



# Walton County Planning and Development Department

303 S. Hammond Drive, Suite 98 – Monroe, GA 30655  
Office: (770) 267-1485, Fax: (770) 267-1407

November 21, 2022

To: Chairman Thompson

From: Charna Parker  
Director, Planning and Development

RE: City of Loganville

Annexation Request #1 dated 8-29-22  
Applicant Split Silk Properties, LLC  
5.84 acres located at Hwy 78  
C0210016

Annexation Request #2 dated 7-29-22  
Applicant Mark Myers  
2.5 +/- acres located at 4746 Hwy 81  
C0160006

Annexation #3 dated 7-29-22  
Applicant Mark Myers  
10.0 +/- acres located at 4746 Hwy 81  
C0160006A

Proposed annexation requests are 100% Annexations, all in accordance with O.C.G.A. § 36-36-6 and § 36-36-9.



Planning & Development  
4303 Lawrenceville Road  
P.O. Box 39  
Loganville, GA 30052

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Phone 770.466.2633

E-mail: [tprater@loganville-ga.gov](mailto:tprater@loganville-ga.gov)

**Certified Mail # 7017 0660 0000 5999 9107**

Date: 11.2.2022

Board of Commissioners  
Walton County  
303 South Hammond Drive Suite, 330  
Monroe, GA 30655

Dear Commissioners:

Please be advised that the Planning and Development Department of the City of Loganville, Georgia, by the authority vested in the Mayor and the Council of the City of Loganville, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has accepted an application to annex the property hereinafter described.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Loganville, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9.

Enclosed is a copy of Annexation Case #A22-008 for approximately 5.84+/- acres Map & Parcel #C0210016 located at 4900 HWY 78 Loganville, GA 30052.

The Planning Commission will make a recommendation on Thursday, October 27<sup>th</sup> 2022 at 6:30 p.m. The City Council will discuss the case on Monday, December 5<sup>th</sup> 2022 at 6:30 p.m. and take action on Thursday, December 8<sup>th</sup> 2022 at 6:30 p.m.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Loganville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Sincerely,

*Tim Prater*

Tim Prater, Director of Planning & Development



**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]  
Applicant's Signature

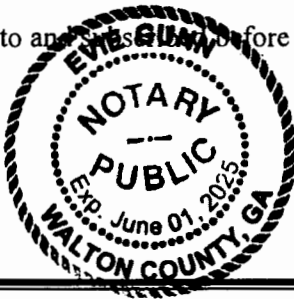
8/29/2022  
Date

Jeff Timler, Owner-Split Silk Properties, LLC

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022

(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.

Teresa King Needham  
Owner's Signature

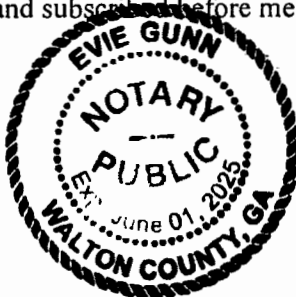
8-29-22  
Date

Teresa King Needham

Print Name and Title

Sworn to and subscribed before me this 29 day of August, 2022.

(Seal)



[Signature]  
Signature of Notary Public

CRICKET CURRENCY LLC  
P O BOX 704  
LOGANVILLE, GA 30052

HIGHWAY 81 LLC  
P O BOX 2149  
LOGANVILLE, GA 30052

FAHHAD INVESTMENTS LLC  
5783 VANTAGE COURT  
STONE MOUNTAIN, GA 30087

TRINITY PREP CAMPUS LLC  
2213 COMMERCE DR  
LOGANVILLE, GA 30052

RUSU ALEXANDRU  
P O BOX 3433  
LOGANVILLE, GA 30052

WENDELL GEIGER  
P O BOX 324  
LOGANVILLE, GA 30052

WALTON PLACE CONDOMINIUM  
OWNERS ASSOCIATION  
2900 BART JOHNSON RD  
BUFORD, GA 30519

HUTTON LOGANVILLE GA ST LLC  
C/O CARNETTS MANAGEMENT CO  
1265 OAKBROOK DRIVE  
NORCROSS, GA 30093

SPLIT SILK PROPERTIES, LLC.  
P.O. BOX 1725  
LOGANVILLE, GA 30052

August 29, 2022

Mr. Tim Prater  
Department of Planning & Development  
4303 Lawrenceville Road  
Loganville, GA 30052

RE: Letter of Intent for rezoning and annexation, Tax Parcel C 0210016 (5.84 acres zoned B2 & A2)

Dear Mr. Prater:

The undersigned (the applicant) is representing Teresa and Danny Needham (the owners), who are seeking rezoning and annexation for the subject property. The property has been in the Needham family since the house was constructed in 1960. The intent of this application is to rezone & annex the 5.84 acres from the County designated zoning of B2 & A2 to the Loganville zoning of CH consistent with the properties that surround it.

The proposed annexation and zoning would allow the owners to market and sell the estimated \$10,000,000.00 project per the concept plan. As currently zoned, the property has little economic value and does not add to the aesthetics of the area. In terms of economic development, the City's tax base would benefit tremendously or a 1,600 percent increase from the current assessment of \$580,000.00. Since most of the infrastructure like water, sewer, roads are in place, there would be little if any additional impact upon city services. Traffic congestion is always a concern; however, most commercial businesses are built because of the existing market and existing traffic counts. This property having multiple (2-3) public road access points would also lessen any impact as customers would have multiple ingress and egress options that most properties in Loganville do not have. As you are aware, state law encourages the elimination of islands through annexation from a service delivery standpoint. Providing services to an unincorporated island can be problematic, especially for emergency services. Lastly, the 2017 Loganville Comprehensive Plan states, "Retail, office space, and highway-commercial uses, through small-scale neighborhood shops or offices may be desirable in certain spaces. Clearly this request is consistent with adjacent and nearby properties uses and meets the comprehensive plan intent. The plan goes on to state that "The vast majority of Loganville's workforce leaves the city for employment (94%), while 95% of jobs within the city belong to people commuting from elsewhere". Creating more jobs and services would increase more opportunities for existing residents and possibly require less trips outside the city for necessary retail and services.

SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

We feel that the proposed rezoning and annexation will be a great asset to the community and consistent with the corridor. Thank you for your time and consideration and please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Timler", written in a cursive style.

Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052

678-439-1776, [splitsilkproperties@gmail.com](mailto:splitsilkproperties@gmail.com)

**GENERAL NOTES**

**OWNER/DEVELOPER:** VANTAGE COMMERCIAL CONTRACTORS LLC  
 2000 W. BIRCH  
 LOUISVILLE, GA 30240  
 CONTACT: VERA PAVLOVA  
 PHONE: 770.486.1878

**ENGINEER:** PLAND ENGINEERING AND ARCHITECTURE  
 CONTACT: REGINALD CRAYTON, P.E.  
 PHONE: 770.486.2444

**SITE ADDRESS:** 4200 US HWY 78  
 LOUISVILLE, GA 30233

1. PARCEL NUMBER: C0210011
2. PARCEL AREA: 5.84 ACRES
3. CURRENT ZONING: A2 (RURAL ESTATE DISTRICT) & B2 (HIGHWAY BUSINESS DISTRICT)
4. PROPOSED ZONING: B1 (HIGHWAY BUSINESS DISTRICT)
5. DISTRICT: 47H
6. LAND LOT: 151

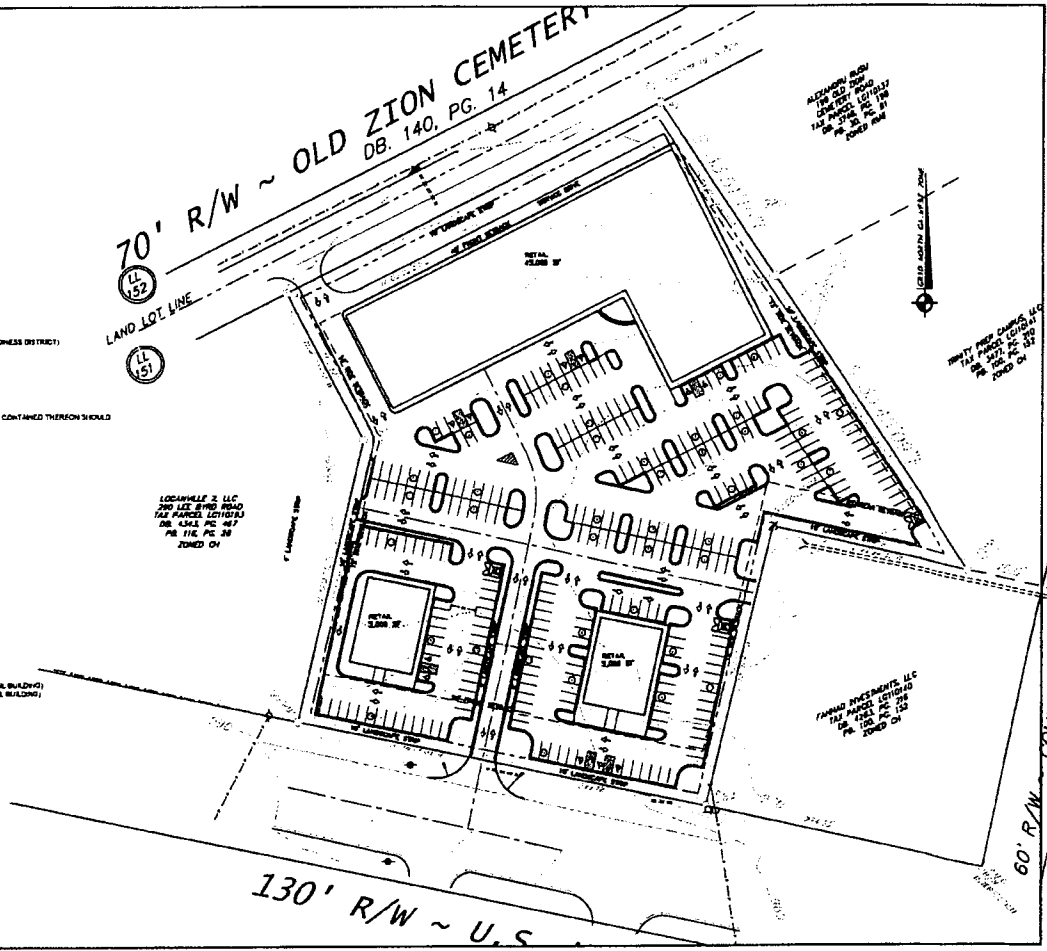
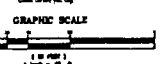
7. NO SURVEY HAS BEEN OBTAINED AT THIS TIME.
8. ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD CALL 1-800-241-4113 3 DAYS BEFORE BEGINNING CONSTRUCTION.
9. PROPOSED BUILDINGS USE RESTAURANT
10. NUMBER OF STORES: 1
11. PROPOSED BUILDING AREA: ~4800 SF
12. MAX LOT AREA: 15,000 SF
13. MIN FLOOR AREA OF ANY USE SHALL BE 400 SF.
14. MAX HEIGHT: 3 STORES
15. MAX IMPERVIOUS SURFACE COVERAGE: 75%
16. MINIMUM FRONT YARD SETBACK: 50 FEET
17. MINIMUM SIDE YARD SETBACK: 15 FEET
18. MINIMUM REAR YARD SETBACK: 40 FEET
19. MINIMUM REAR YARD SETBACK: 40 FEET
20. MINIMUM REAR YARD SETBACK: 40 FEET

**MINIMUM REQUIRED SPACES**  
 3 SPACES PER 1,000 SF  
 150 SPACES REQUIRED

**SPACES PROVIDED**  
 151 SPACES PROVIDED

**MINIMUM REQUIRED SPACES**  
 3 SPACES PER 1,000 SF  
 48 SPACES REQUIRED PER RETAIL BUILDING

**SPACES PROVIDED**  
 47 SPACES (WEST RETAIL BUILDING)  
 71 SPACES (EAST RETAIL BUILDING)



**pland**  
 ENGINEERING AND ARCHITECTURE  
 1000 W. MARKET ST. SUITE 200  
 LOUISVILLE, GA 30233  
 PHONE: 770.486.2444  
 WWW.PLAND.COM

