



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

Date: 8-6-24

Application # A 24-029

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Juan Ramon</u> ADDRESS: <u>3378 Marshall Ct</u> CITY: <u>Lawrenceville, GA</u> STATE: <u>GA</u> Zip: <u>30045</u> PHONE: <u>678-462-5182</u>	NAME: <u>Red Lion Acquisitions S.M.A.R.T. LLC</u> ADDRESS: <u>2382 P.O. Box TEC 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>Juan Ramon</u> PHONE: <u>678-462-5182</u> EMAIL: <u>Juan@mycompany.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>RS160-059</u> PRESENT ZONING: <u>R100</u> (Separate rezoning request required) ADDRESS: <u>500 BRAND Rd</u> COUNTY: <u>Franklin</u> ACREAGE: <u>3.5 Acres</u> PROPOSED DEVELOPMENT: <u>REHAB HOME INTO OFFICE</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: 8-22-24
 Accepted by Planning & Development: [Signature] DATE: 9/5/24 FEE PAID: \$300.00
 CHECK # 1053 RECEIPT # R00197112 TAKEN BY: SD 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 Referred Back to Planning Commission Withdrawn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

11/14/24
 Date

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.



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

Tim Prater submits this Letter of Intent and the attached annexation 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 within unincorporated Gwinnett County and zoned R-100. The Applicant requests that the City annex the Property into the City and rezone 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 remain to 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.

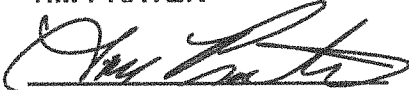
The proposed office is compatible with the surrounding uses and development on Brand Rd., which contains a mix of commercial and light industrial uses. The property is surrounded by property zoned Commercial Highway and Light Industrial within the City of Loganville. Abutting property to the east and rear of the Applicants property is zoned Light Industrial as well as the 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 property is owned by the Holy Cross Anglican Church.

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



Representative of Applicant

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

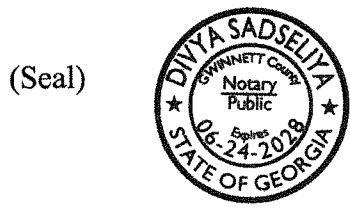
Applicant's Certification

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.

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

Print Name and Title Juan Ramon

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)

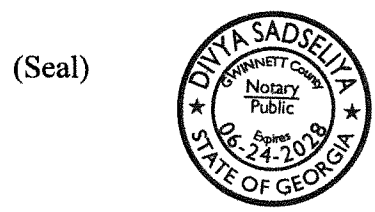
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

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

Print Name and Title Juan Ramon owner

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



[Signature]
Signature of Notary Public