



Planning and Development Department Case Information

Case Number: Z24-0022

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:

Andriy Lukyan
c/o Blue Wolf Homes LLC

919 Rock Oak Lane
Lawrenceville, Georgia 30046

Owner:

Blue Wolf Homes LLC
919 Rock Oak Lane

Lawrenceville, Georgia 30046

Current Zoning: A1

Request: Rezone 3.84 acres from A1 to A2 to create 2 buildable lots

Address: 6300 Highway 81, Loganville, Georgia 30052

Map Number/Site Area: C0360006

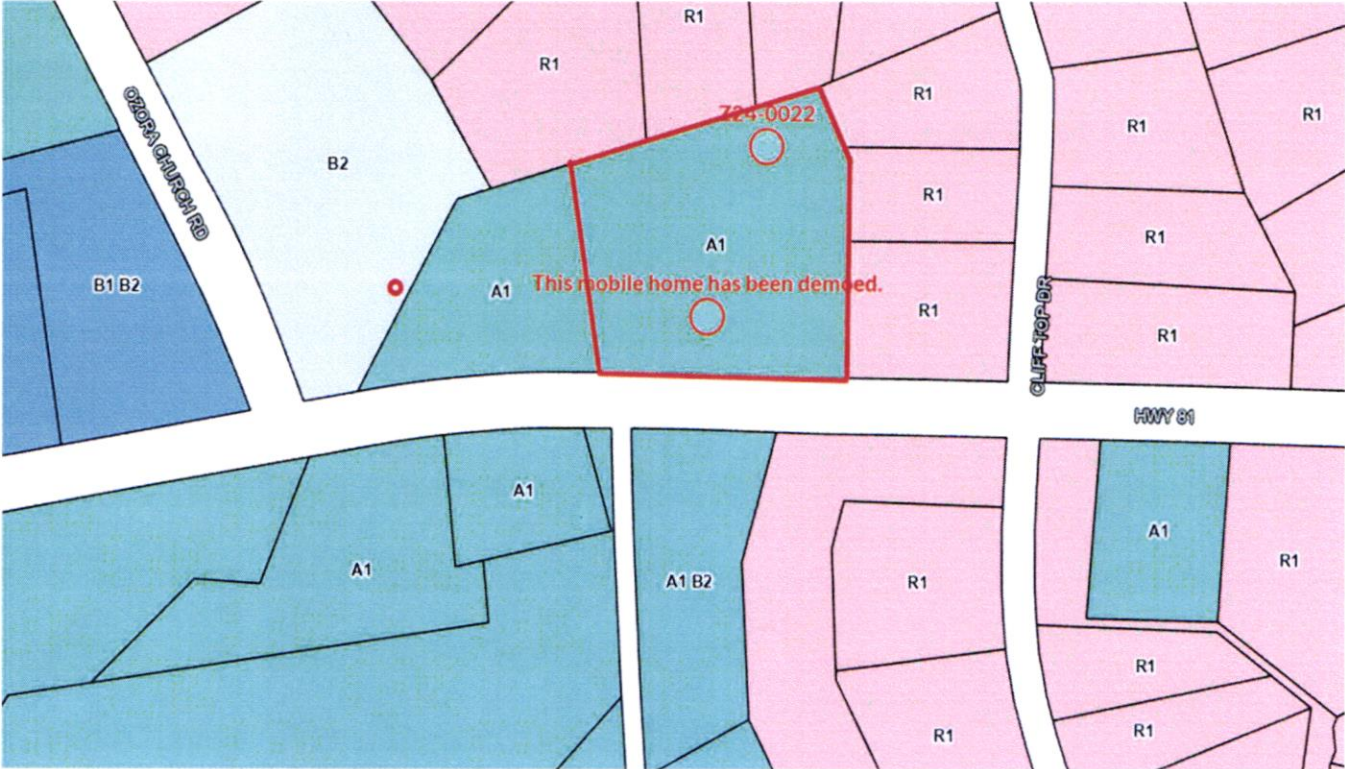
Character Area: Suburban

District 1 Commissioner-Bo Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of 3.84 acres and is residential. There was previously a mobile home on the property but it has been demoed.



