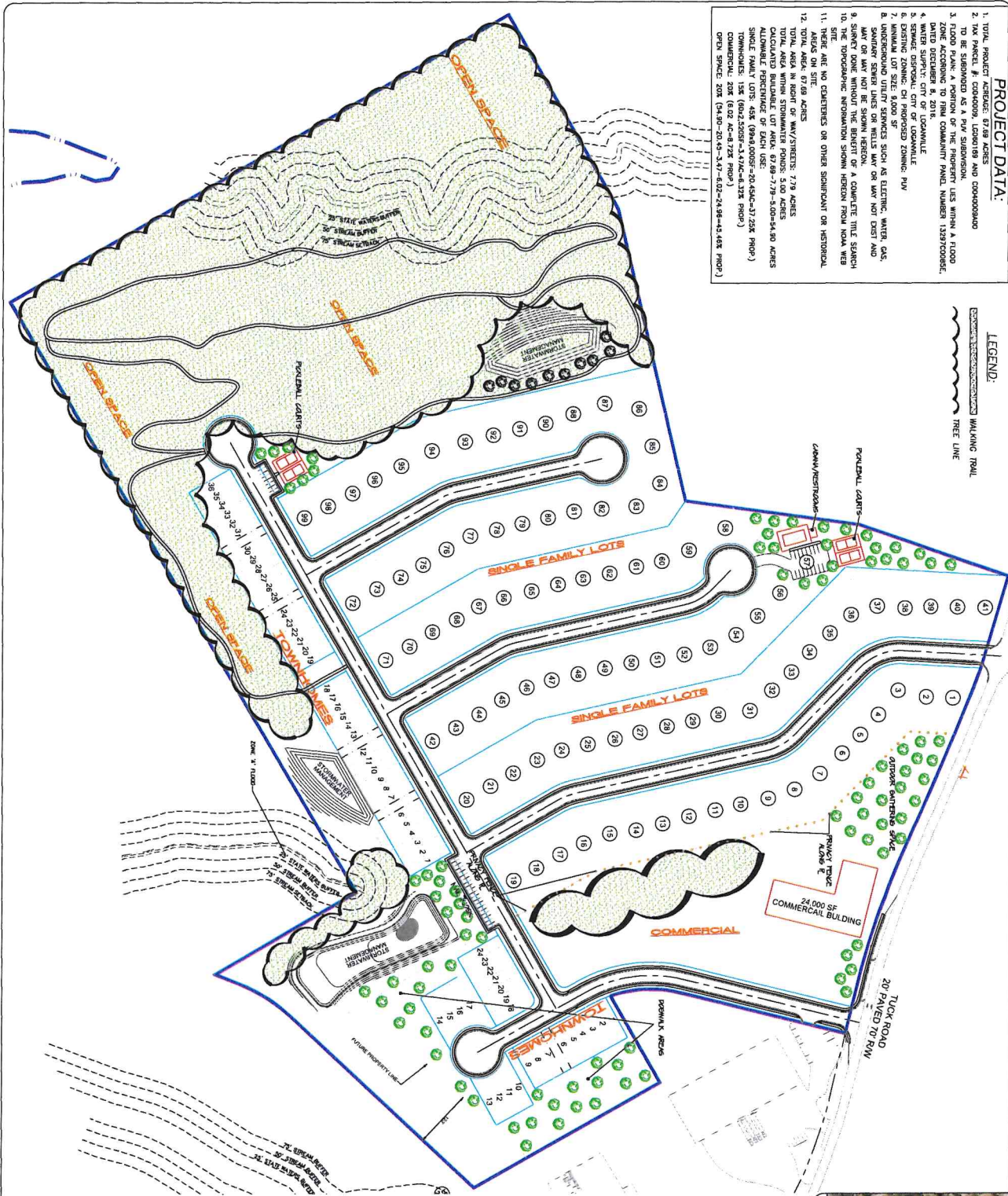
Developed by  Schneider
 GEOSPATIAL

PROJECT DATA:

1. TOTAL PROJECT ACRES: 67.89 ACRES
2. TAX PARCEL #/ COORDINATES, LOCATIONS AND COORDINATES TO BE SUBMITTED AS A PUV SUBMISSION.
3. ZONE ACCORDING TO CITY MAP: RESIDENTIAL USE WITHIN A 15,000 DATED DECEMBER 6, 2016.
4. WATER SUPPLY: CITY OF LOGANVILLE
5. SEWER: GEORGIA CITY OF LOGANVILLE
6. MINIMUM LOT SIZE: 5,000 SF
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 IS REQUIRED TO DETERMINE THE EXISTENCE OF ANY SUCH SERVICES.
8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA VES SITE.
9. THERE ARE NO CHANGES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
10. TOTAL AREA IN ROOF OR W/W/STREETS: 7.79 ACRES
11. TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
12. CALCULATED BUILDABLE LOT AREA: 67,897.79-5,000-54.50 ACRES
13. ALLOWABLE PERCENTAGE OF EACH USE:
 - RESIDENTIAL: 100% (67,897.79-5,000-54.50 ACRES)
 - COMMERCIAL: 20% (13,579.56-2,710.90 ACRES)
 - OPEN SPACE: 20% (13,579.56-2,710.90 ACRES)

LEGEND:

- WALKING PAWL
- TREE LINE



GEORGIA811
 Utility Protection Center, Inc.
 Call before you dig. 800.585.7411
 www.Georgia811.com

Scale 1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

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

DATE: 09/02/24
 SHEET: 1 of 1

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
 1750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE 706-255-2443