DATE:	10/21/2024
PROJECT:	4200 US HWY 78
SCALE:	AS SHOWN
DESIGNED BY:	REGINALD CRAYTON
CHECKED BY:	REGINALD CRAYTON
DATE:	10/21/2024

**RELEASED FOR CONSTRUCTION**

**CONCEPTUAL SITE PLAN**  
 4200 US HWY 78  
 LOUISVILLE, GA 30233

CIVIL	SHEET
JOB NO.	C.1
DATE	
PROJECT	



**Legal Description:**

All that 5.844 acres lying and being in Land Lot 151 of the 4<sup>th</sup> Land District of Walton County, Georgia, known as street number 4900 Highway 78 and being tax parcel C0210016 as shown on a Retracement Boundary Survey for Teresa King Needham, dated 9/5/2019, last revised 9/24/2020, prepared by Alcovy Surveying & Engineering, Inc. and being more particularly described as follows:

Commencing at the intersection of the westerly 60 foot right of way of Commerce Drive and the northerly 130 foot right of way of U. S. Highway 78 and running thence along the northerly 130 foot right of way of U. S. Highway 78 in a westerly direction 274.33 feet to a ½ inch rebar and the **Point of Beginning**, thence continuing along the northerly 130 foot right of way of U. S. Highway 78 North 78 degrees 17 minutes 09 seconds West a distance of 399.12 feet to a ½ inch rebar, thence leaving the aforesaid right of way, North 12 degrees 37 minutes 12 seconds East a distance of 277.62 feet to a ½ inch rebar, thence North 27 degrees 50 minutes 13 seconds West a distance of 159.47 feet to a ½ inch rebar on the southerly 70 foot right of way of Old Zion Cemetery Road, thence along the aforesaid right of way North 63 degrees 02 minutes 54 seconds East a distance of 401.10 feet to a ½ inch rebar, thence leaving the aforesaid right of way South 33 degrees 51 minutes 10 seconds East a distance of 200.00 feet to a 1 inch angle iron, thence South 33 degrees 45 minutes 09 seconds East a distance of 340.82 feet to a 1 inch open top pipe, thence North 77 degrees 24 minutes 31 seconds West a distance of 195.19 feet to a 4 inch square concrete monument, thence South 13 degrees 16 minutes 40 seconds West a distance of 275.19 feet to a ½ inch rebar on the northerly 130 foot right of way of U. S. Highway 78 and the **Point of Beginning**.



Planning & Development  
4303 Lawrenceville Road  
P.O. Box 39  
Loganville, GA 30052

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Phone 770.466.2633

E-mail: [trater@loganville-ga.gov](mailto:trater@loganville-ga.gov)

**Certified Mail # 7017 0660 0000 5999 9114**

Date: 11.2.2022

Board of Commissioners  
Walton County  
303 South Hammond Drive Suite, 330  
Monroe, GA 30655

Dear Commissioners:

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Enclosed is a copy of Annexation Case #A22-012 for approximately 2.5+/- acres Map & Parcel #C0160006 located at 4706 HWY 81 Loganville, GA 30052.

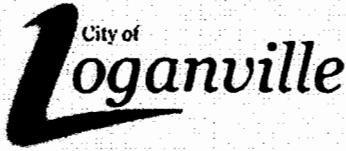
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Sincerely,

*Tim Prater*

Tim Prater, Director of Planning & Development



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: 07-29-2022

Application # A 22-012

**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mark Myers</u> ADDRESS: <u>2130 Highway 81</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>1-770-231-7444</u>	NAME: <u>Smith, Richard Byrd &amp; Rodney Don</u> ADDRESS: <u>(see attached)</u> CITY: _____ STATE: _____ Zip: _____ PHONE: _____ (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Mark Myers</u> PHONE: <u>1-770-231-7444</u> EMAIL: <u>mark.myers@myersteam.org</u> FAX: <u>1-770-554-6310</u>	
PROPERTY INFORMATION	
PID: C0160006 MAP & PARCEL # _____ PRESENT ZONING: <u>A2</u> (Separate rezoning request required) ADDRESS: <u>4706 HWY 81</u> COUNTY: <u>WALTON</u> ACREAGE: <u>2.54</u> PROPOSED DEVELOPMENT: <u>RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS</u>	

You must attach:  Application Fee     Legal Description     Plat of Property     Letter of Intent  
 Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: \_\_\_\_\_

Accepted by Planning & Development: \_\_\_\_\_ DATE: \_\_\_\_\_ FEE PAID: \$300.00

CHECK # \_\_\_\_\_ RECEIPT # \_\_\_\_\_ TAKEN BY: \_\_\_\_\_ 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

Application # A

**Applicant's Certification**

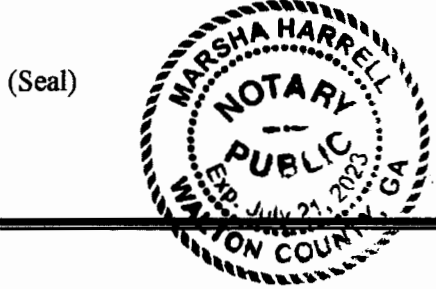
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Myers  
Applicant's Signature

8-26-22  
Date

Mark Myers - Broker  
Print Name and Title

Sworn to and subscribed before me this 26 day of Aug, 2022.



Marsha Harrell  
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.

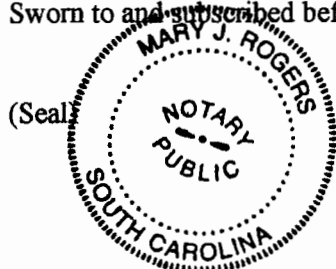
Richard B. Smith  
Owner's Signature

8-22-22  
Date

Richard B. Smith  
Print Name and Title

8-22-22

Sworn to and subscribed before me this 22 day of August, 2022.