The surrounding properties are zoned A1 and R1.



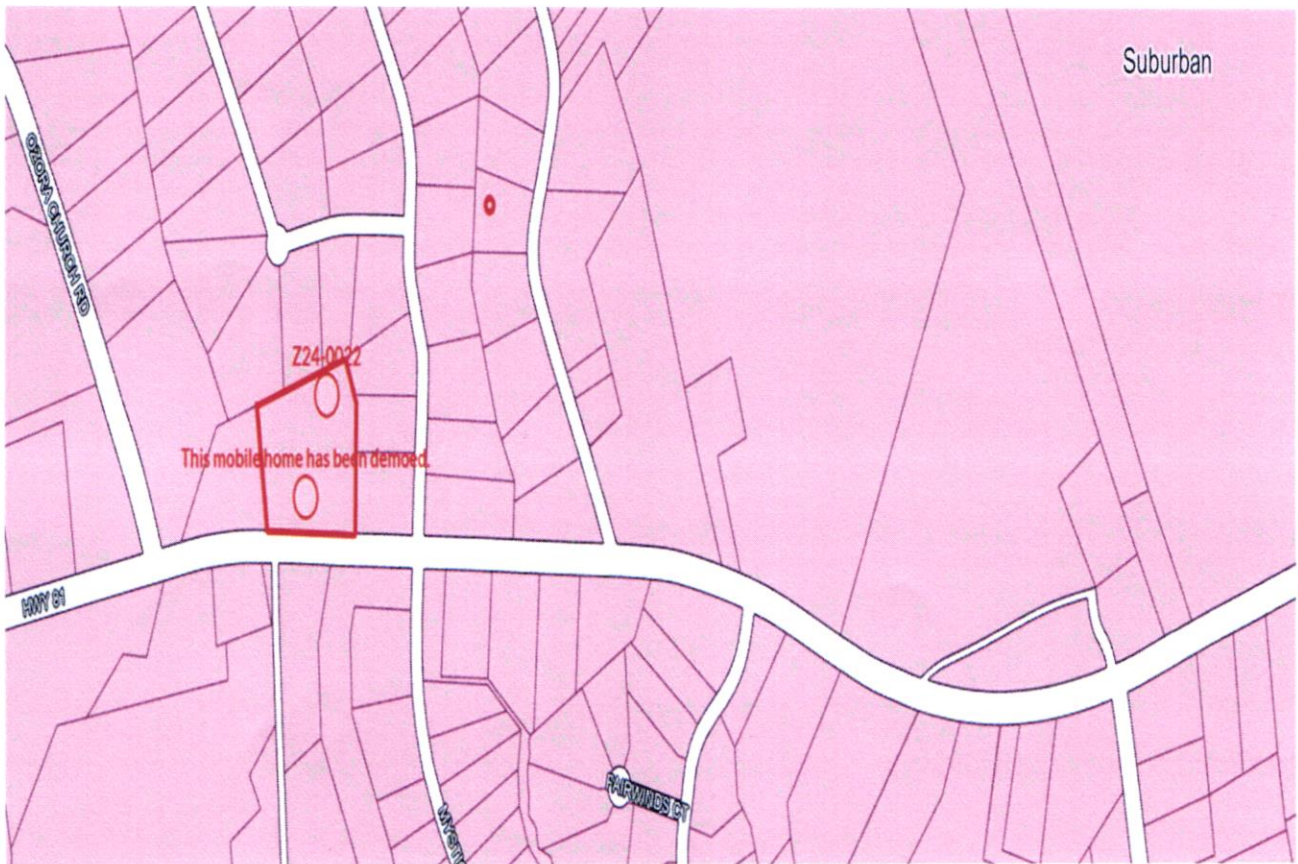
Subdivisions surrounding property:



The property is located in the Alcovy River Watershed.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: No comment received.

