



Walton County
Planning and Development Department

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

August 23, 2021

To: Chairman Thompson

From: Charna Parker
Director, Planning and Development

RE: City of Loganville
Annexation Request dated 8-12-2021

Parcel C0040010C00 (2.379+/- acres)
Applicant: CAR Industries of Georgia II, LLC
Property Owner: Reeser Holdings of Georgia, LLC

Property located at: 4430 Tuck Road Loganville GA 30052

Proposed annexation request is 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

Phone 770.466.2633

E-mail: tprater@loganville-ga.gov

Certified Mail # 7017 0660 0000 5998 5490

August 12, 2021

Board of Commissioners
Walton County
P.O. Box 585
Monroe, GA 30655

**Re: A21-007 and R21-008
4430 Tuck Road
Map/Parcel # C0040010C00 (2.379 +/- acres)**

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 and Rezone Applications Case A21-007 & R21-008 for approximately 2.379 +/- acres, Map & Parcel # C0040010C00 located at 4430 Tuck Road, Loganville, GA 30052, Walton County by CAR Industries of Georgia II, LLC. The property owner is Reeser Holdings of Georgia, LLC. The current zoning is B-3. The requested zoning is LI (Light Industrial).

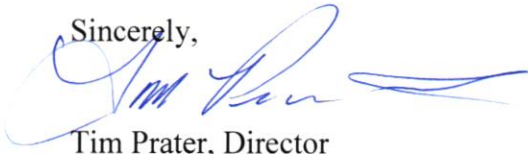
Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Loganville, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the boundaries of the area to be annexed, within five (5) business days of receipt of this letter. Further, pursuant to O.C.G.A. § 36-36-113 you must notify the governing authority of the City of

Loganville, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any objection to the annexation. Said objection must be received by the governing authority of the City of Loganville not later than the end of the thirtieth calendar day following receipt of this notice.

Please provide a copy of all official correspondence to this office.

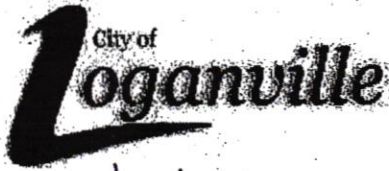
The Planning Commission will make a recommendation on Thursday, August 26, 2021 at 6:30 p.m. The City Council will discuss the case and take action on Thursday, September 9, 2021 at 6:30 p.m. in the Council Chambers.

Sincerely,



Tim Prater, Director
Planning & Development

Enclosures
TP/ap



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: 7/13/2021

Application # A 21-007

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION and PROPERTY OWNER INFORMATION sections containing handwritten details for CAR Industries of Georgia, LLC and Reeser Holdings of Georgia, LLC.

Applicant is: Property Owner (circled), Contract Purchaser, Agent, Attorney. CONTACT PERSON: Cliff Reeser, PHONE: 770-883-0104, EMAIL: containerrepair@aol.com, FAX: 855-630-9597

PROPERTY INFORMATION section including MAP & PARCEL # 10, PRESENT ZONING: B-3, ADDRESS: 4430 Tuck Road, COUNTY: Walton, ACREAGE: 2.379, PROPOSED DEVELOPMENT: None.

You must attach: Application Fee (checked), Legal Description (checked), Plat of Property (circled), Letter of Intent (checked).

Pre-Application Conference Date: _____ Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$300.00 (circled)

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, Referred Back to Planning Commission, Denied, Tabled to, 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.

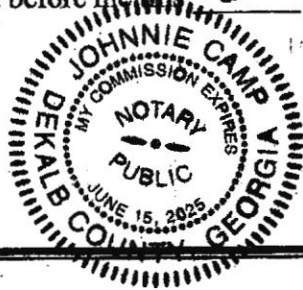
X Clifford Reeser
Applicant's Signature

6/28/21
Date

Clifford Reeser, President
Print Name and Title

Sworn to and subscribed before me this 13 day of July, 2021.

(Seal)



Johnnie Camp
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.

X Clifford Reeser
Owner's Signature

6/28/21
Date

Clifford Reeser, President
Print Name and Title

Sworn to and subscribed before me this 13th day of July, 2021.

