



## PLANNING COMMISSION MEETING AGENDA

Thursday, June 26, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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**1. CALL MEETING TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

A. Approval of Minutes 5/22/25

**5. NEW BUSINESS**

A. **Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.

B. **Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.

C. **Case #V25-013** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.

D. **Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.

**6. ADJOURN**

Public is welcomed to attend.



## PLANNING COMMISSION MEETING MINUTES

Thursday, May 22, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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### 1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt

Commissioner Linda Dodd

Commissioner Tiffany Ellis

Commissioner Michael Joyner

Commissioner Toyin Olaoluwa

Commissioner Cathy Swanson

Commissioner Joshua Wauters

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Approval of Minutes from 4/24/25.

Motion made by Commissioner Ellis to approve, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Motion passed 6-0.

### 5. NEW BUSINESS

A. **Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.

Shane Lanham with Mahaffey Pickens Tucker, LLP, was the representative for all four cases. He stated that a request was submitted to Planning and Development to table the cases for 30 more days.

A city citizen by the name of Mark was curious in what has changed from this case and the previous case that had attempted to annex this parcel in years ago. His main concern was the Tara Pump station and the ability to handle a new development.

Director Schwartz stated that the applicant has met all requirements for a development they are proposing and have agreed to upgraded the pump station.

Motion made by Commissioner Ellis to table case, Seconded by Commissioner Dodd. Voting Yea:

Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters. Voting Nay: Commissioner Swanson.

Motion passed 5-1.

B. **Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.

Motion made by Commissioner Dodd to table case, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa,

Commissioner Wauters

Voting Nay: Commissioner Swanson.

Motion passed 5-1.

- C. Case #V25-013** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.

Motion made by Commissioner Joyner to table case, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters

Voting Nay: Commissioner Swanson.

Motion passed 5-1.

- D. Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.

Motion made by Commissioner Joyner to table case, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters

Voting Nay: Commissioner Swanson.

Motion passed 5-1.

## **6. ADJOURN**

Motion made by Commissioner Ellis to adjourn, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Motion passed 6-0.

Meeting adjourn 6:42pm.



Date:

3-7-25

CITY OF LOGANVILLE  
Department of Planning & Development  
P.O. Box 39  
4303 Lawrenceville Road  
Loganville, GA 30052  
770.466.2633

Section 5, Item A.

Application # A 25-016

## REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP	NAME: CTX Funding SPE, LLC
ADDRESS: 1550 North Brown Road, Suite 125	ADDRESS: P.O. Box 72
CITY: Lawrenceville	CITY: Good Hope
STATE: Georgia Zip: 30043	STATE: Georgia Zip: 30641
PHONE: (770) 232-0000	PHONE: _____
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: Shane M. Lanham, Attorney for Applicant PHONE: (770) 232-0000	
EMAIL: slanham@mptlawfirm.com FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # C0470003-8 PRESENT ZONING: A1 (Walton Co) (Separate rezoning request required)	
ADDRESS: 3215 & 0 Tig Knight Road, Loganville, GA COUNTY: Walton ACREAGE: +/- 26.883	
PROPOSED DEVELOPMENT: Single-family detached residential neighborhood	
WATER PROVIDER: Walton County SEWER PROVIDER: Walton County	

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent  
☒ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

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

Accepted by Planning &amp; Development: \_\_\_\_\_

DATE: 3-7-25

FEE PAID: \$300.00

CHECK # CC RECEIPT # HGHNQGF5K TAKEN BY: Web DATE OF LEGAL NOTICE: 4/2/25, 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☒ No Recommendation

Commission Chairman: \_\_\_\_\_

DATE: 4/24/25

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.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
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.

Jeff C. Henson \_\_\_\_\_ 3-4-2025  
Owner's Signature Date

Jeff Henson Manager CTX Funding SPE, LLC  
Print Name and Title

Sworn to and subscribed before me this 04th day of March, 2025.

(Seal) \_\_\_\_\_  
Signature of Notary Public



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.

[Signature] 3-8-25  
Applicant's Signature Date

Neville Allison Managing Partner The Benn Land Group, LLC  
Print Name and Title

Sworn to and subscribed before me this 4 day of March, 2025.

(Seal) 

MICHAEL LEE GILBERT  
NOTARY PUBLIC  
REG. #7516126  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DECEMBER 31, 2026

[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.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

Application # A

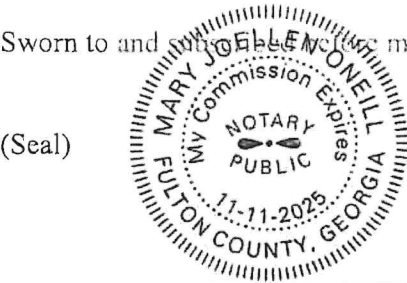
**Applicant's Certification**

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.

Julia Maxwell, attorney for Applicant 3/6/25  
Applicant's Signature Date

Julia Maxwell, attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 6th day of March, 2025.



M. Jo Ellen McNeill  
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.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

David Belle Isle  
Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
John D. Hipes\*  
Christopher D. Holbrook  
Jessica R. Kelly  
Shane M. Lanham  
Julia A. Maxwell

Jeffrey R. Mahaffey  
John N. Mahaffey  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
S. Tess Shaheen  
Andrew D. Stancil  
Michael A. Tralongo  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR COMBINED REZONING, VARIANCE, AND  
ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 26.883-acre tract of land located along Tig Knight Road (the “Property”). Property is currently zoned A1 (Rural Estate District) in Walton County. The Applicant requests the city to annex the Property into the City of Loganville, rezone the Property to the RM-4 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into a master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

The proposed development is compatible with surrounding uses including a single-family residential development to the northeast of the Property called The Arbors at Tara.

The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population. The proposed development will meet this need by providing high quality housing options. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The smaller lot single-family detached homes in the proposed development meet this need while also remaining compatible with surrounding land uses and home types. The Comp Plan also encourages building neighborhoods that provide attractive places for people to gather.

To develop the Property in accordance with the Site Plan submitted with this application, the Applicant is requesting the approval of two variances:

1. Sec. 119-211(b)(2) – Variance to allow for single-family detached homes to be built in the requested RM-4 zoning district on property that is more than 2,640 feet from the center line of Main Street and Covington Street. Approval of this requested variance would allow for the development of a less intense use in the requested zoning district. RM-4 allows for duplexes, townhomes, and condominiums at a density of 4 units per acre. The proposed development would consist of single-family detached units at a density of 2.97 units per acre.
2. Sec. 119-211(b)(2)(e) – Variance to allow for front entry garages on single-family detached homes. Garages are not required in the requested RM-4 zoning district. The homes in the proposed development all contain a two-car garage. However, due to the

size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 7<sup>th</sup> day of March, 2025.

Respectfully submitted,  
**MAHAFFEY PICKENS TUCKER, LLP**

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*



<b>Name &amp; Address</b>	<b>Parcel Number</b>
Brandon Fleming 3195 Tig Knight Road Loganville, GA 30052	C0470004
Jose Umanzor & Sandra Rangel 3255 Tig Knight Road Loganville, GA 30052	C0470001
Jean Lark & Sharon Lark 3175 Tig Knight Road Loganville, GA 30052	C0470005
Terry & Betty Myers 3717 Linda Drive Loganville, GA 30052	C0470021
Terry & Betty Myers 3677 Linda Drive Loganville, GA 30052	C0470022A00
Richard & Angela Taylor 3667 Linda Drive Loganville, GA 30052	C0470023
Jonathan & Michelle Zaleski 3657 Linda Drive Loganville, GA 30052	C0470024
Raymond Ashe 3637 Linda Drive Loganville, GA 30052	C0470025
Marlo Gackle 3601 Mary Lane Loganville, GA 30052	C0470027
George Wentz 3581 Mary Lane Loganville, GA 30052	C0450023A00
Brenda Reese 3561 Mary Lane Loganville, GA 30052	C0450022
Michael McKenzie 3303 Allen Circle Loganville, GA 30052	C0450015
Tara Club Property Association, Inc. 3360 Martin Farm Road, Suite 100 Suwanee, GA 30024	NL15C161
Smokerise Services, LLC 5783 Vantage CT Stone Mountain, GA 30087	LG160004
Mitchell & Rebecca Reese 3293 Allen Circle Loganville, GA 30052	C0450015A00