My Commission Expires  
July 1, 2030  
Mary J. Rogers

Mary J. Rogers  
Signature of Notary Public

August 12, 2022

Mr. Tim Prater, Director Planning & Zoning  
City of Loganville  
City Hall  
P.O. Box 39  
Loganville, GA 30052

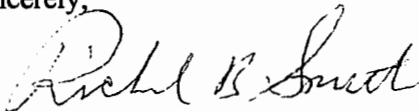
RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006. This parcel, approximately 2.5 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Richard Byrd Smith  
100 Christy Marie Lane  
Piedmont, SC 29673

864 666-0803  
747express@gmail.com

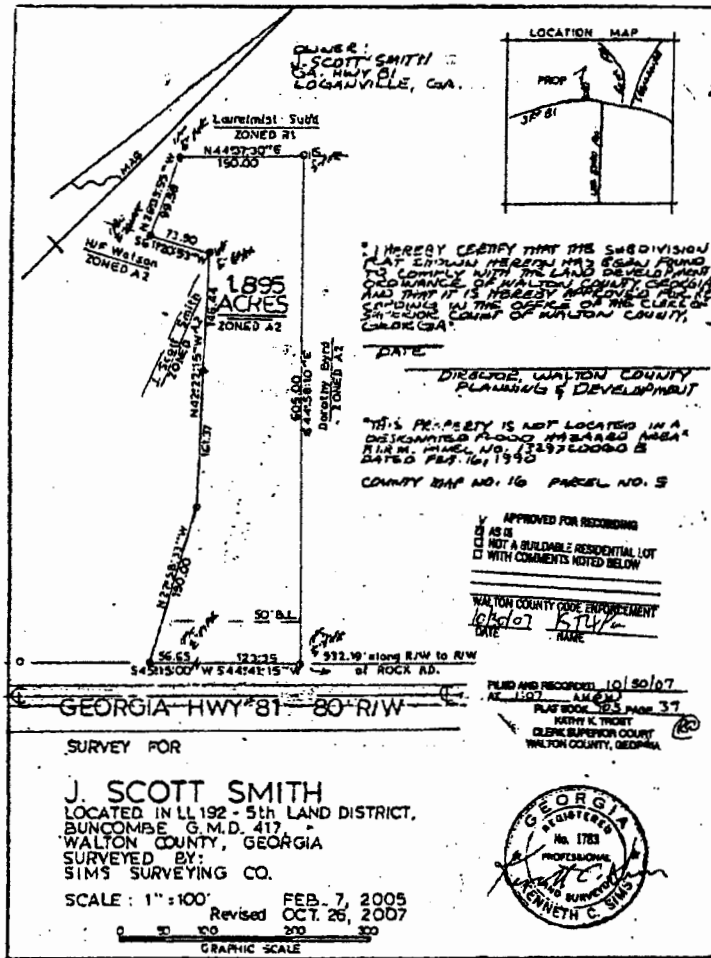
**PROPERTY OWNERS FOR PARCEL ID" C0160006**

Richard Byrd Smith  
100 Christy Marie Lane  
Piedmont, SC 29673

Phone:864 666-0803

Rodney Don Smith  
113 Sherman Court  
Piedmont, SC 29673

Phone:770 337-7639



OK

Recorded 04/16/2018 02:49PM

Deed

KATHY K. TROST

Doc: WD

WALTON COUNTY CLERK OF COURT

Georgia Transfer Tax Paid : 50.00

Bk 04216

Pg 0237-0238

LAW OFFICES OF THOMAS C. BRISSEY, ATTORNEY-AT-LAW, 1010 East North Street, Ste. C-3,

GREENVILLE, SOUTH CAROLINA 29601

*klm*

STATE OF SOUTH CAROLINA	)	TITLE TO REAL ESTATE
	)	
COUNTY OF WALTON	)	NO TITLE EXAMINATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNIE BROWN, in the State aforesaid, with One (\$1.00) Dollar and no other consideration have granted, bargained, released, and by these presents do grant, bargain, sell and release unto J. SCOTT SMITH, his heirs and/or assigns forever all my right, title and interest in the following described property:

Grantees Address: 141 Knox Landing Drive  
Seneca, South Carolina 29672

ALL that tract or parcel of land lying and being in Land Lot 192, 5<sup>th</sup> Land District, Buncombe G.M.D. 417 in Walton County, Georgia described in that plat or survey dated February 7, 2005, revised October 26, 2007 by Kenneth Sims, Registered Land Surveyor No. 1783 and recorded in Plat Book 103 at Page 39 in the deed records of Walton County, Georgia.

THIS being the same property conveyed to Annie Brown by deed of J. Scott Smith on November 6, 2007 and recorded in the Register of Deeds Office for Walton County, Georgia in Deed Book 03069 at Page 0410 on July 31, 2009.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs against every person whomsoever



**Exhibit "A"**

**All the Estate's one-half (1/2) undivided right, title, interest and equity in and to the following:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, Buncombe GMD 417, containing 10.595 acres, more or less, according to a plat of survey entitled "Survey for Dorothy Byrd", dated February 6, 2006, prepared by Sims Surveying Company, Certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, recorded in Plat Book 98, page 138, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