Water Authority: This area is currently served by an existing 8" diameter water main along Highway 81. (static pressure: 95 psi, Estimated fire flow available: 1,250 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comment

Fire Department Review: Fire response will be slowed due to long driveways.

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Residential driveway permits will need to be obtained from the Area 2 office in Athens.

PC ACTION 12/12/2024:

1. Recommended Approval of Z24-0022-Rezone 3.84 acres from A1 to A2 to create 2 buildable lots-Applicant: Blue Wolf Homes LLC (Andriy Lukyan)/Owner: Blue Wolf Homes LLC-Property located on 6300 Hwy 81/Map/Parcel C0360006-District 1.

Presentation: Andriy Lukyan represented the case. He lives in Auburn, Georgia right now. He would like to rezone the property and build 2 homes. One would be for him and the other one for his father. They will have septic and county water.

Tim Hinton asked about the size of the houses and Mr. Lukyan stated that it would be about 4,000 sq. ft. to 4,200 sq. ft. above grade and no basement.

Speaking: None

Recommendation: Timothy Hinton made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z24-0022
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 01-07-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0360006

Applicant Name/Address/Phone # Andriy Lukyan **Property Owner Name/Address/Phone** Same

Blue Wolf Homes LLC
E 99 Rock oak Ln

Lawrenceville ga 30046

E-mail address: Lukyan@2@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 678-914-7666 **Phone #** _____

Location: 6300 Hwy 81, Loganville, Ga. 30052 **Requested Zoning** A2 **Acreage** 3.65 (3.84 acres)

Existing Use of Property: Residential

Existing Structures: Vacant

The purpose of this rezone is Splitting property to make 2 buildable lots.

Property is serviced by the following:

Public Water: **Provider:** _____ **Well:** _____

Public Sewer: _____ **Provider:** _____ **Septic Tank:**

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Andriy Lukyan **Date** 10/31/24 **Fee Paid** \$ 300.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 **Surrounding Zoning:** North B1 South A1
 East R1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N

Commission District: 1-Bo Warren **Watershed:** Alcovy River **W-P1** **TMP**

I hereby withdraw the above application _____ Date _____

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 4/24/2024 10:22:55 PM

BUSINESS INFORMATION

CONTROL NUMBER 24087867
BUSINESS NAME BLUE WOLF HOMES LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 04/24/2024

PRINCIPAL OFFICE ADDRESS

ADDRESS 919 Rock Oak Lane, Lawrenceville, GA, 30046, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
andriy lukyan	919 Rock Oak Lane, Lawrenceville, GA, 30046, USA	Gwinnett

ORGANIZER(S)

NAME	TITLE	ADDRESS
andriy lukyan	ORGANIZER	919 Rock Oak Lane, Lawrenceville, GA, 30046, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE ANDRIY LUKYAN
AUTHORIZER TITLE Organizer

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

mobile home R100/A1/A2
removed from property

2. The extent to which property values are diminished by the particular zoning restrictions;

none

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

none

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

property value near by will go up and
will look better on the property

5. The suitability of the subject property for the zoned purposes; and

the property is residential

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

Mobile home was on property until it was removed 10/24/24

LETTER OF INTENT

Hello my name is Andriy Lukyan. I am asking approval to rezone the property at 6300 Highway 81 which is 3.84 acres and zoned A1 to A2 to split the property in two lots. One lot would be for me to build on and the other lot will be for my parents. They will be fenced in and everything will be up to code and built in a timely manner. Thank you for your time.

Andriy

TOTAL AREA: 3.65 ACRES ZONING: A1

SOIL PROPERTIES TABLE

SOIL	DEPTH TO	PROPOSED DEPTH	APPROXIMATE	DEPTH/LANDUSE RATE	DOH
CLASSIFICATION	TO CORNER	TO CORNER	PROBATION RATE		CODE
TAPOWAL CLSIE	12" IN	12" IN	30-48 IN/48 MIN		#
TAPOWAL CLSIE	12" IN	12" IN	30-48 IN/48 MIN		#