**DESCRIPTION OF**  
**3215 Tig Knight Road Tract 1**

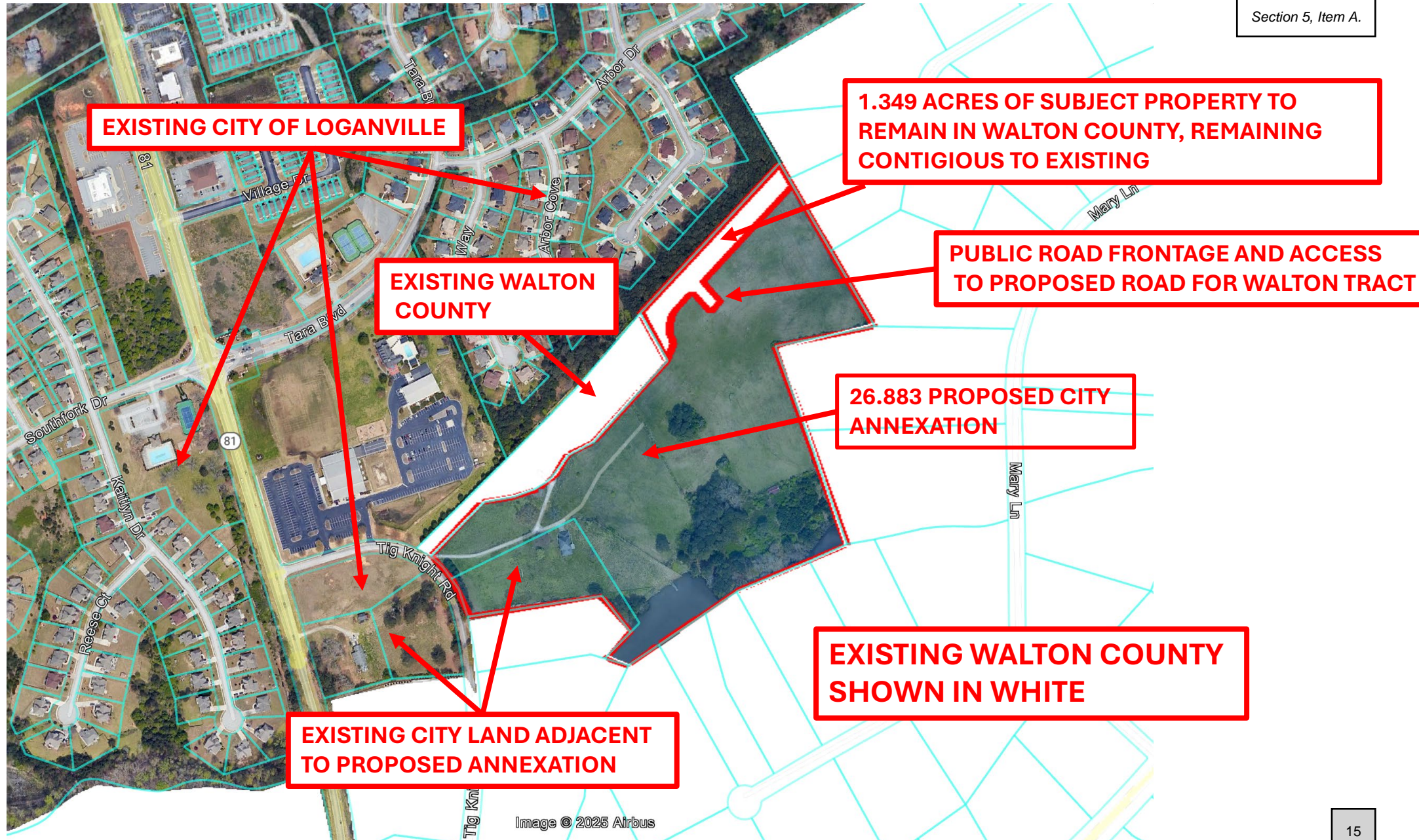
All that tract or parcel of land lying and being in Land Lot 158 of the 4th District, Walton County, Georgia and being more particularly described as follows:

**BEGINNING** at a point on the northeasterly right-of-way line of Tig Knight Road (a.k.a. Merrimont Lane, having a 50 foot right-of-way), said point being 567.59 feet as measured along said right-of-way from its intersection with the easterly right-of-way of Georgia State Route 81 (right-of-way varies); THENCE leaving said northerly right-of-way line of Tig Knight Road North 44 degrees 15 minutes 41 seconds East a distance of 107.86 feet to a point; THENCE North 44 degrees 15 minutes 41 seconds East a distance of 163.14 feet to a 1/2" rebar found; THENCE North 79 degrees 33 minutes 31 seconds East a distance of 113.09 feet to a 1/2" iron pin found; THENCE North 69 degrees 16 minutes 28 seconds East a distance of 79.51 feet to a 1/2" iron pin found; THENCE North 59 degrees 25 minutes 57 seconds East a distance of 44.00 feet to a 1/2" iron pin found; THENCE North 48 degrees 40 minutes 42 seconds East a distance of 27.03 feet to a 1/2" iron pin found; THENCE North 37 degrees 47 minutes 36 seconds East a distance of 105.70 feet to a 1/2" iron pin found; THENCE North 62 degrees 40 minutes 05 seconds East a distance of 100.15 feet to a 1/2" rebar found; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 399.63 feet to a point; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 76.14 feet to a point; THENCE along a curve to the right with a radius of 260.00 feet and an arc length of 220.09 feet, said curve having a chord bearing of North 03 degrees 09 minutes 50 seconds East and a chord distance of 213.58 feet to a point; THENCE South 62 degrees 35 minutes 06 seconds East a distance of 115.00 feet to a point; THENCE along a curve to the right with a radius of 145.00 feet and an arc length of 28.14 feet, said curve having a chord bearing of North 32 degrees 58 minutes 25 seconds East and a chord distance of 28.09 feet to a point; THENCE North 47 degrees 12 minutes 43 seconds West a distance of 110.40 feet to a point; THENCE North 42 degrees 47 minutes 17 seconds East a distance of 496.66 feet to a point; THENCE South 29 degrees 52 minutes 27 seconds East a distance of 636.77 feet to a 1/2" open top pipe found; THENCE South 78 degrees 30 minutes 15 seconds West a distance of 369.55 feet to a 2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 324.83 feet to a 1/2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 432.80 feet to a point; THENCE South 65 degrees 34 minutes 35 seconds West a distance of 149.23 feet to a point; THENCE South 67 degrees 41 minutes 12 seconds West a distance of 278.18 feet to a 2" open top pipe found; THENCE South 55 degrees 41 minutes 41 seconds West a distance of 203.85 feet to a point; THENCE South 56 degrees 01 minutes 36 seconds West a distance of 133.76 feet to a point; THENCE South 56 degrees 15 minutes 02 seconds West a distance of 140.33 feet to a point; THENCE North 74 degrees 06 minutes 07 seconds West a distance of 88.75 feet to a point; THENCE North 44 degrees 45 minutes 23 seconds East a distance of 132.00 feet to a point; THENCE North 38 degrees 30 minutes 44 seconds West a distance of 164.67 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 397.99 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 91.39 feet to 3/4" open top pipe found on the northeasterly right-of-way line of Tig Knight Road; THENCE

proceeding along said right-of-way the following courses and distances North 18 degrees 48 minutes 56 seconds West a distance of 73.53 feet to a point; THENCE North 18 degrees 48 minutes 56 seconds West a distance of 30.86 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 42.36 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 11.69 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 40.87 feet to a point; THENCE North 44 degrees 19 minutes 13 seconds West a distance of 19.26 feet to a point; THENCE North 50 degrees 45 minutes 08 seconds West a distance of 41.40 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,171,022 square feet or 26.883 acres.





## **Staff Report — Annexation**

**ZONING CASE #:** A25-016

**LANDOWNERS:** CTX Funding SPE, LLC

**APPLICANT:** The Revive Land Group c/o Mahaffey Pickens Tucker LLC

**PROPERTY ADDRESS:** 3215 and 0 Tig Knight Road

**MAP/PARCEL #:** C0470003 and C0470003A00

**PARCEL DESCRIPTION:** Residential / Vacant

**AREA:** Approx. 26.883 of total 28.24

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** RM-4

**FUTURE LAND USE MAP:** Suburban (Walton County)

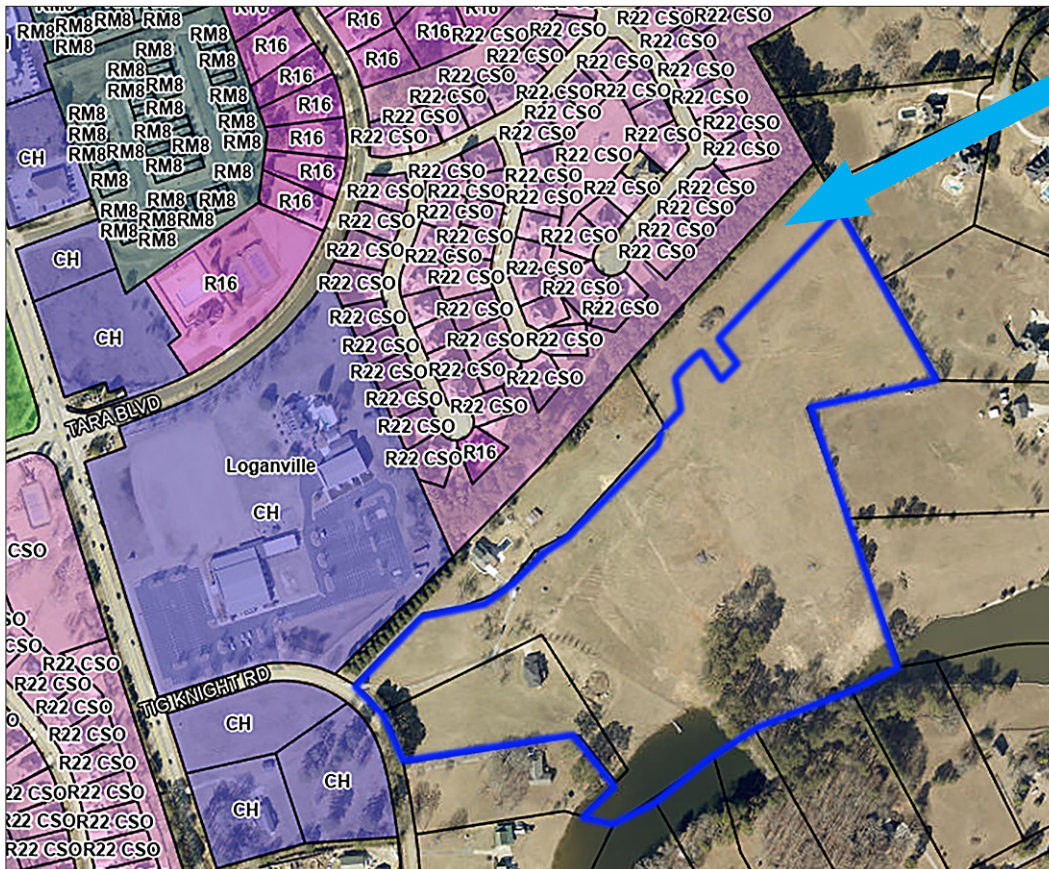
**REASON FOR REQUEST:** 82-unit planned residential community