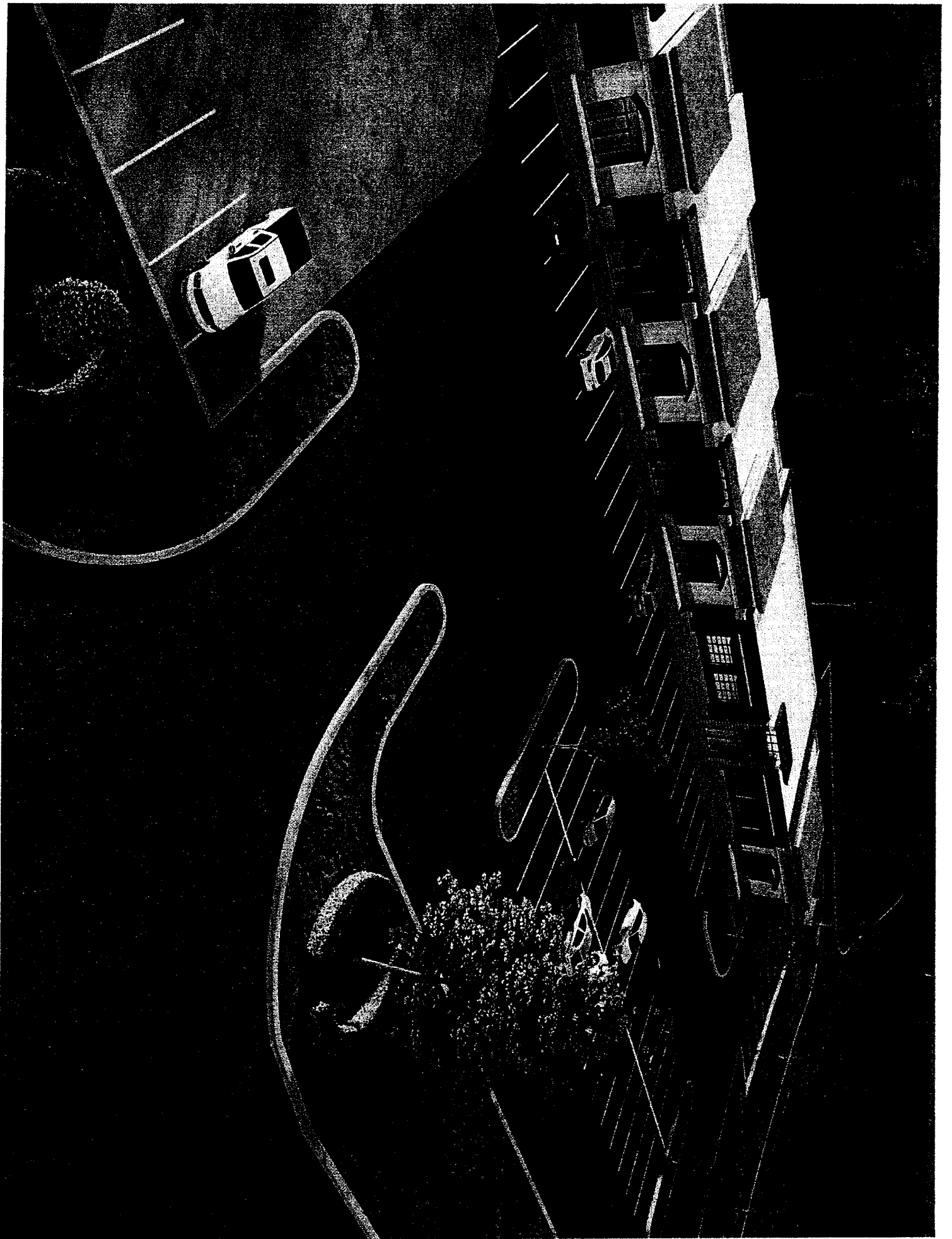
This being the real property commonly known as 4746 Hwy 81, according to the present system of numbering properties in Walton County, Georgia.

Tax Parcel ID No. C0160006A00

Being the same property conveyed to the grantor herein by Warranty Deed dated January 11, 2008, recorded in Deed Book 3301, page 481, Walton County, Georgia records.

*K. M. B.*





August 12, 2022

Mr. Tim Prater, Director Planning & Zoning  
City of Loganville  
City Hall  
P.O. Box 39  
Loganville, GA 30052

RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006. This parcel, approximately 2.5 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,



Rodney Don Smith  
113 Sherman Court  
Piedmont, SC 29673

770 337-7639  
smithbodi@gmail.com

8-16-22

NL09C108  
LAUREL MIST HOMEOWNERS  
ASSOCIATION INC

C0160006A00  
PEGGY BYRD  
4255 EDDIE BYRD LANE  
LOGANVILLE, GA 30052  
DONALD MINSK  
1801 PEACHTREE STREET  
ATLANTA, GA 30309

LG090019  
HENDERSON GARY KENT &  
HENDERSON DOLLIE M  
620 GEORGIA HIGHWAY 81  
LOGANVILLE, GA 30052

LG090016  
GUERRA FRANKLIN A &  
GUERRA TANYA P  
606 WINDER HIGHWAY  
LOGANVILLE, GA 30052

GARCIA MARTIN JR  
944 LEE BYRD RD  
LOGANVILLE, GA 30052



Planning & Development  
4303 Lawrenceville Road  
P.O. Box 39  
Loganville, GA 30052

---

Phone 770.466.2633

E-mail: [tprater@loganville-ga.gov](mailto:tprater@loganville-ga.gov)

**Certified Mail # 7017 0660 0000 5999 9121**

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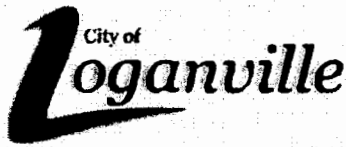
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*Tim Prater*

Tim Prater, Director of Planning & Development



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: 07-29-2022

Application # A 22-014

**REQUEST FOR ANNEXATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	<u>Mark Myers</u>	NAME:	<u>Peggy Byrd and Donald Minsk</u>
ADDRESS:	<u>2130 Highway 81</u>	ADDRESS:	<u>(see attached)</u>
CITY:	<u>Loganville</u>	CITY:	_____
STATE:	<u>GA</u> Zip: <u>30052</u>	STATE:	_____ Zip: _____
PHONE:	<u>770-554-7230</u>	PHONE:	_____
(*attach additional pages if necessary to list all owners)			
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>Mark Myers</u>		PHONE: <u>770-554-7230</u>	
EMAIL: <u>mark.myers@mversteam.org</u>		FAX: _____	
PROPERTY INFORMATION			
PID: C0160006A00			
MAP & PARCEL # _____	PRESENT ZONING: <u>A2</u> (Separate rezoning request required)		
ADDRESS: <u>4746 HWY 81</u>	COUNTY: <u>WALTON</u>	ACREAGE: <u>10.0 +/-</u>	
PROPOSED DEVELOPMENT: <u>RETAIL SHOPS WITH ROAD ALIGNMENT AND OUTPARCELS</u>			

You must attach:  Application Fee  Legal Description  Plat of Property  Letter of Intent  
 Names/Addresses of Abutting Property Owners

Pre-Application Conference Date: \_\_\_\_\_

Accepted by Planning & Development: \_\_\_\_\_ DATE: \_\_\_\_\_ FEE PAID: \$300.00

CHECK # \_\_\_\_\_ RECEIPT # \_\_\_\_\_ TAKEN BY: \_\_\_\_\_ 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

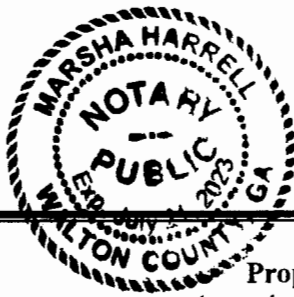
**Applicant's Certification**

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 Myers  
Applicant's Signature 8-24-22  
Date

Mark Myers - Broker  
Print Name and Title

Sworn to and subscribed before me this 26 day of August, 2022.