DOH CODE ABBREVIATIONS/RECOMMENDATIONS:
* THESE SOILS ARE SUITABLE FOR ACTIVATION OF ON-SITE SYSTEMS WITH PROPER MAINTENANCE OF THE SITE OF THE DRAINAGE DESIGN TO ENSURE EQUAL DISTRIBUTION OF LIQUID. FIELD INSTALLATION SHOULD BE MADE IN SUCH A MANNER AS TO ENSURE THE SOIL SHOULD FUNCTION AS A SUITABLE ABSORPTION FIELD. PROVISIONS THAT THE SYSTEM IS TO BE MAINTAINED TO MAKE SURE THERE WILL BE NO ROCK LAMINATIONS TEST PIT HAS BEEN ADVANCED TO AT LEAST 72" DEEP WITHIN THE LIMIT.

EAGLE CROSSING SUBDIVISION
UNIT II
PB. 59 PG. 148

OWNER:
BLUE WOLF HOMES LLC
619 ROCK HAWK LANE
LAWRENCEVILLE, GA 30046
PHONE: 878-614-7666

24 HR. CONTACT:
AUDRY LUKYAN
PHONE: 878-614-7666

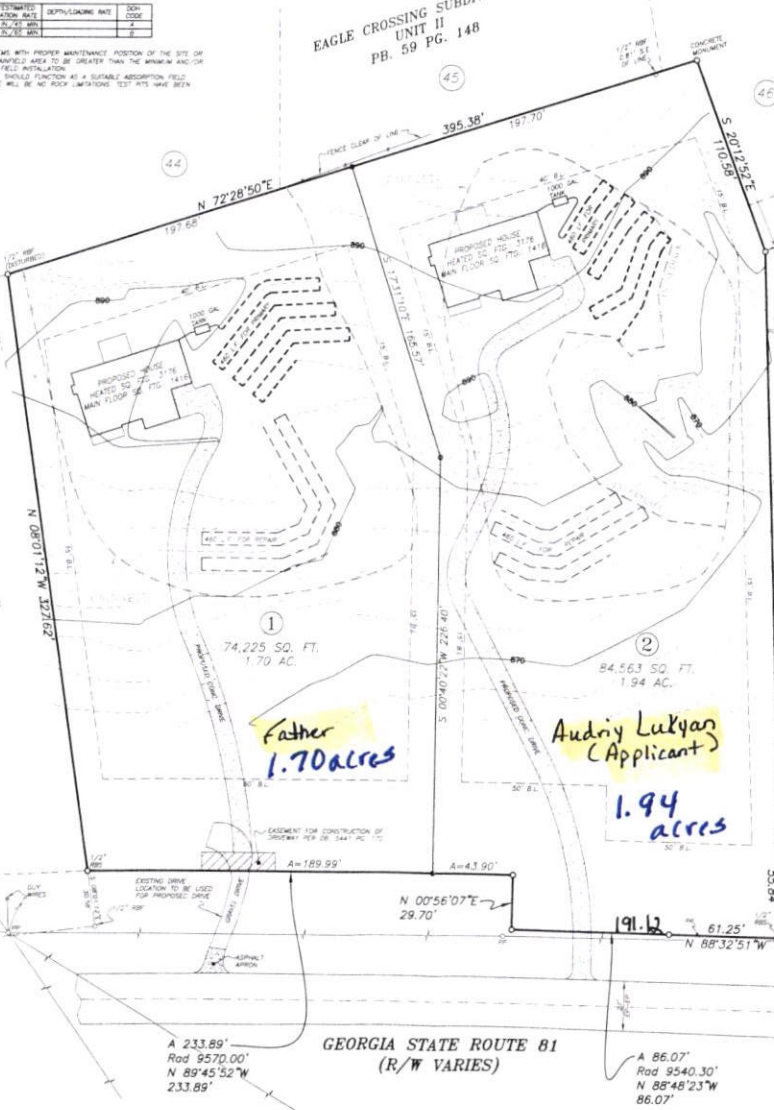
SURVEYOR/ENGINEER:
RINGO ABERNATHY & ASSOCIATES, INC.
257 PINNACLES LANE
BIRMINGHAM, GA 30017
CONTACT: KEVIN RINGO, PLS.
PHONE: (770) 962-8456
EMAIL: kringo@ringoabernathy.com



