

Land Use Application LU16110003 Rezone Z16110004

Commission District: 2 Banks

Planning Commission Hearing Date: 12-8-16

Board of Commissioners Hearing Date: 1-10-17

Staff Analysis

Parcel ID: Map/Parcel C0040009 C040010F00 spl

Acreage: 12.5 acres

Applicant:

Mason Holdings & Uprise Development
1220 Nathan Boulevard
P O Box 2748
Loganville GA 30052

Owner:

Applicant and
Benny Stephenson
(Trustee OH Brooks)
55 PaPa's Talk
Social Circle GA 30025

Property Location: Tuck Road

Current Zoning: A2

Request:

- 1) Change land use from Neighborhood Residential to Employment Center
- 2) Rezone 12.5 acres from A2 to B3 for commercial business park

Site Analysis: The property consists of two vacant parcels, one 4 acre tract and an 8.5 acre tract located off Tuck Road. The property is surrounded by B-2 and A-2 properties and the City of Loganville. As indicated on the site plan, the applicant would like to develop a small business park that would have access off Tuck Road.

Zoning History: None

Character Area: The character area is currently neighborhood Residential described as Traditional residential development with neighborhood-scale businesses scattered throughout. Applicant is requesting to change this land use to Employment Center which is described as an area designated for larger-scale commercial including light industry, office, retail and services.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Character Area Map Amendment

Application # LU 16110003

Planning Comm. Meeting Date 12-8-16 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 1-3-17 at 6:00PM held at **WC Board of Comm. Meeting Room**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C4-9
C4-10F

Applicant Name/Address/Phone #

MAISON HOLDINGS + Uprise
120 NATHAN BLVD P.O. Box
LOGANVILLE GA. 30052
2748

Property Owner Name/Address/Phone

SAME AS Applicant +
Benny Stephenson / Trustee OH Broder
55 Pa's Pa's Talk, Soc Cir. GA. 30025
(If more than one owner, attach Exhibit "A")

Phone # 770-318-5329

Phone # _____

E-mail Address: MARKO Rescomga.com

Location: TUCK ROAD Acreage 4 + 8.5
(12.5)

Existing Character Area: Neighborhood Residential

Proposed Character Area: Employment Center

Is this a Major or Minor amendment to the plan? minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? Big Haynes

Proposed Development: _____ Single-family _____ Multi-family Commercial _____ Industrial

Proposed Zoning: _____ Number of Lots: _____ Minimum Lot Size: _____

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.

Benny Stephenson
Signature

10-12-
Date

\$ 800⁰⁰
Fee Paid

Rezone Application # 216110004

Planning Comm. Meeting Date 12-8-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 1-3-17 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C4-9
C4-105

Applicant Name/Address/Phone # MARSON HOLDINGS + Uprise
1220 NATHAN BLD Den. P.O. Box 2718
LOGANVILLE GA. 30052

Property Owner Name/Address/Phone SAME AS Applicant &
Benny Stephenson/Trustee 014 Brooker
55 Pais Pais Talk, Solid Circle
 (If more than one owner, attach Exhibit "A") GA 30025

Phone # 770-318-5329 Phone # _____

Location: TUCK ROAD Requested Zoning B-3 Acreage 4 + 8.5
12.5

Existing Use of Property: VACANT LAND

Existing Structures: NONE

The purpose of this rezone is TO ZONE THE SAME AS BORDERING
LOTS. to allow for a business park

Property is serviced by:
 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.

SAS Short 10/31/16 \$ 600.00
 Signature Date Fee Paid

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 A2 Surrounding Zoning: North A2 South A2
 East B2 West A2

Comprehensive Land Use: Neighborhood Res NAICS Code: _____
amenal to Emp Center

Commission District: _____ Watershed: _____

I hereby withdraw the above application _____ Date _____

8.5 acres – Part 2 – Section 160

1. Surrounding property is zoned A-1 or B-2/B-3
2. This is not an agricultural area. It is mostly commercial. The value of A-1 land is not as high as commercial.
3. B-3 would allow for job creation and higher tax base
4. The A-1 zoning does not help the public. The business district would create jobs and a higher tax base
5. This property is suited for B-3, as it is bordered by other businesses
6. This property has been vacant for many years (more than 40)

THESE PLANS AS SHOWN ON THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF THE CONTRACT. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY.

GA HIGHWAY 20

TUCK ROAD

67 AC

40 AC

4.8

8.5

TUCK ROAD



DATE: 11/11/11
SCALE: AS SHOWN
PROJECT: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Uprise Development

Address: P.O. BOX 2148, Loganville, GA 30052

Telephone: (770)318-5329

Location of Property: Tuck Rd. 4550.

Map/Parcel Number: C49.

Current Zoning: A1 Requested Zoning: _____

Benny Stephenson
Property Owner Signature

Property Owner Signature

Print Name: Benny Stephenson

Print Name: _____

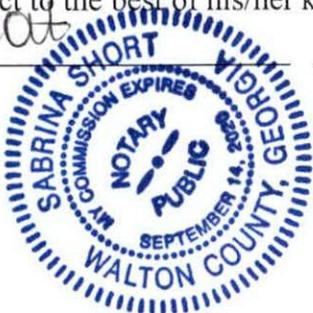
Address: 55 Papa's Talk Social Circle Address: _____
4 or 30025