(Seal)  Marsha Harrell  
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.

NUNLEY CONTRACTING Co Inc AUG 11 2022  
Owner's Signature Date

Doreen Lusk  
DOVAN MINSE PRESIDENT  
Print Name and Title

Sworn to and subscribed before me this 11 day of August, 2022.

(Seal)  [Signature]  
Signature of Notary Public



August 12, 2022

Mr. Tim Prater, Director Planning & Zoning  
City of Loganville  
City Hall  
P.O. Box 39  
Loganville, GA 30052

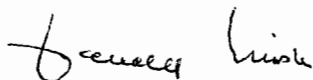
RE: Letter of Intent

Dear Mr. Prater,

It's my pleasure to announce my intention to have annexed into the City of Loganville the tract of land identified as Parcel #C0160006A00. This parcel, approximately 10.0 acres, is currently zoned A2 and is located on the north side of the city, near the intersections of Winder Road (State Highway 81)/Rock Road and Hwy 81/Lee Boyd Road.

Also, we intent to make application for rezoning of the parcel to be made from residential/agricultural land to CH commercial/highway usage

Sincerely,

A handwritten signature in black ink that reads "Donald Minsk". The signature is written in a cursive style.

Donald Minsk  
1801 Peachtree Street  
Atlanta, GA 30309

404 803-5205  
dminsk@bmmcpa.com

**PROPERTY OWNERS FOR PARCEL ID" C0160006A00**

Peggy Byrd  
4255 Eddie Byrd Lane  
Loganville, GA 30052

Phone:770 466-4905 and 404 308-6057

Donald Minsk  
1801 Peachtree Street  
Atlanta, GA 30309

Phone:404 803-5205

THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN  
 FILED WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON  
 COUNTY AND THAT IT IS HEREBY APPROVED FOR RECORDING IN  
 THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY  
 PLANNING & DEVELOPMENT

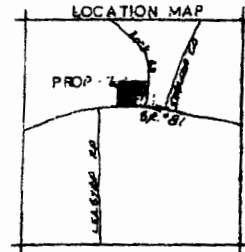
THIS IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA  
 NO. 13297CO060 B DATED FEB. 16, 1990

SECTION 16 PARCEL NO. 5

D  
 481  
 GEORGIA

APPROVED FOR RECORDING  
 AS IS  
 NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT  
 2/8/06  
 DATE NAME



N 44°37'30" E  
 697.98

10.595  
 ACRES  
 ZONED A2

FILED AND RECORDED 2/8/06  
 AT 9:53 AM  
 PLAT BOOK 98 PAGE 138  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

N 44-58-10

605.00

60° 2' 30" E



Rodney Don Smith  
 ZONED A2

1.5 ACRES

100.28  
 44°44'35" W

571.92  
 54°57'10" W

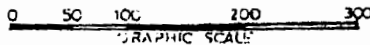
260.0

GEORGIA HWY #81 80' R/W

SURVEY FOR

DOROTHY BYRD  
 LOCATED IN L 192 - 5th LAND DISTRICT,  
 BUNCOMBE G.M.D. 417  
 WALTON COUNTY, GEORGIA  
 SURVEYED BY:  
 SIMS SURVEYING CO.

SCALE: 1" = 100' FEB. 6, 2006



3-~~4~~  
JM  
WOW  
\*

Return to:  
Preston & Malcom, P. C.  
Attorneys At Law  
110 Court Street  
Post Office Box 984  
Monroe, GA 30655  
File No.: K2.2204

BK: 4680 PG: 18-20  
Filed and Recorded  
Sep-21-2020 02:59:26PM  
DOC#: 02020-013372  
Real Estate Transfer Tax \$0.00  
1472020003465

Karen P. David  
CLERK OF SUPERIOR COURT Walton County GA.

**DEED OF ASSENT**  
**NTC/RPP**

**STATE OF GEORGIA**  
**COUNTY OF WALTON**

**WHEREAS, Neal Byrd a/k/a Eddie Neal Byrd** died a resident of Walton County, Georgia, on the 23<sup>rd</sup> day of June, 2020, leaving a Last Will and Testament which has been probated in Solemn Form in said County at the July Term, 2020 of the Probate Court thereof; and

**WHEREAS, under the terms of said Will the property described in Exhibit "A" was devised to Peggy McMichael Byrd herein; and**

**WHEREAS, the undersigned duly qualified as Executrix of the Estate of Neal Byrd a/k/a Eddie Neal Byrd, is now administering the estate under the term of said Will; and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.**

**NOW, THEREFORE, the undersigned as Executrix of the Will of the said Neal Byrd**

a/k/a Eddie Neal Byrd, hereby assents to the devise of said property under the terms of said Will so that the title thereto is now vested in the said Peggy McMichael Byrd, as provided in said Will.

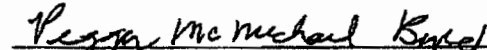
WITNESS her hand and seal, this the 15 day of September, 2020.