- LEGEND**
- 1" = 20'
- POINT OF BEGINNING
- LAND LOT LINE
- RIGHT OF WAY
- NEW OR FORMERLY
- CONCRETE FOUNDATION
- OPEN TOP FOUNDED
- REBAR SET
- CONCRETE
- PERFORATED METAL PIPE
- DUCTILE IRON PIPE
- POLYETHYLENE HOSE
- SINGLE WIND CATCH BASIN
- DOUBLE WIND CATCH BASIN
- SOIL INLET
- OUTLET CONTROL SYSTEM
- LEACH PIT
- FLARED END SECTION
- HEAD MAN
- W/ER INLET
- SAVARY SEWER MANHOLE
- LEACH PIT
- INLET
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- ELECTRIC OUTLET
- UNDERGROUND POWER LINE
- SOIL INLET
- POWER POLE
- CABLE TELEVISION
- UNDERGROUND TELEPHONE
- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- N/V MANHOLE
- BIODIGESTER
- BUILDING LINE
- EDGE OF PAVEMENT
- CENTERSHIP
- SAMPLING POINT
- MONITORING POINT
- WETLANDS
- STREET LIGHT

SURVEY HISTORY
SIZE OF THE DATA SHOWN ON THIS PLAN WAS OBTAINED BY SURVEY OF RECORDED INSTRUMENTS AND VERTICAL CONTROL POINT INFORMATION. THE TECHNIQUE USED WAS FIRST-ORDERED MEASUREMENTS FROM THE WIDE-BASIS SURVEY NETWORK. THE RELATIVE POSITIONAL ACCURACY OF THE POINTS UTILIZED IN THIS SURVEY WAS 2.5 CM (1") HORIZONTAL AND 1.5 CM (0.5") VERTICAL AT THE 95% CONFIDENCE LEVEL.
BASE OF BENCHMARK FOR THIS SURVEY IS 220 NORTHERN, REFERENCED TO THE GEORGIA STATE PLANNING COMMISSION SYSTEM WITH ALL NECESSARY CALCULATIONS REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).
EQUIPMENT USED: GARMIN 8000T BENTON; JENCO SURVEYING CLOSURE TOTAL STATION AND A GARMIN 8100 DATA COLLECTOR.
THIS PLAN HAS BEEN CALCULATED FOR PRECISION AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

REFERENCE INSTRUMENTS
- PLAN OF SURVEY FOR CHARLES ROSSER PREPARED BY W.M. JONES ON FEB 14/1848 DATED 5/28/1842 AND RECORDED IN PB 13 PG 48.
- FINAL PLAN OF EAGLE CROSSING UNIT II PREPARED BY HARRISON SURVEYING INC DATED 7/17/1982 AND RECORDED IN PB 58 PG 74.
- PLAN OF SURVEY FOR S. KENNETH HARRISON PREPARED BY W.M. JONES ON FEB 14/1848 DATED 5/27/1848 AND RECORDED IN PB 12 PG 175.
- RETIREMENT SURVEY FOR WARE HARRISON PREPARED BY NORTHEAST LAND SURVEYING LLC DATED 4/9/2023 AND RECORDED IN PB 124 PG 121.
- POINT OF WAY DEED FOR GEORGIA DEPARTMENT OF TRANSPORTATION DATED 12/18/2024 AND RECORDED IN 206 2441 PG 18.
- DEEDWAY EASEMENT FOR GEORGIA DEPARTMENT OF TRANSPORTATION DATED 12/18/2024 AND RECORDED IN 206 2441 PG 17.
- STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED DATED 12/17/2023 BIRMINGHAM PROJECT #B-1861



SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION 16-2 OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES. SIGNATURES, STAMPS, OR EVIDENTIAL RECORDS, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE COMPARSED WITH THE APPROPRIATE GOVERNMENTAL RECORDS BY ANY PROVIDER OF USER OF THIS PLAN AS TO INTENDED USE OF ANY PARTS. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIED THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR UNDERGROUND SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN H. RINGO - GA PLS #2278 DATE