**PLANNING COMMISSION HEARING:** April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

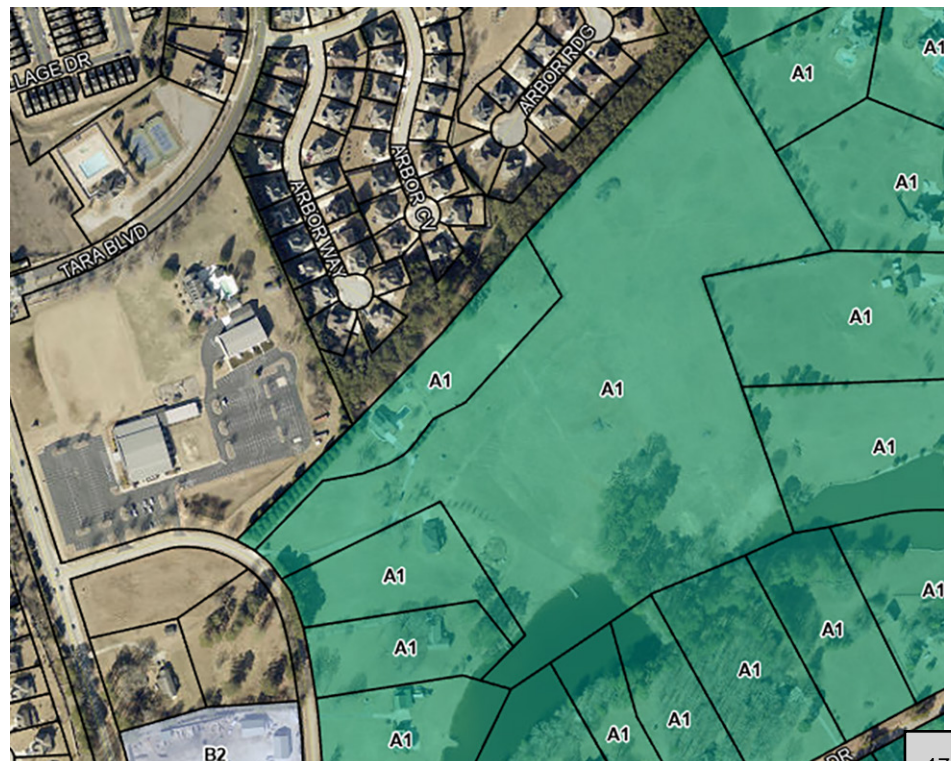
**CITY COUNCIL HEARING:** July 10, 2025



## Current Area Zoning - City and Walton County

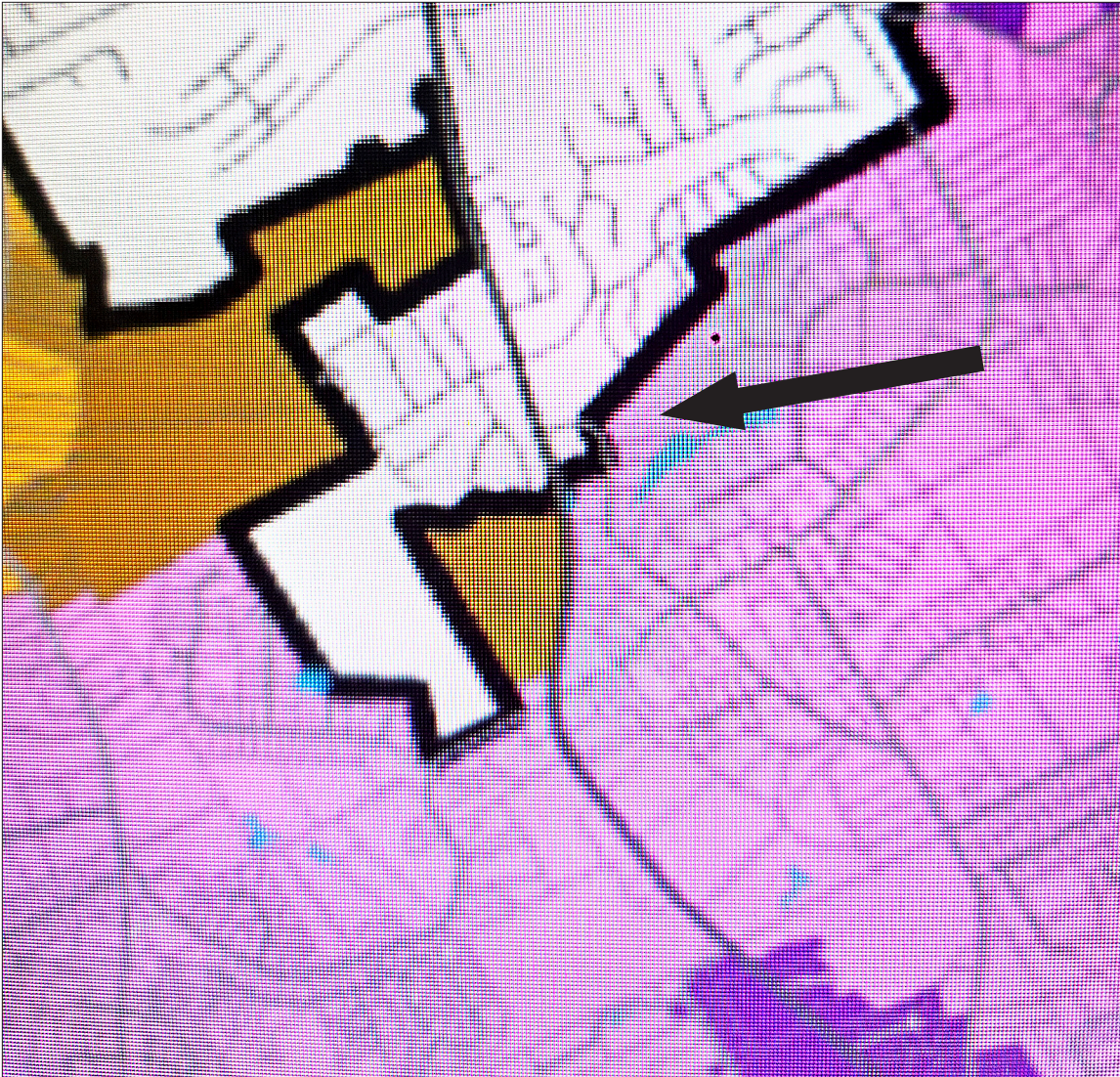


*\*NOTE: Not all of the parcel located at 0 Tig Knight Road will be annexed into the City to ensure that a zoning island is not created for the residence at 3255 Tig Knight Road*





## Future Land Use Map — Walton County



## **Applicant's Request**

The applicant is seeking to annex into the City approximately 26.883 acres of the total 28.24 acres between the two parcels to build an 82-unit master planned residential community.

## **Existing Conditions**

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant.

## **Impact Analysis / Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** Rezoning of this residence and subsequent vacant land into the City would have no impact.

**What is the impact upon thoroughfare congestion and traffic safety?** Annexations by themselves do not have an inherent impact on congestion and traffic safety, though the property will likely be developed and the resulting development would increase traffic.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

**Is the proposed use consistent with the adopted Comprehensive Plan?** Neither of these parcels are included in the City of Loganville's Future Land Use Plan.

**What is the impact upon adjacent property owners if the request is approved?** There would be no impact as an annexation does not change the character of the land itself, though the property will likely in the future be developed and would impact adjacent property owners.

**What is the impact upon adjacent property owners if the request is not approved?** None.

**Recommended action:** The parcel of land meets the requirements to be annexed into the City limits.

## Planning Commission Recommended Conditions

## City Council Conditions





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: 3-7-25Application # R 25-015**REQUEST FOR ZONING MAP AMENDMENT**

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>CTX Funding SPE, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>P.O. Box 72</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Good Hope</u>
STATE: <u>Georgia</u> Zip: <u>30043</u>	STATE: <u>Georgia</u> Zip: <u>30641</u>
PHONE: <u>(770) 232-0000</u>	PHONE: _____ (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Shane Lanham</u>	PHONE: <u>(770) 232-0000</u>
EMAIL: <u>slanham@mptlawfirm.com</u>	FAX: _____
<b>PROPERTY INFORMATION</b>	
MAP & PARCEL # <u>C0470003 &amp; C0470003A00</u> PRESENT ZONING: <u>A1 (Walton Co.)</u> REQUESTED ZONING: <u>RM-4</u>	
ADDRESS: <u>3215 &amp; 0 Tig Knight Road, Loganville, GA</u> COUNTY: <u>Walton</u> ACREAGE: <u>+/- 26.883</u>	
PROPOSED DEVELOPMENT: <u>Single-family detached residential neighborhood</u>	

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Campaign Contribution Disclosure  
☒ Letter of Intent ☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Impact Analysis

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

Accepted by Planning & Development: [Signature]DATE: 3-7-25FEE PAID: \$500.00

CHECK # CC RECEIPT # HGHNQGF5K TAKEN BY: Web DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☒ No Recommendation TABLEDCommission Chairman: [Signature]DATE: 4/24/25CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to \_\_\_\_\_  
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

Date \_\_\_\_\_

Application # R

### 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.

Applicant's Signature

Date

Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

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.

Jeff C. Henson  
Owner's Signature

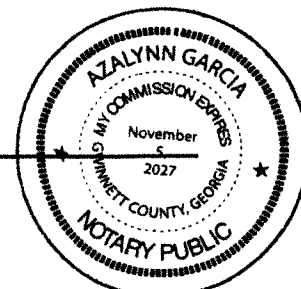
3-4-2025  
Date

Jeff Henson Manager CTX Funding SPE, LLC  
Print Name and Title

Sworn to and subscribed before me this 04th day of March, 2025.

(Seal)

Azalynn Garcia  
Signature of Notary Public





Application # R

**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.

 3-4-25  
Applicant's Signature Date

Neville Allison Managing Partner, The Benve Land Group, LLC  
Print Name and Title

Sworn to and subscribed before me this 4 day of March, 2025.

(Seal) Michael Gilbert E0642 09843  
434-973-5880 R3410-010  
Wells Fargo Bank, N.A. COID 377  
Airport Road AU 068802

  
Signature of Notary Public  

MICHAEL LEE GILBERT NOTARY PUBLIC REG. #7516126 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES DECEMBER 31, 2026
--

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title


Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public

Application # **R** \_\_\_\_\_

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

<u></u> Applicant's Signature	<u>3-4-25</u> Date	<u>Neville Allison</u> Print Name
_____ Signature of Applicant's Attorney or Agent	_____ Date	_____ Print Name

**Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?**

\_\_\_\_\_ **YES**      X **NO**

**If YES, complete the following:**


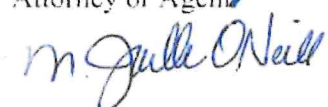
NAME OF INDIVIDUAL MAKING CONTRIBUTION _____		
NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Attach additional sheets as necessary to disclose and describe all contributions.**

Application # **R** \_\_\_\_\_

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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Applicant's Signature	Date	Print Name
	3/6/25	Julia Maxwell
Signature of Applicant's Attorney or Agent		
	3/6/25	



Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

\_\_\_\_\_ YES        X   NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # R

**Applicant's Certification**

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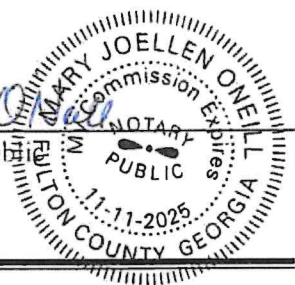
Julia Maxwell, attorney for Applicant 3/6/25  
Applicant's Signature Date

Julia Maxwell, attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 6th day of March, 2025.

