



CITY OF LOGANVILLE
ANNEXATION & REZONING APPLICATION

VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR APPLICATION

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett/Walton County and City of Loganville property taxes billed to date for the parcel listed below have been paid in full to the Tax Commissioner of Gwinnett/Walton County, Georgia, and to the Tax Officer of the City of Loganville, Georgia. In no case shall an application or reapplication for variance be processed without such property verification.

***NOTE: A separate verification form must be completed for each tax parcel included in the variance request. This form is required to be completed by the Applicant.**

Parcel I.D. Number

(Map Reference Number)

_____-_____-_____
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name

(Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.)

Name: _____

Title: _____

Date: _____

CITY OF LOGANVILLE TAX OFFICER'S USE ONLY

(Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.)

Name: _____

Title: _____

Date: _____





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Section 4

Applicant Response

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the form of a written narrative that must be submitted with the application. The response must be in this format. Any additional information may be included at the discretion of the applicant. Answers should cite specific examples.

- (A) How the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (B) How the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.
- (C) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.
- (D) Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (E) Whether the proposed rezoning is in conformity with the policy and interest of the Comprehensive Plan; Land Use Plan; transportation plans and other plans adopted for guiding development within the City of Loganville.
- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.





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Section 5

Notification Requirements

As the applicant, you are responsible for providing notification to the public regarding the Planning Commission and City Council hearings of your request. Proof of the fulfillment of all notification requirements is due in the office by 4:30 p.m. on the date indicated by the attached Planning Commission Public Schedule.

The following forms of notification are required:

1. Posting of a legal advertisement in the Walton Tribune stating the nature of the request, name of the applicant, location of the property and date and location of the hearing.
2. Delivery (via USPS certified mail) of a hard copy letter of notification to all adjoining property owners. This letter should express the nature of your request, a detailed description of any operations to take place, the name and address of the applicant and the date, time and place of the hearing.
3. A public hearing sign is posted on the property at least 15 days before the first public hearing. This sign will be posted by the Applicant.

Templates for each of the requirements are attached to this package. In order to submit proof of notification to the City of Loganville Department of Planning and Development, you should prepare and submit the following prior to the listed "Proof of Public Notification" due date on the Planning Commission public schedule:

1. A copy of the receipt received for payment of and placing of the legal advertisement in accordance with requirement number 2 above.
2. A copy of the letter required by number 3 above should also be sent to our office with a list of all adjoining property owners to whom the required letter was sent. When available, the certified mail receipts should be submitted to our office.
3. Zoning Notice Sign -- \$25.00 per sign.

DEVELOPMENTS OF REGIONAL IMPACT

1. If the proposed development meets any of the thresholds, the applicant must contact ARC regional review as a Development of Regional Impact (DRI) must be completed by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA).





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Legal Advertisement Template

PUBLIC HEARING

CITY OF LOGANVILLE, GEORGIA

Notice is hereby given to the public that an application has been filed with the City of Loganville, Georgia for a rezoning case [Insert Case Number] submitted by [Insert Applicant Name] of [Insert Applicant City, State] to construct a [Insert description of request]. The location related to this request is [Insert property address] also known as parcel number [Insert Parcel ID Number].

All interested parties are invited to attend a public hearing before the **Loganville Planning Commission / City Council** on the rezoning request at Loganville City Hall, 4303 Lawrenceville Road on **[Insert Hearing Date]** at 6:30 p.m. Case file and map of the proposed development are available for review in the Department of Planning and Development, Monday-Friday 8:00 a.m. – 5:00 p.m. or by calling 770-466-2633.

Notice to Applicant

The required legal notice above must appear in the Walton Tribune no less than 15 calendar days prior to the hearing date. Please see the following contact information:

Legal Notices: Hours are 8 a.m. to 5 p.m., Mon.-Fri. Jenny Johnson is the legal coordinator. She can be reached at 770-267-4784. Email classified@waltontribune.com

Once you have placed the advertisement, please submit a signed publisher's affidavit as proof of placement of this notification. This document can be provided by the Walton Tribune.





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Adjoining Property Owner Notification Requirements (Page One)

Notification of your request should be mailed via the United States Postal Service Certified Mail to all adjoining property owners. Notification should be in the following form:

[Insert Date]

NOTIFICATION OF REZONING APPLICATION

This Letter is to inform you that an application for rezoning has been submitted to the City of Loganville Planning Commission / City Council on a tract of land adjacent to your property. Please be advised of the following information pertaining to the Rezoning request and public hearings.

Case Number:	
Applicant Name:	
Applicant Address:	
Applicant Phone Number:	
Present Zoning:	
Requested Zoning:	
Property Address:	
Proposed Use:	
Planning Commission Hearing:	[INSERT DATE]
City Council Hearing:	[Insert Date]
Location of Hearings:	4303 Lawrenceville Rd. Loganville, GA 30052

For further information, please call the City of Loganville Planning Department at 770.466.2633. If for any reason hearings are continued or tabled to another date, no further notice will be provided. It is advisable to call the above number to confirm that this case is on the agenda prior to arriving.

Sincerely,

[Applicant Name]





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Adjoining Property Owner Notification Requirements (Page Two)

In addition to the above letter, the mailing should include the following:

1. A copy of the site plan and or any drawings reduced to 8 ½ "x 11 ".
2. A copy of the zoning map for the site (can be provided by the city upon request).