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:
I HAVE CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT IN TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND THAT I AM UNDER MY SUPERVISION THAT ALL IMPROVEMENTS SHOWN HEREON ACCORD WITH AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A GLOBAL PRECISION OF 1.00 CM (0.3937 INCH) AND AN ANGULAR PRECISION OF 0.04775 ANGULAR FEET AND WAS CALCULATED USING SURVEYING TECHNIQUE. THIS PLAN HAS BEEN CALCULATED FOR COLORADO AND IT SHALL BE ACCURATE WITHIN 1 FOOT IN 10,000 FEET AND SHALL CONTAIN A TOTAL OF 1.88 ACRES. THE SURVEYOR HAS TO DRAW THE LINEAR AND ANGULAR IMPROVEMENTS WITHIN A 200' GENERAL SURVEY OF THE SECTION LINE AND.

REGISTERED GEORGIA LAND SURVEYOR DATE
RES. NO. 2278 DATE OF EXPIRATION: OCTOBER 31, 2024

WETLANDS CERTIFICATION
THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON CERTIFIED THAT (P.L. 86-36) (1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED; (2) THE APPROPRIATE PLAN (3) DOES NOT INDICATE AREAS OF UNITED STATES WETLANDS; (4) THE WETLANDS ARE INDICATED AS SHOWN ON THE MAPS; AND (5) IF THE WETLANDS ARE INDICATED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

KEVIN H. RINGO - GA PLS #2278 DATE

APPROVAL FOR RECORDING
THE FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS PLAN FOR RECORDING:
COUNTY PLANNING AND DEVELOPMENT DATE SIGNED

FLOORPLAN NOTE
THERE IS NO FLOORPLAN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OF FLOORPLAN MAP PLAN PANEL. DATED



NOTE
NO CERTIFICATION IS MADE AS TO EXISTENCE OF NON-EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE ONLY. PLANNING FEATURES ARE SHOWN HEREON AS FOUND EXCEPT IN THE FIELD.

NOTE
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. DEED AND PLAN REFERENCES WERE TAKEN FROM PUBLICLY AVAILABLE RECORDS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.



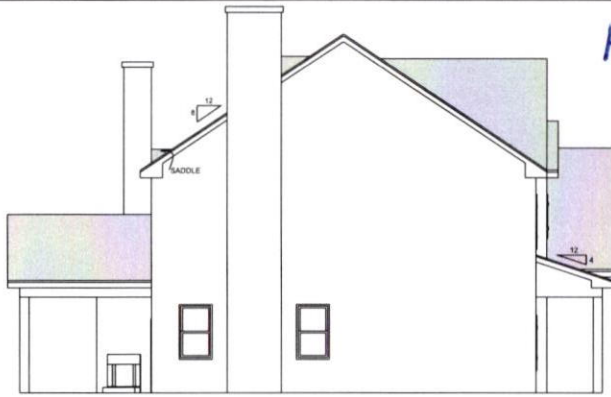
RINGO ABERNATHY & ASSOCIATES
257 PINNACLES LANE
BIRMINGHAM, GA 30017
PHONE: (770) 962-8456

REZONING CONCEPT/EXHIBIT FOR:
BLUE WOLF HOMES LLC
6300 HIGHWAY 81

REVISIONS	NO.	DATE	DESCRIPTION

REVISIONS	NO.	DATE	DESCRIPTION

House Plan that Applicant intends
to build on Lot 2 -
1.94 acres



LEFT ELEVATION
1/8"---1'-0"



REAR ELEVATION
1/8"---1'-0"



RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

SIDE ENTRY

THE VICKERY
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
3-5-13

SHEET:

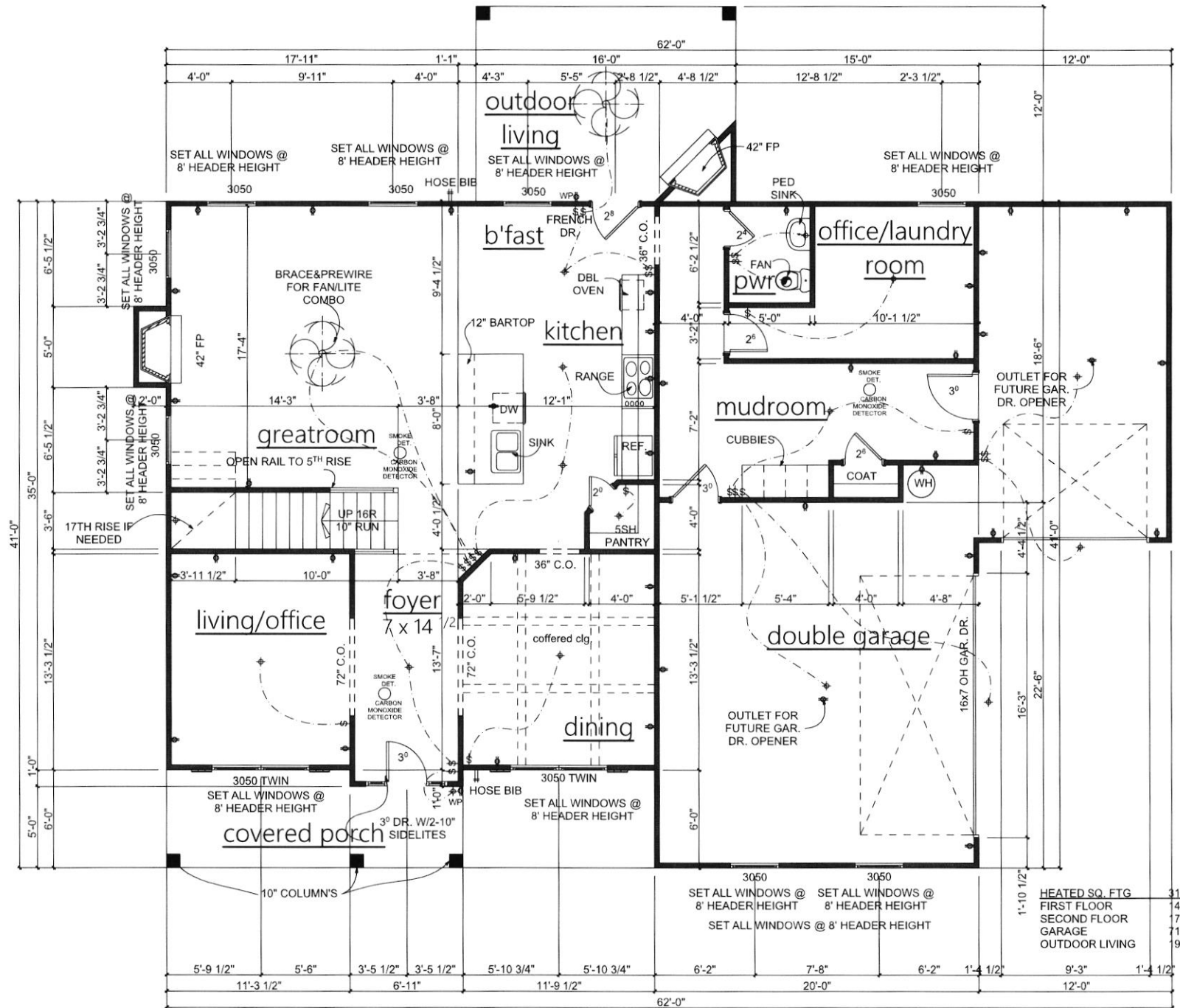
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TEL: 774-815-2414
WWW.WEPLANHOMES.COM

REV.