(Seal)

M. Joellen O'Neill  
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.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public



**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?**

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

**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.**

Please see attached.

### **APPLICANT'S RESPONSE TO EVALUATION CRITERIA**

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?** The proposed development would improve the overall appearance of the City and aesthetics conditions of adjacent parcels, because the Applicant is proposing to construct a new residential community on the site that would utilize attractive architectural design and building materials. The site is currently underdeveloped.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?** The proposed use would not cause a significant detriment to thoroughfare congestion and traffic safety. The Property has convenient access to Highway 81 via Tig Knight Road.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?** The proposed use would attract newcomers to the city and contribute to the city's goal of a live, work, and play environment.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?** The proposed use would not overburden the existing utilities.
5. **How does the proposed zoning provide protection of property against blight and depreciation?** The proposed development would enhance the aesthetics of the property. The property is currently underdeveloped. The proposed development will bring activity to an otherwise underutilized property.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?** The Property is located along Tig Knight Road and the proposed use is compatible with surrounding uses and existing development patterns. The proposed development also responds to the Comprehensive Plan's goal to provide attractive high-quality housing for newcomers.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?** The proposed zoning would not likely affect adjacent property owners if the request is approved.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?** The Property will likely not be developed or will be placed on the market.
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.** The Applicant respectfully submits that the proposed use of the Property is compatible with the land use policies of the City of Loganville and is more compatible with the adjacent Arbors at Tara neighborhood than the current Walton County A1 (Agricultural) zoning district.



<b>Name &amp; Address</b>	<b>Parcel Number</b>
Brandon Fleming 3195 Tig Knight Road Loganville, GA 30052	C0470004
Jose Umanzor & Sandra Rangel 3255 Tig Knight Road Loganville, GA 30052	C0470001
Jean Lark & Sharon Lark 3175 Tig Knight Road Loganville, GA 30052	C0470005
Terry & Betty Myers 3717 Linda Drive Loganville, GA 30052	C0470021
Terry & Betty Myers 3677 Linda Drive Loganville, GA 30052	C0470022A00
Richard & Angela Taylor 3667 Linda Drive Loganville, GA 30052	C0470023
Jonathan & Michelle Zaleski 3657 Linda Drive Loganville, GA 30052	C0470024
Raymond Ashe 3637 Linda Drive Loganville, GA 30052	C0470025
Marlo Gackle 3601 Mary Lane Loganville, GA 30052	C0470027
George Wentz 3581 Mary Lane Loganville, GA 30052	C0450023A00
Brenda Reese 3561 Mary Lane Loganville, GA 30052	C0450022
Michael McKenzie 3303 Allen Circle Loganville, GA 30052	C0450015
Tara Club Property Association, Inc. 3360 Martin Farm Road, Suite 100 Suwanee, GA 30024	NL15C161
Neschune Henry & Nelson Thompson 601 Arbor Ridge Loganville, GA 30052	NL15C104
Calbert Coakley 603 Arbor Ridge Loganville, GA 30052	NL15C103
Johnny & Alzbeta Veasley 605 Arbor Ridge Loganville, GA 30052	NL15C102
Keyatta Kelly	NL15C101

607 Arbor Ridge Loganville, GA 30052	
Shirley Horne 609 Arbor Ridge Loganville, GA 30052	NL15C100
Richardo & Tiffany Ellis 611 Arbor Ridge Loganville, GA 30052	NL15C099
SFR II Borrower 2021-3, LLC 10 S Riverside Plaza, Suite 1450 Chicago, IL 60606	NL15C123
John Hopper 700 Arbor CV Loganville, GA 30052	NL15C124
Cheryll Johnson & Mark Mason 801 Arbor Way Loganville, GA 30052	NL15C142
Frany Malalou 803 Arbor Way Loganville, GA 30052	NL15C141
Nataly Echeverria & Eric Izquierdo 802 Arbor Way Loganville, GA 30052	NL15C143
Smokerise Services, LLC 5783 Vantage CT Stone Mountain, GA 30087	LG160004
Gwinnett Lawn Care, LLC 3171 HWY 81 Loganville, GA 30052	C0470071

**DESCRIPTION OF**  
**3215 Tig Knight Road Tract 1**

All that tract or parcel of land lying and being in Land Lot 158 of the 4th District, Walton County, Georgia and being more particularly described as follows:

**BEGINNING** at a point on the northeasterly right-of-way line of Tig Knight Road (a.k.a. Merrimont Lane, having a 50 foot right-of-way), said point being 567.59 feet as measured along said right-of-way from its intersection with the easterly right-of-way of Georgia State Route 81 (right-of-way varies); THENCE leaving said northerly right-of-way line of Tig Knight Road North 44 degrees 15 minutes 41 seconds East a distance of 107.86 feet to a point; THENCE North 44 degrees 15 minutes 41 seconds East a distance of 163.14 feet to a 1/2" rebar found; THENCE North 79 degrees 33 minutes 31 seconds East a distance of 113.09 feet to a 1/2" iron pin found; THENCE North 69 degrees 16 minutes 28 seconds East a distance of 79.51 feet to a 1/2" iron pin found; THENCE North 59 degrees 25 minutes 57 seconds East a distance of 44.00 feet to a 1/2" iron pin found; THENCE North 48 degrees 40 minutes 42 seconds East a distance of 27.03 feet to a 1/2" iron pin found; THENCE North 37 degrees 47 minutes 36 seconds East a distance of 105.70 feet to a 1/2" iron pin found; THENCE North 62 degrees 40 minutes 05 seconds East a distance of 100.15 feet to a 1/2" rebar found; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 399.63 feet to a point; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 76.14 feet to a point; THENCE along a curve to the right with a radius of 260.00 feet and an arc length of 220.09 feet, said curve having a chord bearing of North 03 degrees 09 minutes 50 seconds East and a chord distance of 213.58 feet to a point; THENCE South 62 degrees 35 minutes 06 seconds East a distance of 115.00 feet to a point; THENCE along a curve to the right with a radius of 145.00 feet and an arc length of 28.14 feet, said curve having a chord bearing of North 32 degrees 58 minutes 25 seconds East and a chord distance of 28.09 feet to a point; THENCE North 47 degrees 12 minutes 43 seconds West a distance of 110.40 feet to a point; THENCE North 42 degrees 47 minutes 17 seconds East a distance of 496.66 feet to a point; THENCE South 29 degrees 52 minutes 27 seconds East a distance of 636.77 feet to a 1/2" open top pipe found; THENCE South 78 degrees 30 minutes 15 seconds West a distance of 369.55 feet to a 2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 324.83 feet to a 1/2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 432.80 feet to a point; THENCE South 65 degrees 34 minutes 35 seconds West a distance of 149.23 feet to a point; THENCE South 67 degrees 41 minutes 12 seconds West a distance of 278.18 feet to a 2" open top pipe found; THENCE South 55 degrees 41 minutes 41 seconds West a distance of 203.85 feet to a point; THENCE South 56 degrees 01 minutes 36 seconds West a distance of 133.76 feet to a point; THENCE South 56 degrees 15 minutes 02 seconds West a distance of 140.33 feet to a point; THENCE North 74 degrees 06 minutes 07 seconds West a distance of 88.75 feet to a point; THENCE North 44 degrees 45 minutes 23 seconds East a distance of 132.00 feet to a point; THENCE North 38 degrees 30 minutes 44 seconds West a distance of 164.67 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 397.99 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 91.39 feet to 3/4" open top pipe found on the northeasterly right-of-way line of Tig Knight Road; THENCE

proceeding along said right-of-way the following courses and distances North 18 degrees 48 minutes 56 seconds West a distance of 73.53 feet to a point; THENCE North 18 degrees 48 minutes 56 seconds West a distance of 30.86 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 42.36 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 11.69 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 40.87 feet to a point; THENCE North 44 degrees 19 minutes 13 seconds West a distance of 19.26 feet to a point; THENCE North 50 degrees 45 minutes 08 seconds West a distance of 41.40 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,171,022 square feet or 26.883 acres.



David Belle Isle  
Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
John D. Hipes\*  
Christopher D. Holbrook  
Jessica R. Kelly  
Shane M. Lanham  
Julia A. Maxwell

Jeffrey R. Mahaffey  
John N. Mahaffey  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
S. Tess Shaheen  
Andrew D. Stancil  
Michael A. Tralongo  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR COMBINED REZONING, VARIANCE, AND  
ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 26.883-acre tract of land located along Tig Knight Road (the “Property”). Property is currently zoned A1 (Rural Estate District) in Walton County. The Applicant requests the city to annex the Property into the City of Loganville, rezone the Property to the RM-4 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into a master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

The proposed development is compatible with surrounding uses including a single-family residential development to the northeast of the Property called The Arbors at Tara.

The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population. The proposed development will meet this need by providing high quality housing options. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The smaller lot single-family detached homes in the proposed development meet this need while also remaining compatible with surrounding land uses and home types. The Comp Plan also encourages building neighborhoods that provide attractive places for people to gather.

To develop the Property in accordance with the Site Plan submitted with this application, the Applicant is requesting the approval of two variances:

1. Sec. 119-211(b)(2) – Variance to allow for single-family detached homes to be built in the requested RM-4 zoning district on property that is more than 2,640 feet from the center line of Main Street and Covington Street. Approval of this requested variance would allow for the development of a less intense use in the requested zoning district. RM-4 allows for duplexes, townhomes, and condominiums at a density of 4 units per acre. The proposed development would consist of single-family detached units at a density of 2.97 units per acre.
2. Sec. 119-211(b)(2)(e) – Variance to allow for front entry garages on single-family detached homes. Garages are not required in the requested RM-4 zoning district. The homes in the proposed development all contain a two-car garage. However, due to the

size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 7<sup>th</sup> day of March, 2025.