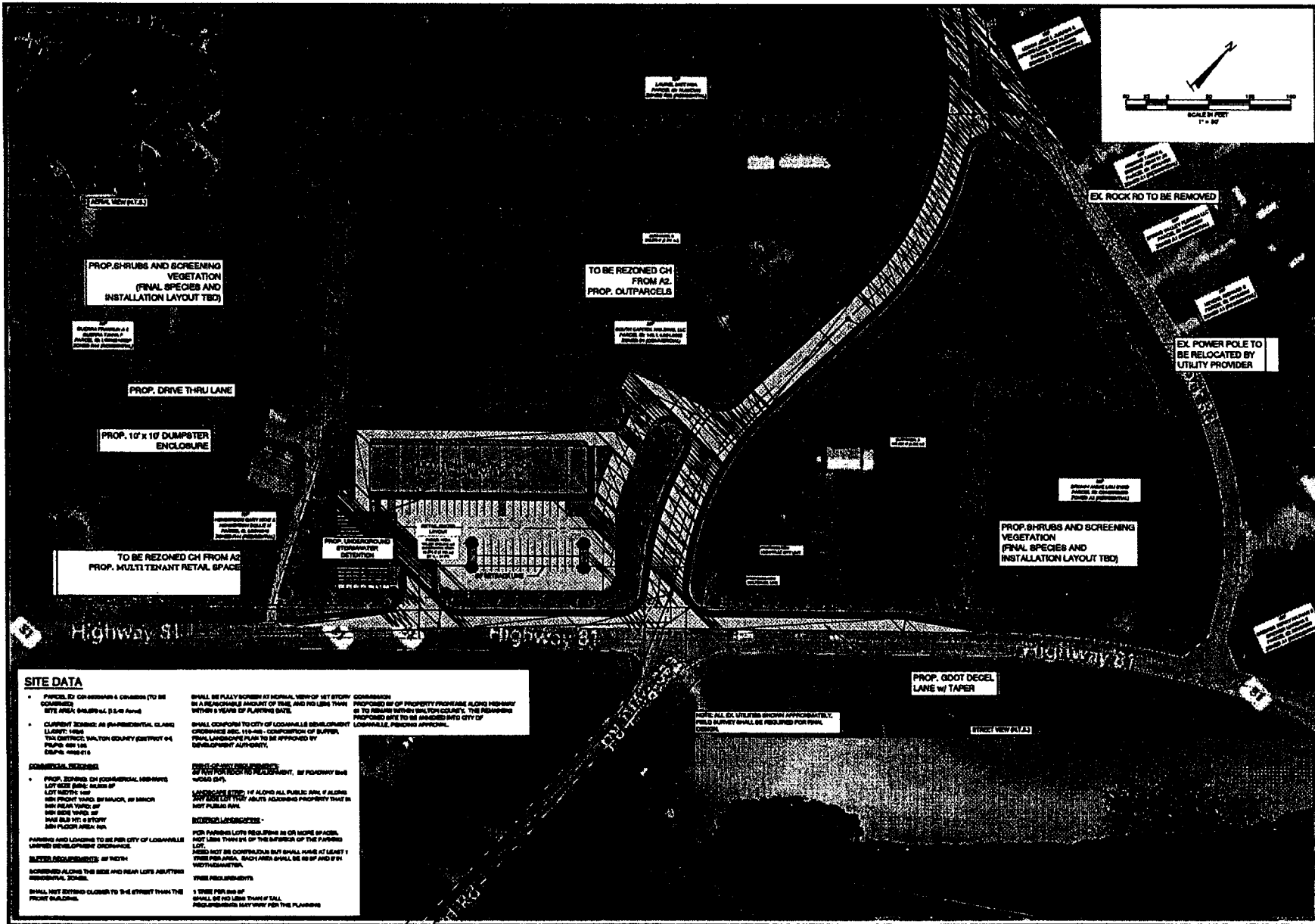
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public



  
PEGGY MCMICHAEL BYRD, as Executrix  
Under the Last Will and Testament of Eddie Neal  
Byrd, deceased, late of Walton County



NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**HARRIS GRAY, LLC**  
 ARCHITECTS - LANDSCAPE ARCHITECTS - PLANNERS  
 1000 Peachtree Street, N.E., Suite 1000  
 Atlanta, Georgia 30309  
 Phone: 404.525.1100  
 Fax: 404.525.1101  
 www.harrisgray.com

C-TOWN LOGANVILLE  
 Proposed Commercial Store, Carwash, and Residential Living  
**CONCEPTUAL**

DATE: 05/20/2012  
 DRAWN BY: JG  
 CHECKED BY: JG  
 FILE NAME: C-TOWN  
 JOB NO.: 12010112

**SITE DATA**

- PARCEL IS ON HIGHWAY 1 CORNER (TO BE CORNER)
- LOT AREA: 0.549 Acre
- CURRENT ZONING: IS (INDUSTRIAL, CLASS 1) DISTRICT 1484
- TAX DISTRICT: WALTON COUNTY (DISTRICT 04)
- PARCELS: 001 100
- DEPT: 000016

**COMMERCIAL DISTRICTS**

- PROP. ZONING: CH (COMMERCIAL, HIGHWAY)
- LOT AREA: 0.549 Acre
- LOT WIDTH: 100'
- MIN FRONT YARD SETBACK: 30' MINOR
- MIN REAR YARD OF 30' MINOR
- MIN SIDE YARD OF 30' MINOR
- MAX BLDG HGT: 4 STORY
- MIN FLOOR AREA: 10K

PARKING AND LOADING TO BE PER CITY OF LOGANVILLE UNLESS DEVELOPMENT ORDINANCE

**SETBACK REQUIREMENTS: 40' MINOR**

LOCATED ALONG THE SIDE AND REAR LOTS ADJUTING RESIDENTIAL ZONES.

SHALL NOT EXTEND CLOSER TO THE STREET THAN THE FRONT BUILDING.

SHALL BE FULLY SCREENED AT NORMAL VIEW OF 1ST STORY BY A SUBSTANTIAL AMOUNT OF TREES AND NO LESS THAN WITHIN 5 YEARS OF PLANTING DATE.

SHALL CONFORM TO CITY OF LOGANVILLE DEVELOPMENT ORDINANCE SEC. 113-05 - COMPOSITION OF BUFFER, FINAL LANDSCAPE PLAN TO BE APPROVED BY DEVELOPMENT AUTHORITY.

**OFFICE BUILDING REQUIREMENTS:**

OFFICE BUILDING SHALL BE PLACED, BY HIGHWAY SIDE WOOD CH.

LANDSCAPE BUFFER: IF ALONG ALL PUBLIC BLDG. IF ALONG SIDE STREET THEN 10' MINOR. IF ALONG SIDE STREET THEN 10' MINOR. IF ALONG SIDE STREET THEN 10' MINOR.

**INTENDED LANDSCAPES:**

FOR PARKING LOTS REQUIRE 25 OR MORE SPACES, NOT LESS THAN 5% OF THE SURFACE OF THE PARKING LOT.