DATE



SIDE ENTRY

THE VICKERY
FIRST FLOOR

DWG. BY:
PWL/SAM

DATE:
3-5-13

SHEET:

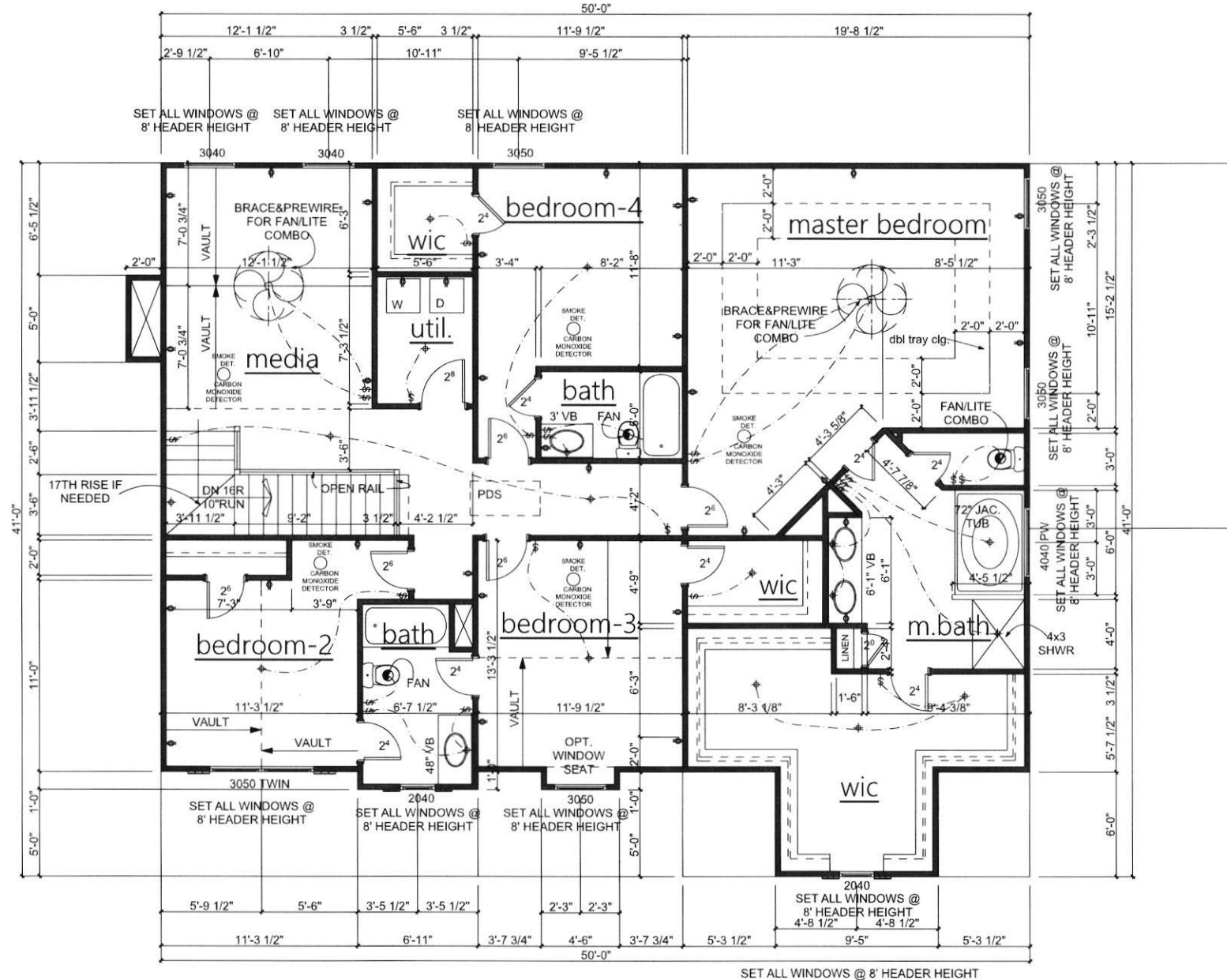
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REV.

DATE

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DATE	
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WE PLAN HOMES	TEL: 770-615-8741 WWW.WEPLANHOMES.COM
THE VICKERY SECOND FLOOR	
DWG. BY:	PWL/SAM
DATE:	3-5-13
SHEET:	4