Respectfully submitted,  
**MAHAFFEY PICKENS TUCKER, LLP**

*Shane M. Lanham*

Shane M. Lanham

*Attorneys for Applicant*



**SOMERSET  
AT  
TARA**

3195 & 3215 TIC KNIGHT  
ROAD  
LOGANVILLE, GA

CITY OF LOGANVILLE  
WALTON COUNTY  
GEORGIA

LAND LOT: 158

**CLIENT**

 **THE REVIVE LAND GROUP**  
Part of Providence Group

SOURCE, ENTITLE, REVIVE.

---

ONE ALLIANCE CENTER  
3500 LENOX ROAD  
SUITE 625  
ATLANTA, GEORGIA 30326  
O: (678) 223-8978  
THEDAVEANDCENR.COM

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1. **Author's Name:** \_\_\_\_\_  
 2. **Author's Address:** \_\_\_\_\_  
 3. **Author's Phone:** \_\_\_\_\_  
 4. **Author's Email:** \_\_\_\_\_  
 5. **Author's Website:** \_\_\_\_\_  
 6. **Author's Social Media:** \_\_\_\_\_  
 7. **Author's Other Information:** \_\_\_\_\_  
 8. **Author's Signature:** \_\_\_\_\_  
 9. **Author's Date:** \_\_\_\_\_  
 10. **Author's Location:** \_\_\_\_\_  
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 26. **Author's Teaching:** \_\_\_\_\_  
 27. **Author's Writing:** \_\_\_\_\_  
 28. **Author's Editing:** \_\_\_\_\_  
 29. **Author's Proofreading:** \_\_\_\_\_  
 30. **Author's Formatting:** \_\_\_\_\_  
 31. **Author's Layout:** \_\_\_\_\_  
 32. **Author's Design:** \_\_\_\_\_  
 33. **Author's Illustration:** \_\_\_\_\_  
 34. **Author's Table:** \_\_\_\_\_  
 35. **Author's Figure:** \_\_\_\_\_  
 36. **Author's Chart:** \_\_\_\_\_  
 37. **Author's Graph:** \_\_\_\_\_  
 38. **Author's Diagram:** \_\_\_\_\_  
 39. **Author's Map:** \_\_\_\_\_  
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 43. **Author's Animation:** \_\_\_\_\_  
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 46. **Author's Theory:** \_\_\_\_\_  
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 48. **Author's Prediction:** \_\_\_\_\_  
 49. **Author's Conclusion:** \_\_\_\_\_  
 50. **Author's Recommendation:** \_\_\_\_\_  
 51. **Author's Suggestion:** \_\_\_\_\_  
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 60. **Author's Guarantee:** \_\_\_\_\_  
 61. **Author's Warranty:** \_\_\_\_\_  
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 65. **Author's Aid:** \_\_\_\_\_  
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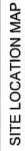
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MARCH 4, 2025

## CONCEPTUAL

Section 5, Item B.

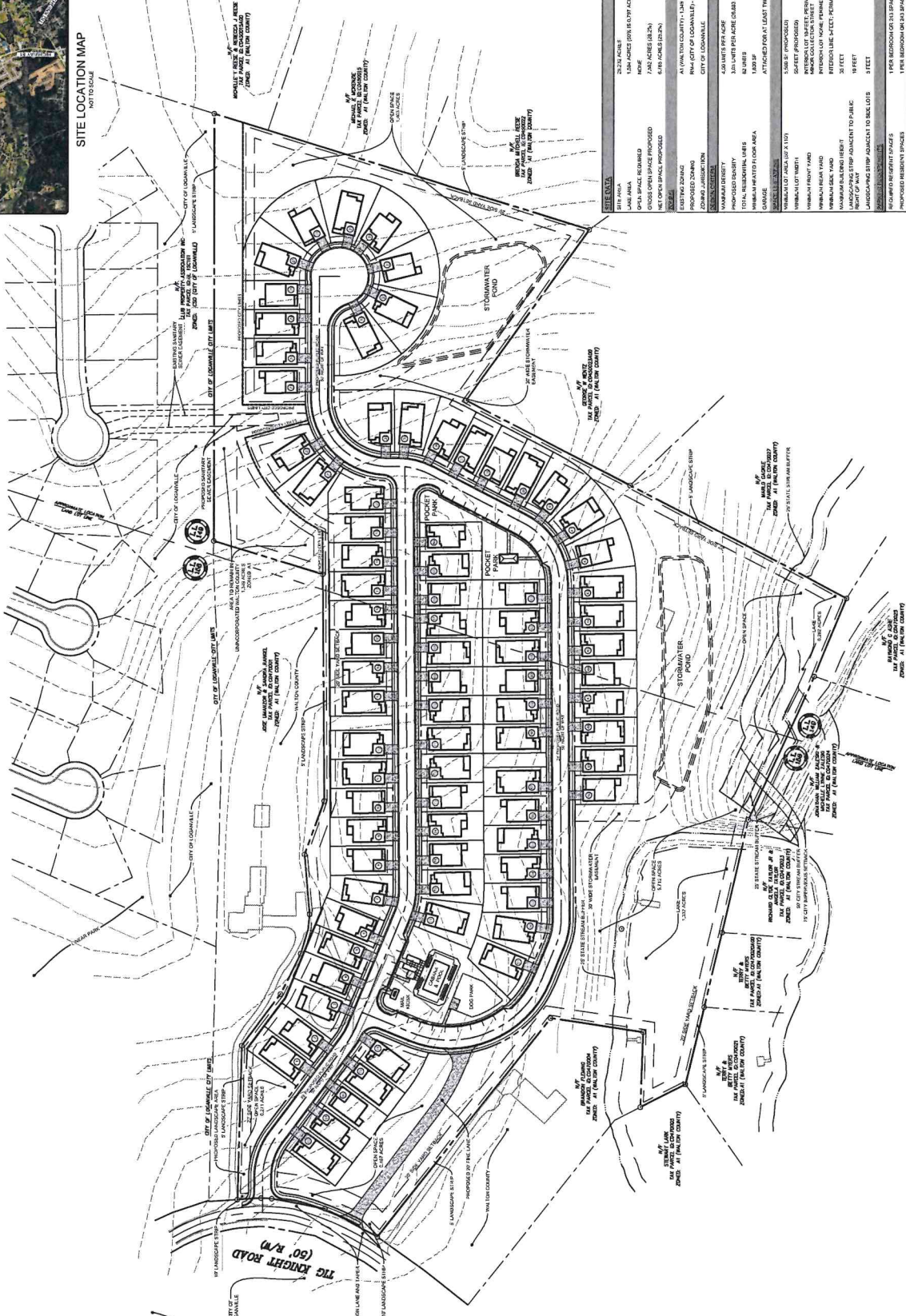


**GEORGIA811**  
www.Georgia811.com

**24 HOUR CONTACT:  
NEVILLE ALLISON  
678-223-8978**

GENERAL NOTES:

- STREAMS AND WETLANDS ARE LOCATED ON THE SITE PLANNING AND ARE NOT LOCATED ON THE SITE PLANNING. NO POWER OR GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE. NO CEMETERIES ARE LOCATED ON THE SITE. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN. SPEED LIMIT ON TIG MOUNT ROAD IS 35 MPH. WATER UTILITY PROVIDER IS CITY OF LOCAUMVILLE. SANITARY SEWER PROVIDER IS CITY OF LOCAUMVILLE.

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# TIG KNIGHT ROAD TRACT

ZONING EXHIBIT

3275 TIG KNIGHT ROAD, LAND LOT 156, 4TH DISTRICT, MILTON COUNTY, GEORGIA



4517 Park Drive, Suite 400  
Milton, Georgia 30054  
Phone: (770) 416-1511  
Fax: (770) 416-1511  
www.knightplanning.com  
info@knightplanning.com

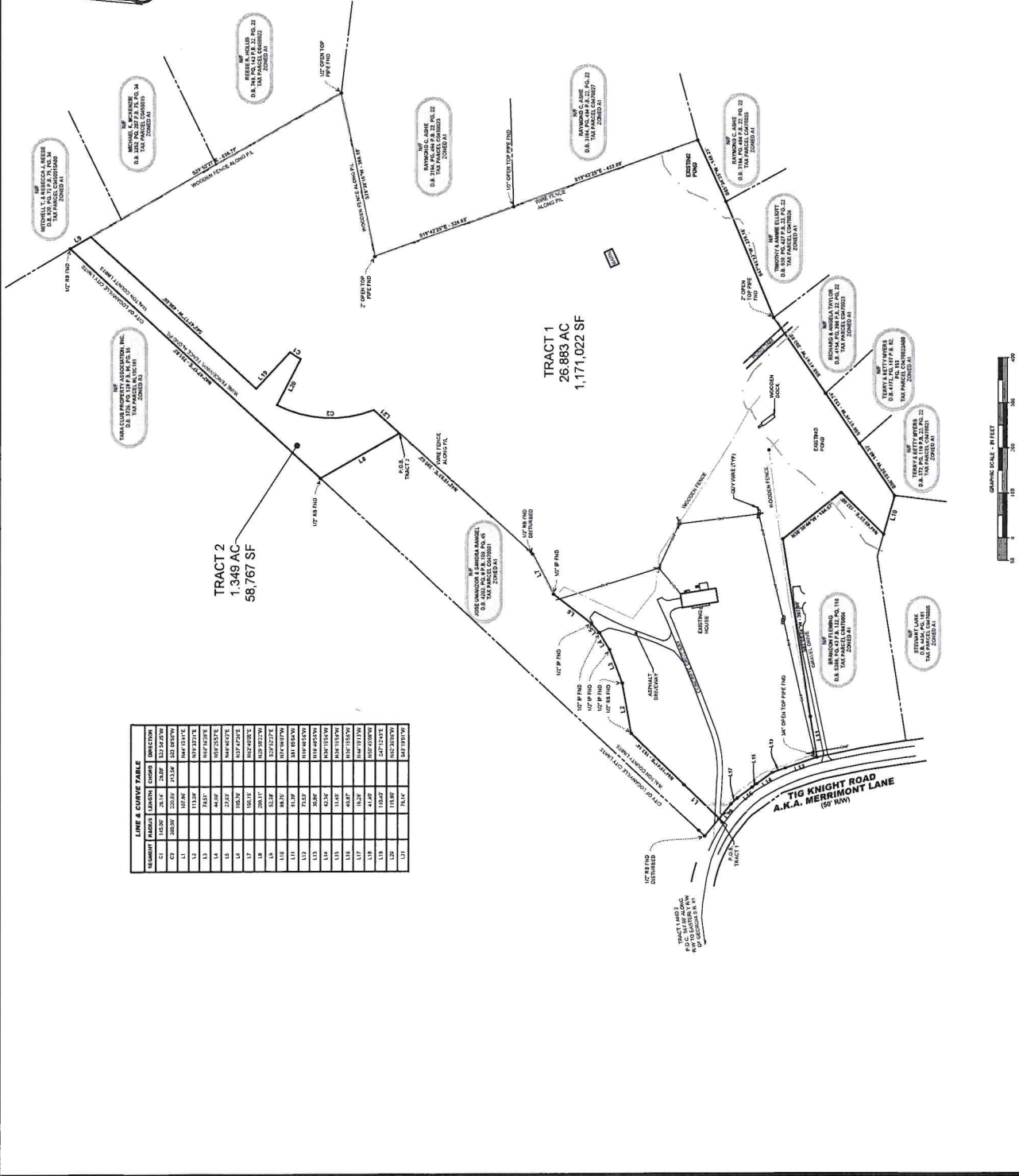
REVISIONS	DATE	DESCRIPTION
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Grid North (GA West Zone)