(Seal)



Sandra Chandler
Signature of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 187 of the 4th Land District, Walton County, Georgia, containing 2.379 acres, as more particularly described on plat of survey for REESER HOLDINGS OF GA, LLC, BAYVIEW LOAN SERVICING, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY, dated March 21, 2016, revised March 24, 2016, prepared by John F. Brewer & Associates, certified by John F. Brewer, III, Ga. R.L.S. No. 2905, and being more particularly described as follows:

BEGIN at a point marked by a 5/8 inch rebar found on the southwesterly right of way line of Tuck Road (70' R/W), which point is located 747.24 feet as measured in a generally northwesterly direction along said right of way line from its intersection with the centerline of Highway 20 (100' R/W); leaving said right of way line of Tuck Road run thence South 39 degrees 30 minutes 19 seconds West a distance of 610.90 feet to a 5/8 inch rebar found located on the Land Lot line dividing Land Lots 187 and 216; run thence along said Land Lot line North 30 degrees 37 minutes 41 seconds West a distance of 345.49 feet to a 5/8 inch rebar found; leaving said Land Lot line run thence North 31 degrees 50 minutes 39 seconds East a distance of 197.34 feet to a 5/8 inch rebar found; run thence South 58 degrees 10 minutes 26 seconds East a distance of 314.25 feet to a 5/8 inch rebar found; run thence North 39 degrees 26 minutes 26 seconds East a distance of 255.90 feet to a 5/8 inch rebar found on the southwesterly right of way line of Tuck Road; run thence along said right of way line South 50 degrees 30 minutes 58 seconds East a distance of 40.10 feet to a 5/8 inch rebar found and the **POINT OF BEGINNING**.

Subject property is improved with a commercial building known as 4430 Tuck Road, Loganville, Georgia 30052 according to the current system of numbering property in Walton County, Georgia.

Tax Map No: C0040010C00



- LEGEND:
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SITUARY EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R.W. - RIGHT OF WAY
 - O.E. - ORANGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C. - CENTER LINE
 - M.H. - MANHOLE
 - F. - FIRE HYDRANT
 - W.V. - WATER VALVE
 - E.C.D. - EROSION CONTROL DEVICE
 - LABS - SOIL TYPE

I HAVE CONSIDERED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN NO EVENT, THE AREA AS SHOWN ON THIS SURVEY SHALL BE WITHIN A FLOOD HAZARD AREA, COMMUNITY PANEL NO. 13282000, EFFECTIVE DATE 1/24/98. SCALED METHODOLOGY FROM AVAILABLE MAPS.

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER, S.L.S. #2115, AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

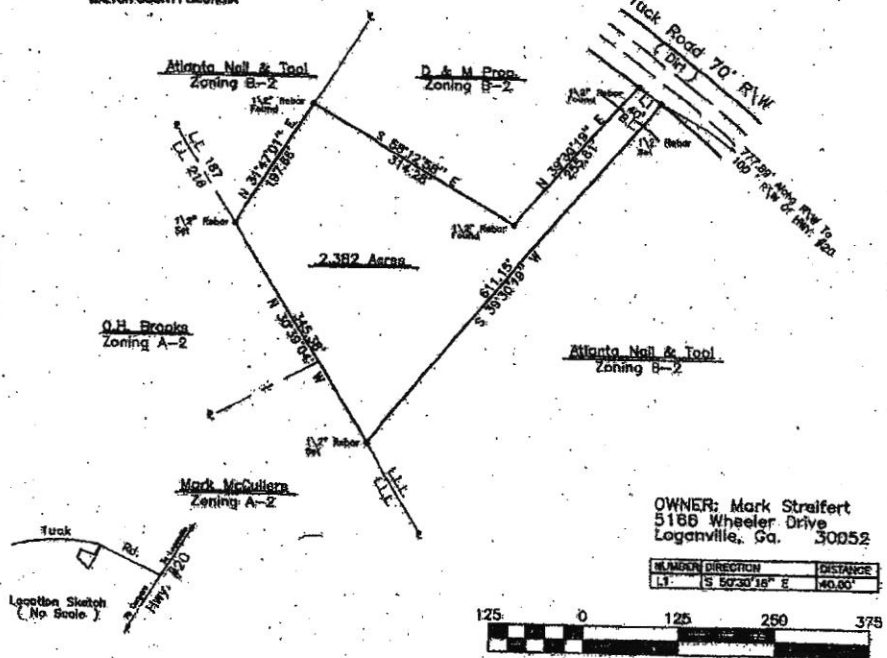
SURVEYORS CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,000 FEET AND AN ANGULAR ERROR OF 5.2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,205,144 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.
 Mark Aab 8-17-99
 CHAIRMAN OF WALTON COUNTY PLANNING COMMISSION DATE