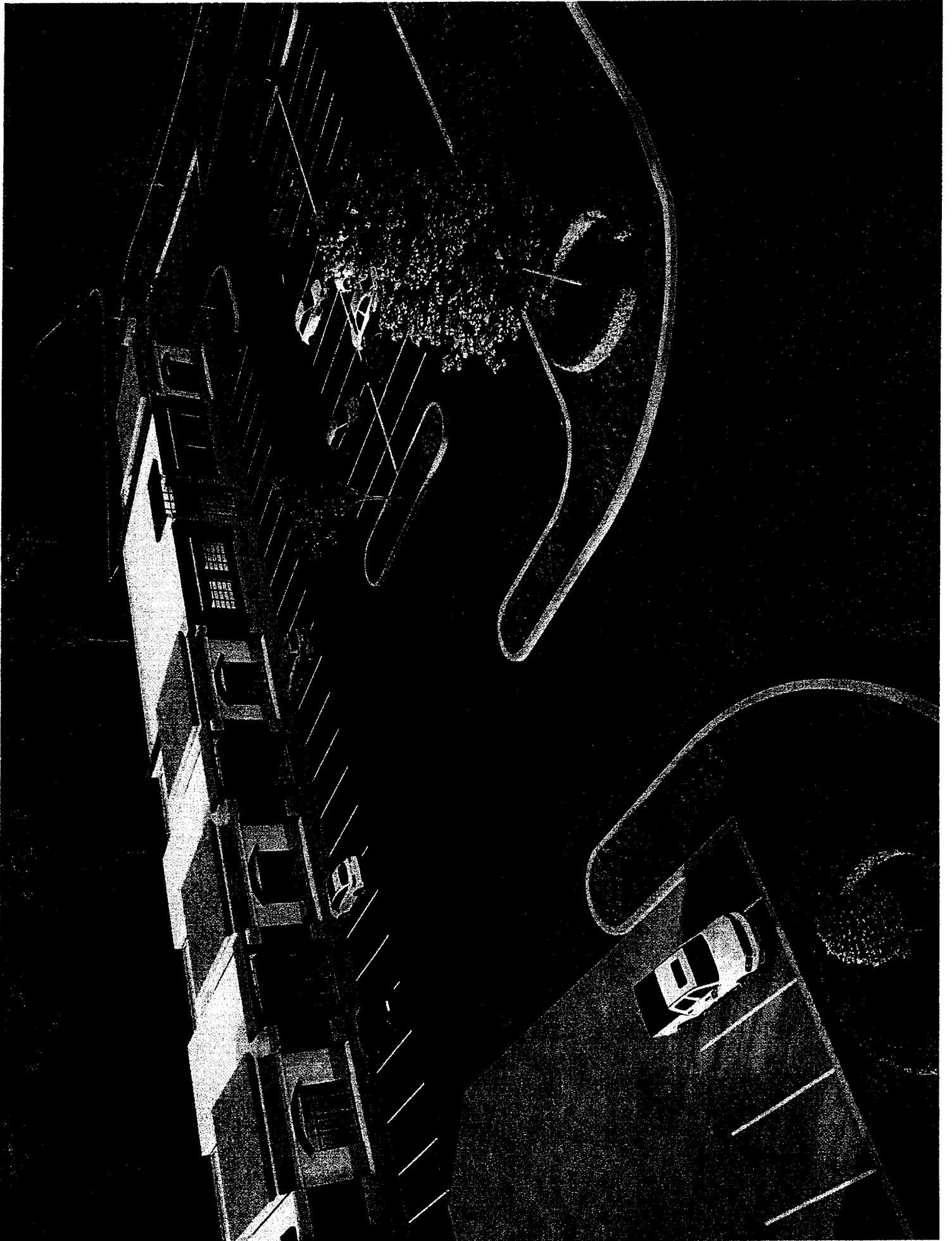
SHALL NOT BE DISCONTINUED BUT SHALL HAVE AT LEAST 1 TREE PER 100 SQ. FT. OF AREA. EACH TREE SHALL BE 18" DBH AND 10' TALL.

**OTHER REQUIREMENTS:**

1 TREE PER 100 SQ. FT. SHALL BE NO LESS THAN 10' TALL. REQUIREMENTS MAY VARY FOR THE PLANNING COMMISSION

PROPOSED BY: IF PROPERTY FRONTAGE ALONG HIGHWAY IS TO REMAIN WITHIN WALTON COUNTY, THE PROPOSED SITE TO BE APPROVED BY CITY OF LOGANVILLE, PRELIMINARY APPROVAL.

NOTE: ALL EX. UTILITIES SHOWN APPROXIMATELY. FIELD SURVEY SHALL BE REQUIRED FOR FINAL DESIGN.



NL09C108  
LAUREL MIST HOMEOWNERS  
ASSOCIATION INC

C0160006  
SMITH SCOTT J  
113 SHERMAN COURT  
PIEDMONT, SC 29673

C0160005B00  
SMITH RICHARD BYRD &  
100 CHRISTY MARIE LANE  
PIEDMONT, SC 29673  
SMITH RODNEY DON  
113 SHERMAN COURT  
PIEDMONT, SC 29673

N016A005  
MENDEL RICHARD S  
3503 ROCK RD  
LOGANVILLE, GA 30052-3748

N016A004  
SPRING VALLEY FLORIDA, LLC  
3825 MOUNT PARON CHURCH ROAD  
SOCIAL CIRCLE, GA 30025

N016A003  
HIGGINS TAMMI &  
HIGGINS JOHN W JR  
3523 ROCK RD  
LOGANVILLE, GA 30052-2302

NL09B008  
KASSIM KABIRU  
408 ARMOR DRIVE  
LOGANVILLE, GA 30052

NL09B007  
REESE PATRICK A &  
REESE JENNIFER BROOKS  
410 ARMOR DR  
LOGANVILLE, GA 30052

NL09B006  
PROGRESS RESIDENTIAL BORROWER 3 LLC  
5690 W CYPRESS ST #5690D  
TAMPA, FL 336071744

C0160011



HUGHES CHARLES &  
HUGHES MARTHA  
4743 GEORGIA HIGHWAY 81  
LOGANVILLE, GA 30052