**REFERENCE PLATS:**  
Shelby M. C. Taylor, LLC by Horizontal Land Surveying, L.L.C. dated 03/20/2013, 1st Revised 03/20/2013

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LANE & CURVE TABLE				
STATION	LANE	RADIUS	CHORD	DEFLECTION
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## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** R25-016

**LANDOWNERS:** CTX Funding SPE, LLC

**APPLICANT:** The Revive Land Group c/o Mahaffey Pickens Tucker LLC

**PROPERTY ADDRESS:** 3215 and 0 Tig Knight Road

**MAP/PARCEL #:** C0470003 and C0470003A00

**PARCEL DESCRIPTION:** Residential / Vacant

**AREA:** 26.883 acres

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** RM-4

**FUTURE LAND USE MAP:** Suburban (Walton County)

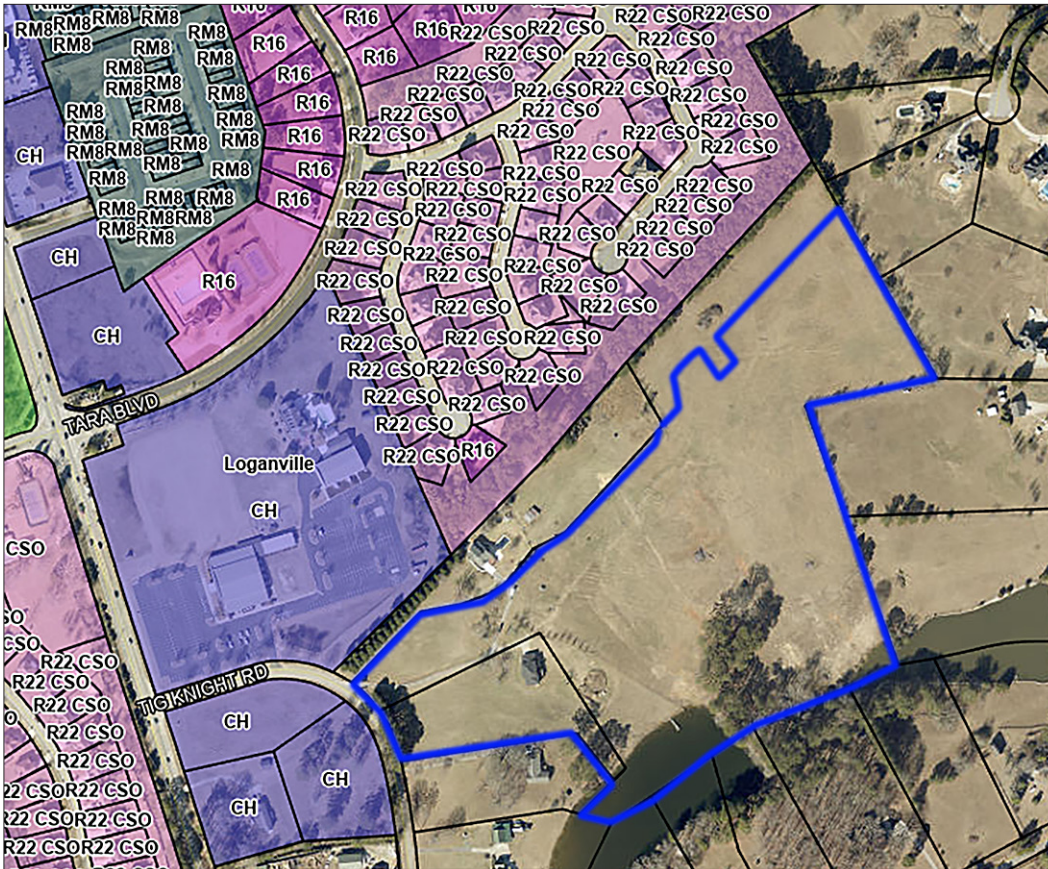
**REASON FOR REQUEST:** 82-unit planned residential community

**PLANNING COMMISSION HEARING:** April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

**CITY COUNCIL HEARING:** July 10, 2025

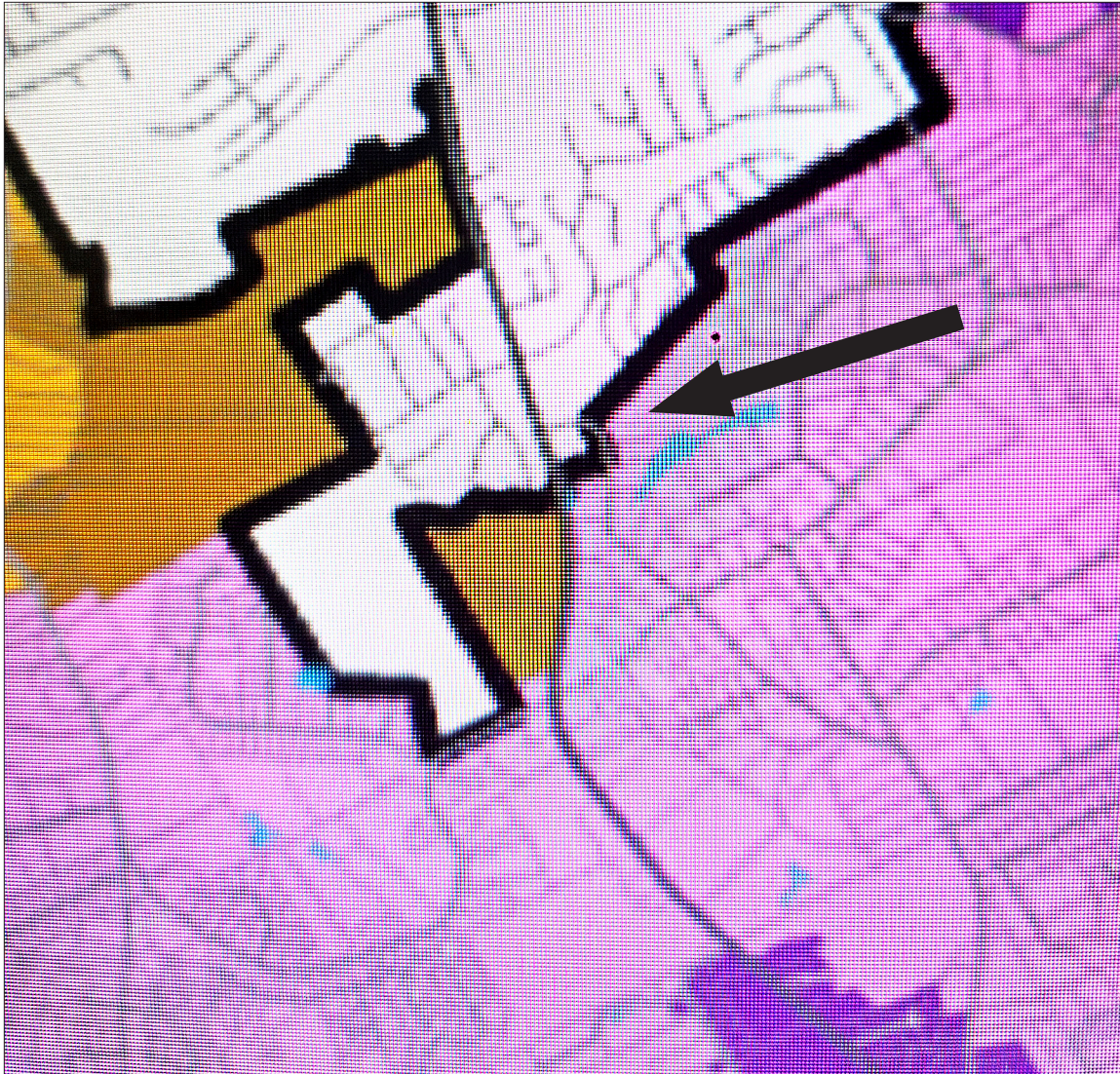


## Current Area Zoning - City and Walton County





## FUTURE LAND USE MAP - Walton County





## Applicant's Request

The applicant is seeking to annex into the City approximately 26.883 acres of the total 28.24 acres between the two parcels to build an 82-unit master planned residential community.

## Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant save for one pole barn.

There was a previous attempt to annex this land into the City in 2019 but the application was denied by the then Planning Director as it was not complete. The case never formally came before either the Planning Commission nor the City Council. The applicant went before the City's Public Utilities Committee to request the City provide sewer to the project but was denied in part because the property was not within the City's Service Delivery Strategy area. Due to changes in the standards for the R-22 zoning implemented by the City, the applicant sought instead to remain in the County and filed a rezone application in 2021 with the intent that the City would still provide the sewer. The case was tabled indefinitely by the Walton County Planning Commission and a lawsuit was filed against the City but was later withdrawn and never re-filed.