FILED AND RECORDED 8-17-99 2:45 PM

PLATBOOK 31 PAGE 113
 NATHAN K. TROST
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GEORGIA



OWNER: Mark Straifert
 5188 Wheeler Drive
 Loganville, Ga. 30052

BLANDIN DIRECTION	DISTANCE
L1	S 59°30'18" E 40.60'



Location Sketch (No Scale)

Survey For: Atlanta Nail & Tool Scale 1" = 125'



Atlanta Nail & Tool			
STATE	COUNTY	CITY	PLAT NO.
GEORGIA	Walton		417
HISTORY	LAND LOT	SCALE	DATE
4th	187	1"=125'	7/30/99
Being A Part Of Col#4, Parcel# 10, Zoning B-2.			
JOHN F. BREWER AND ASSOCIATES			
LAND SURVEYORS, LAND PLANNERS		107 DAVIS STREET	
DEVELOPMENT SUPERVISION		MONROE, GA. 30656	
		(770) 287-4703	

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?

This is an existing business zoned B-3 in Walton Court

2. How does the proposed use impact thoroughfare congestion and traffic safety?

It does not affect traffic safety

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

No Impact

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;

No Impact

5. How does the proposed zoning provide protection of property against blight and depreciation?

N/A

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

All surrounding properties are similar zoning they are all commercial,

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

This is an existing business with no changes in operation. We are only annexing to DC A/C to purchase a lot behind us.

8. What is the impact upon adjacent property owners if the request zoning is not approved?

N/A no impact

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.

No factors

The intent of this Annexation/~~rezoning~~ is to purchase a piece of property adjoining ours which is already in the City of Loganville.

We are ASKING FOR A SIMILAR ZONING SUELL VS C/A. We are currently zoned B-3 in Walker County.

Adjoining Properties

HAC

4426 TUCK RD - LOGANVILLE GA 30052

EURO MACHINE -

4450 TUCK RD - LOGANVILLE GA 30052

MARSON HOLDINGS

PO BOX 2748 - LOGANVILLE GA 30052

UPRISE DEVELOPMENT

PO BOX 2748 - Loganville GA 30052

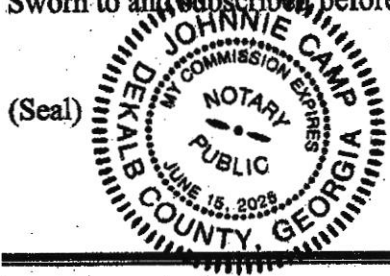
Applicant's Certification

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.

Clifford A. Reesor _____ Date 7-13-21
Applicant's Signature

Clifford A. Reesor
Print Name and Title

Sworn to and subscribed before me this 13th day of July, 2021.



Johnnie Camp
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)

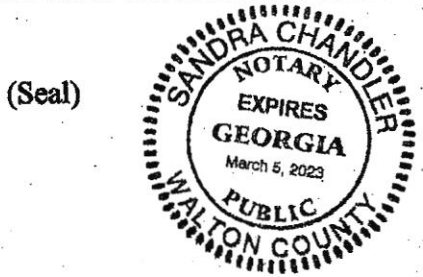
- a) the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Clifford A. Reesor _____ Date 7-13-21
Owner's Signature

Clifford A. Reesor
Print Name and Title

Sworn to and subscribed before me this 13th day of July, 2021.