Phone #: 770-788-1110 Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

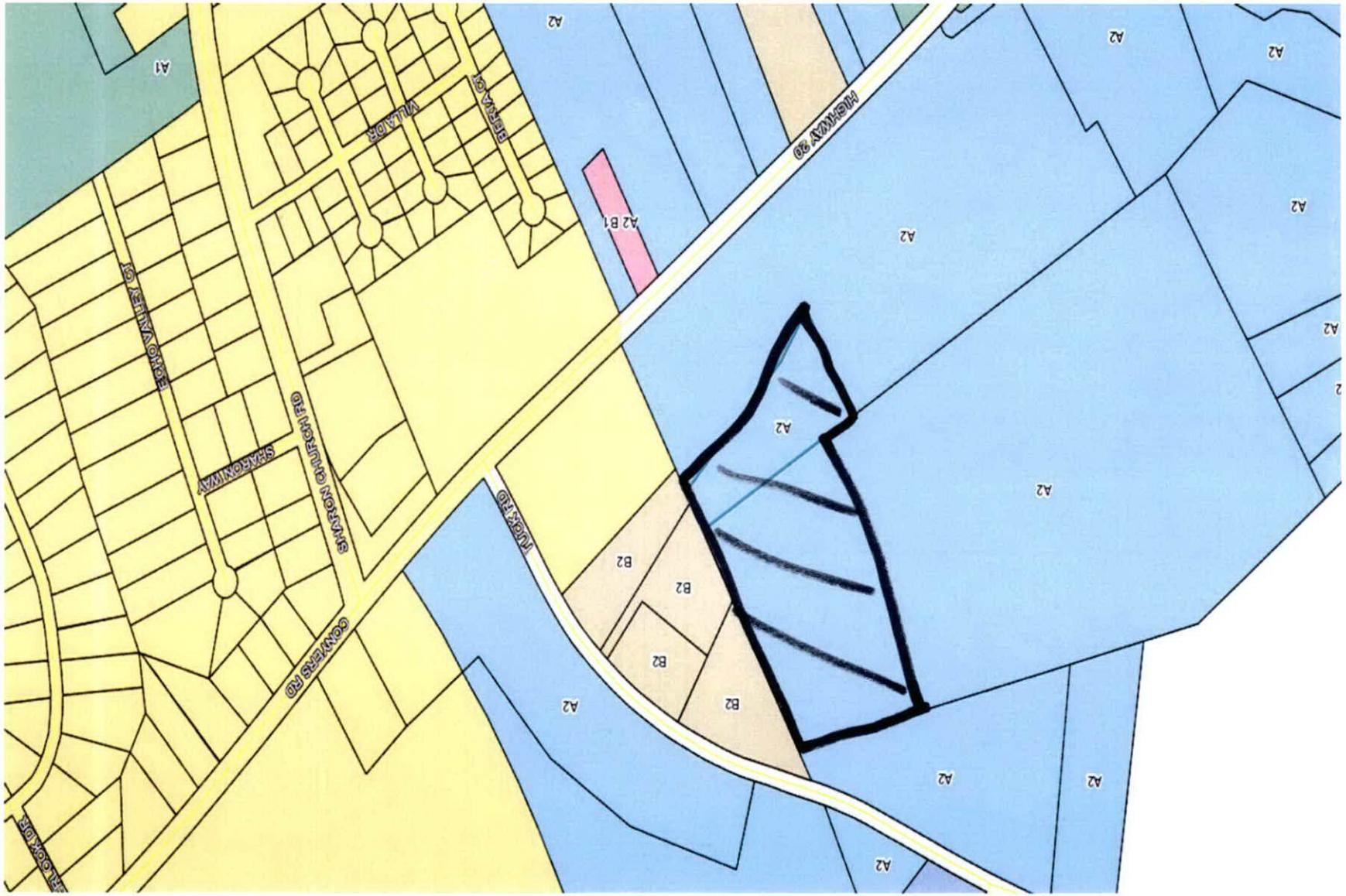
Sabrina Short
Notary Public

10/12/14
Date



4 acres – Part 2 – Section 160

1. A-1, B-3, B-2 and commercial city of Loganville
2. The best use for this property is business
3. Rezone would allow for job creation and higher tax base
4. The A-1 zoning does not help the public. A business district would create jobs and increase the tax base
5. This property is suited for B-3, as it bordered by commercial and B-3/B-2 zoning
6. This property has been vacant for over 20 years





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- 48. AREA
- 49. AREA
- 50. AREA

SURVEY NUMBER	DATE
18-2122-34	11/21/21

APPROVED FOR RECORD BY THE CLERK OF SUPERIOR COURT
 WALTER COUNTY, GEORGIA
 DATE: 11/21/21
 BY: [Signature]

THIS SURVEY HAS BEEN REVIEWED BY THE CLERK OF SUPERIOR COURT
 WALTER COUNTY, GEORGIA
 DATE: 11/21/21
 BY: [Signature]

DEED DEED FOR TUCK BUSINESS PARK

STATE OF GEORGIA
 WALTER COUNTY
 LAND LOT 202
 4TH DISTRICT
 DATE OF SURVEY: 11/21/21
 SCALE: 1"=50'
 JOB #18-21-21-001



I, JOHN F. BREWER, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE DATA BEING SET FORTH HEREIN WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF THE CONTENTS AND CORRECTNESS OF THE SAME.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1907 AND THE SUPPLEMENTARY ACTS THEREON.



JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 1115 PINE STREET
 WASHINGTON, GEORGIA 30691
 TEL: (770) 525-4743
 FAX: (770) 525-4743

DEED OF UNPAID TAXES: THIS SURVEY DOES NOT PURPORT TO SET ASIDE ANY FACTS OR RIGHTS OF RECORD OR TO CORRECT THE RECORD AND WILL BE SUBJECT TO ALL TAXES OF SAID COUNTY, DISTRICT AND CHANCERY COURTS IN ANY MANNER AS THE COURT SHALL DETERMINE.

TOTAL AREA = 8.57 ACRES
 Scale: 1" = 50'
 DATE OF RECORD: 11/21/21
 BY: [Signature]
 TITLE: CLERK OF SUPERIOR COURT