## Impact Analysis / Recommendation

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** The property is surrounded primarily by single-family homes, with most of the adjacent parcels in the County designated A1, which is "intended to preserve the rural character of the area." To the northwest, the property is adjacent to R-22 CSO, which allows for "lot width and yards may be reduced upon special use approval by the city council for the development of a single-family, detached development that provides for the preservation, maintenance and restricted use of open space." The parcels also have Commercial Highway and about a quarter-mile away, RM-8. Adjacent parcels would see acres of open space replaced by higher density housing.

**What is the impact upon thoroughfare congestion and traffic safety?** Per the Institute of Transportation Engineers, the average townhome generates 5.8 trips per day. The applicant states the project will have 82 residences which would, on average, result in about 476 trips from the development per day. While there is no readily available traffic count for Tig Knight Road, a traffic counter located along Highway 81 in the area reported 15,700 vehicles in 2023, 15,500 in 2022 and 16,000 in 2021. The applicant has stated via email that this project would be for a 55 and older community, but that was not included in the application and the data on number of trips generated a day for a senior citizen community varies significantly. The project would affect congestion and traffic in the area and any improvements to Tig Knight Road would require coordination as part of the road is in the City and another part in the County.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** This development would be a higher density zoning and potentially result in overcrowding in the area.

## Impact Analysis / Recommendation

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** There is no water service in the immediate area of this project. The applicant would likely have to get an easement to the 8-inch PVC line in The Arbors at Tara or tie into the 9-inch PVC line along Highway 81. It would be a similar case for sewer as well, accessing the City's system via either the manhole on Arbor Ridge or the 8-inch ductile iron line found along Tig Knight Road.

**How does the proposed use provide protection of property against blight and depreciation?** The proposed use itself does not impact blight but rather will be the result of the HOA and its enforcement of its rules and regulations. Developing otherwise vacant land can result in appreciation of neighboring home values.

**Is the proposed use consistent with the adopted Comprehensive Plan?** Neither of these parcels are included in the City of Loganville's Future Land Use Plan.

**What is the impact upon adjacent property owners if the request is approved?** There would be an increase in the traffic and number of people in the area that is not necessarily commensurate to its surroundings.

**What is the impact upon adjacent property owners if the request is not approved?** There would be no impact as the parcel would remain in its current condition.

**Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville?** No.

**Recommended action:** This project will have a density of 3.05 "lots" per acre, which is less than maximum density allowed under "detached" criteria as part of the RM-4 zoning but more than the 2.32 of the adjacent Arbors at Tara. This project would also be more dense than the City's now-defunct R-16, which allowed 2.72 lots per acre. The applicant is also seeking a RM-4 zoning for single-family residential neighborhood, though this project does not meet the distance requirements set out by 119-211(b)(2) to have detached townhomes. Staff recommendation is to deny the rezone.

## Planning Commission Recommended Conditions

## City Council Conditions

## DATA APPENDIX

### WATER

**Is a water line adjacent to the property? If not, how far is the closest water line?** There is a water line 300 feet to the east of this parcel on Arbor Ridge and another water line about 525 feet to the west along Highway 81.

**Size of the water line?** 8 inches

**Capacity of the water line?** Unknown

**Approximate water usage by proposed use?** Unknown

### SEWER

**Is a sewer line adjacent to the property? If not, how far is the closest sewer line?** No, but there is a manhole about 300 feet away on Arbor Ridge that the project may be able to utilize with an easement. There is also a gravity main along Tig Knight Road, though unsure if that will be a suitable option.

**Size of the sewer line?** Both possible tie in points are 8-inch lines

**Capacity of the sewer line?** Unknown, though this project would likely have to utilize the Tara pump station and would likely need an upgrade to accommodate this project.

**Estimated waste generated by proposed development?** Unknown

### DRAINAGE AND ENVIRONMENTAL CONCERNS

**Does flood plain exist on the property? What percentage of the property is in a floodplain?** Unknown

**What is the drainage basin for the property?** Little Haynes Creek

**Is there potential for the presence of wetlands as determined by the U.S. EPA? If so, is the use compatible with the possible presence of wetlands?** Unknown

**Do stream bank buffers exist on the parcel?** Yes

**Are there other topographical concerns on the parcel?** Two ponds

**Are the storm water issues related to the application?** No

### TRANSPORTATION

**What is the road affected by the proposed change? What is the classification of the road?** Tig Knight Road (minor collector)

---

## DATA APPENDIX

**What is the traffic count for the road?** Unknown

**Estimated number of cars generated by the proposed development?** Unknown

**Estimated number of trips generated by the proposed development?** 476 per day

**Do sidewalks exist in the area?** Yes, along The Cross Loganville's property along Tig Knight Road.

**Transportation improvements in the area? If yes, what are they?** None

### EMERGENCY SERVICES

**Nearest city fire station from the development?** Station 16 @ Tom Brewer Road

**Distance of the nearest station?** 1.5 miles

**Most likely station for 1st response?** Station 16

**Service burdens at the nearest city fire station (under, at, or above capacity)** At capacity





Date: 3-7-25

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

Section 5, Item C.

Application # V 25-013

### APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	<u>The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME:	<u>CTX Funding SPE, LLC</u>
ADDRESS:	<u>1550 North Brown Road, Suite 125</u>	ADDRESS:	<u>P.O. Box 72</u>
CITY:	<u>Lawrenceville</u>	CITY:	<u>Good Hope</u>
STATE:	<u>Georgia</u> Zip: <u>30043</u>	STATE:	<u>Georgia</u> Zip: <u>30641</u>
PHONE:	<u>(770) 232-0000</u>	PHONE:	<u></u>
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>Shane M. Lanham, Attorney for Applicant</u>		PHONE: <u>(770) 232-0000</u>	
EMAIL: <u>slanham@mpllawfirm.com</u>		FAX: <u></u>	
PROPERTY INFORMATION			
MAP & PARCEL # <u>C0470003 &amp; C0470003A00</u>		PRESENT ZONING: <u>A1 (Walton Co.)</u> ACREAGE: <u>+/- 26.883</u>	
ADDRESS: <u>3215 &amp; 0 Tig Knight Road, Loganville, GA</u>		COUNTY: <u>Walton</u>	
Ordinance and Section from Which Relief is Sought: <u>Sec. 119-211(b)(2)</u>			
Description of Request: <u>Request for variance to allow single-family detached units in RM-4 zoning on parcel more than 2,640 feet from the center line of Main Street and Covington Street</u>			

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent  
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Justification Analysis

Pre-Application Conference Date: 3-7-25

Accepted by Planning & Development: [Signature]

DATE: 3-7-25

FEE PAID: \$500.00

CHECK # CC RECEIPT # HGHNQGF5K TAKEN BY: Web DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☒ No Recommendation TABLED

Commission Chairman: [Signature]

DATE: 4/24/25

CITY COUNCIL ACTION: ☒ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to   
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date

Application # V

### 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.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

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.

Jeff C. Henson 3-4-2025  
Owner's Signature Date

Jeff Henson Manager CTX Funding SPE, LLC  
Print Name and Title

Sworn to and subscribed before me this 04th day of March, 2025.

(Seal)

Azalynn Garcia  
Signature of Notary Public



Application # **V** \_\_\_\_\_

**Applicant's Certification**

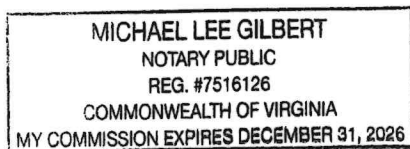
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

*[Signature]* 3-4-25  
Applicant's Signature Date

Neville Allison Managing Partner The Revlon Land Group, LLC  
Print Name and Title

Sworn to and subscribed before me this 4 day of MARCH, 2025.

(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.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

Application # V

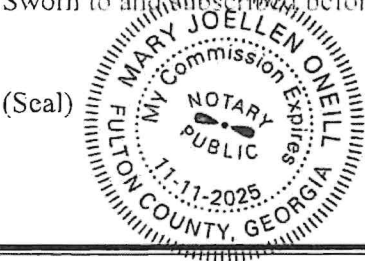
**Applicant's Certification**

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.

Julia Maxwell, attorney for Applicant 3/6/25  
Applicant's Signature Date

Julia Maxwell, attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 6<sup>th</sup> day of March, 20 25.



M. Joellen Oneill  
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.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) \_\_\_\_\_  
Signature of Notary Public



Application # V \_\_\_\_\_

## APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

The size, shape, and topography of the Property supports the requested relief from the Code. The Property contains an approximately one-acre lake at the southwestern corner of the Property. The size and shape of the Property combined with the location of the lake results in the current site plan being the best layout for the proposed development.

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

The Property is currently in Walton County and is situated just outside the City limits. If the requested annexation is approved, the Property will be a wonderful addition to the City of Loganville and will provide much needed housing for current and future residents. As currently zoned in the County, the Property will not be able to be developed in a beneficial manner.

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

The Applicant submits that the application of the requirements of the applicable ordinance to the Property creates an unnecessary hardship because of the location restriction placed on the development of single-family detached homes in the RM-4 district. The proposed development is more compatible with surrounding land uses if built with single-family detached homes than if built with the allowed duplexes, townhomes, or condominiums.

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

No, the requested relief would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance. Instead, the requested relief will enhance the lives of the future residents of the proposed development.

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

No, the relief requested does not grant a use of land that is otherwise prohibited by the applicable ordinance.



David Belle Isle  
Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
John D. Hipes\*  
Christopher D. Holbrook  
Jessica R. Kelly  
Shane M. Lanham  
Julia A. Maxwell

Jeffrey R. Mahaffey  
John N. Mahaffey  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
S. Tess Shaheen  
Andrew D. Stancil  
Michael A. Tralongo  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR COMBINED REZONING, VARIANCE, AND  
ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 26.883-acre tract of land located along Tig Knight Road (the “Property”). Property is currently zoned A1 (Rural Estate District) in Walton County. The Applicant requests the city to annex the Property into the City of Loganville, rezone the Property to the RM-4 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into a master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

The proposed development is compatible with surrounding uses including a single-family residential development to the northeast of the Property called The Arbors at Tara.