Sandra Chandler
Signature of Notary Public

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Tax Map No: C0040010C00

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 LABS - SOIL TYPE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 128770000 B EFFECTIVE DATE: 2/15/90.
 SCALED METHODOLOGY FROM AVAILABLE MAPS.

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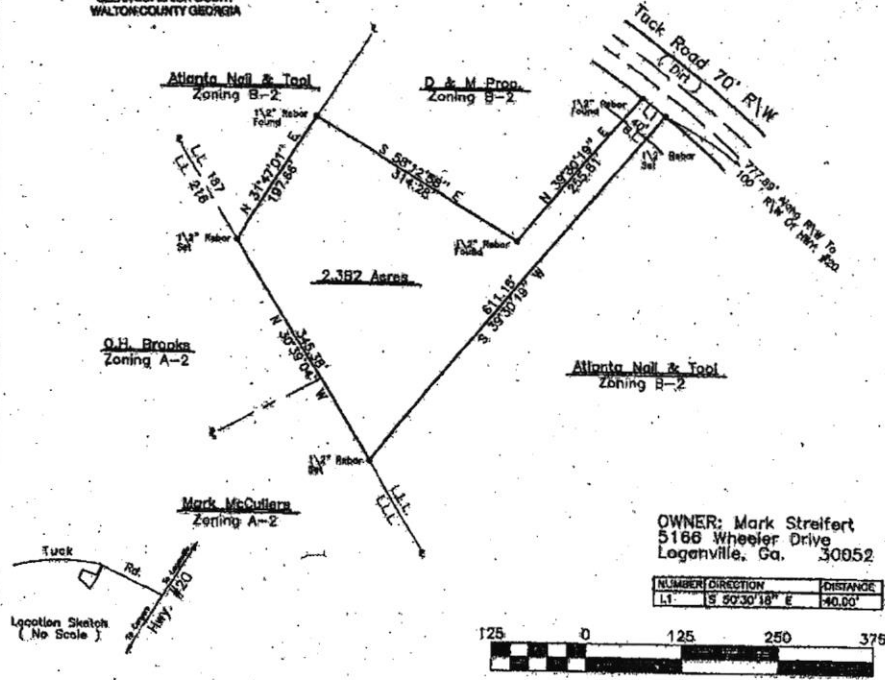
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Bob Hale 9-17-99
 CHAIRMAN OF WALTON COUNTY PLANNING COMMISSION DATE

FILED AND RECORDED 9-17-99 2:45 PM

PLAT BOOK 31 PAGE 113
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY GEORGIA



OWNER: Mark Streifert
 5166 Wheeler Drive
 Loganville, Ga. 30052

NUMBER	DIRECTION	DISTANCE
LT	S 60°30'18\" E	40.60'



Survey For:

Scale 1" = 125'



Atlanta Nail & Tool

STATE	COUNTY	TOWNSHIP	RANGE
GEORGIA	Walton	4th	417
DISTRICT	LAND LOT	SCALE	DATE
4th	187	1"=125'	7/30/99

Being A Part Of Co#4, Parcel# 10, Zoning B-2.

JOHN F. BREWER AND ASSOCIATES
 LAND SURVEYORS, LAND PLANNERS
 DEVELOPMENT SUPERVISION
 107 DAVIS STREET
 MONROE, GA. 30656
 (770) 267-4703

Rezoning ~~the~~

The intent of this ~~application~~ is to purchase a piece of property adjoining ours which is already in the City of Loganville.

We are asking for a similar zoning such as ~~other~~ ^{lot}. We are currently zoned B-3 in Walton County.

Adjoining Properties

HAC

4426 TUCK RD - LOGANVILLE GA 30052

EURO MACHINE -

4450 TUCK RD - LOGANVILLE GA 30052

MALSON HOLDINGS

PO BOX 2748 - LOGANVILLE GA 30052

UPRISE DEVELOPMENT

PO BOX 2748 - LOGANVILLE GA 30052

The intent is to Re Zone the property to comply with City codes.

Site Plan = N/A

Impact Analysis = N/A
We are already existing business in Walton County and Loganville.