The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population. The proposed development will meet this need by providing high quality housing options. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The smaller lot single-family detached homes in the proposed development meet this need while also remaining compatible with surrounding land uses and home types. The Comp Plan also encourages building neighborhoods that provide attractive places for people to gather.

To develop the Property in accordance with the Site Plan submitted with this application, the Applicant is requesting the approval of two variances:

1. Sec. 119-211(b)(2) – Variance to allow for single-family detached homes to be built in the requested RM-4 zoning district on property that is more than 2,640 feet from the center line of Main Street and Covington Street. Approval of this requested variance would allow for the development of a less intense use in the requested zoning district. RM-4 allows for duplexes, townhomes, and condominiums at a density of 4 units per acre. The proposed development would consist of single-family detached units at a density of 2.97 units per acre.
2. Sec. 119-211(b)(2)(e) – Variance to allow for front entry garages on single-family detached homes. Garages are not required in the requested RM-4 zoning district. The homes in the proposed development all contain a two-car garage. However, due to the

size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 7<sup>th</sup> day of March, 2025.

Respectfully submitted,  
**MAHAFFEY PICKENS TUCKER, LLP**

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

<b>Name &amp; Address</b>	<b>Parcel Number</b>
Brandon Fleming 3195 Tig Knight Road Loganville, GA 30052	C0470004
Jose Umanzor & Sandra Rangel 3255 Tig Knight Road Loganville, GA 30052	C0470001
Jean Lark & Sharon Lark 3175 Tig Knight Road Loganville, GA 30052	C0470005
Terry & Betty Myers 3717 Linda Drive Loganville, GA 30052	C0470021
Terry & Betty Myers 3677 Linda Drive Loganville, GA 30052	C0470022A00
Richard & Angela Taylor 3667 Linda Drive Loganville, GA 30052	C0470023
Jonathan & Michelle Zaleski 3657 Linda Drive Loganville, GA 30052	C0470024
Raymond Ashe 3637 Linda Drive Loganville, GA 30052	C0470025
Marlo Gackle 3601 Mary Lane Loganville, GA 30052	C0470027
George Wentz 3581 Mary Lane Loganville, GA 30052	C0450023A00
Brenda Reese 3561 Mary Lane Loganville, GA 30052	C0450022
Michael McKenzie 3303 Allen Circle Loganville, GA 30052	C0450015
Tara Club Property Association, Inc. 3360 Martin Farm Road, Suite 100 Suwanee, GA 30024	NL15C161
Neschune Henry & Nelson Thompson 601 Arbor Ridge Loganville, GA 30052	NL15C104
Calbert Coakley 603 Arbor Ridge Loganville, GA 30052	NL15C103
Johnny & Alzbeta Veasley 605 Arbor Ridge Loganville, GA 30052	NL15C102
Keyatta Kelly	NL15C101



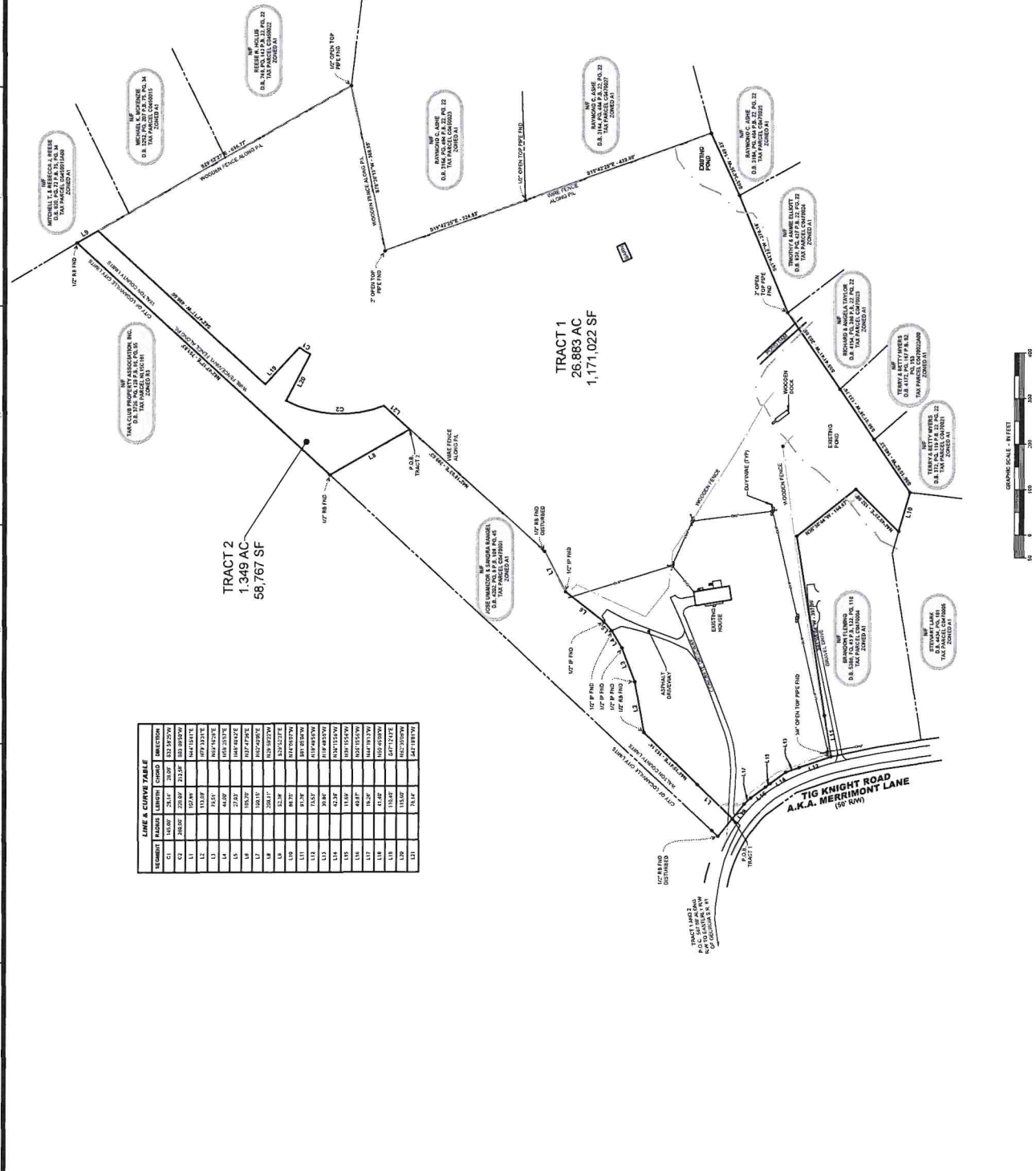
607 Arbor Ridge Loganville, GA 30052	
Shirley Horne 609 Arbor Ridge Loganville, GA 30052	NL15C100
Richardo & Tiffany Ellis 611 Arbor Ridge Loganville, GA 30052	NL15C099
SFR II Borrower 2021-3, LLC 10 S Riverside Plaza, Suite 1450 Chicago, IL 60606	NL15C123
John Hopper 700 Arbor CV Loganville, GA 30052	NL15C124
Cheryll Johnson & Mark Mason 801 Arbor Way Loganville, GA 30052	NL15C142
Frany Malalou 803 Arbor Way Loganville, GA 30052	NL15C141
Nataly Echeverria & Eric Izquierdo 802 Arbor Way Loganville, GA 30052	NL15C143
Smokerise Services, LLC 5783 Vantage CT Stone Mountain, GA 30087	LG160004
Gwinnett Lawn Care, LLC 3171 HWY 81 Loganville, GA 30052	C0470071



NO	DATE	DESCRIPTION	AMT
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[illegible]

**DESCRIPTION OF**  
**3215 Tig Knight Road Tract 1**

All that tract or parcel of land lying and being in Land Lot 158 of the 4th District, Walton County, Georgia and being more particularly described as follows:

**BEGINNING** at a point on the northeasterly right-of-way line of Tig Knight Road (a.k.a. Merrimont Lane, having a 50 foot right-of-way), said point being 567.59 feet as measured along said right-of-way from its intersection with the easterly right-of-way of Georgia State Route 81 (right-of-way varies); THENCE leaving said northerly right-of-way line of Tig Knight Road North 44 degrees 15 minutes 41 seconds East a distance of 107.86 feet to a point; THENCE North 44 degrees 15 minutes 41 seconds East a distance of 163.14 feet to a 1/2" rebar found; THENCE North 79 degrees 33 minutes 31 seconds East a distance of 113.09 feet to a 1/2" iron pin found; THENCE North 69 degrees 16 minutes 28 seconds East a distance of 79.51 feet to a 1/2" iron pin found; THENCE North 59 degrees 25 minutes 57 seconds East a distance of 44.00 feet to a 1/2" iron pin found; THENCE North 48 degrees 40 minutes 42 seconds East a distance of 27.03 feet to a 1/2" iron pin found; THENCE North 37 degrees 47 minutes 36 seconds East a distance of 105.70 feet to a 1/2" iron pin found; THENCE North 62 degrees 40 minutes 05 seconds East a distance of 100.15 feet to a 1/2" rebar found; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 399.63 feet to a point; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 76.14 feet to a point; THENCE along a curve to the right with a radius of 260.00 feet and an arc length of 220.09 feet, said curve having a chord bearing of North 03 degrees 09 minutes 50 seconds East and a chord distance of 213.58 feet to a point; THENCE South 62 degrees 35 minutes 06 seconds East a distance of 115.00 feet to a point; THENCE along a curve to the right with a radius of 145.00 feet and an arc length of 28.14 feet, said curve having a chord bearing of North 32 degrees 58 minutes 25 seconds East and a chord distance of 28.09 feet to a point; THENCE North 47 degrees 12 minutes 43 seconds West a distance of 110.40 feet to a point; THENCE North 42 degrees 47 minutes 17 seconds East a distance of 496.66 feet to a point; THENCE South 29 degrees 52 minutes 27 seconds East a distance of 636.77 feet to a 1/2" open top pipe found; THENCE South 78 degrees 30 minutes 15 seconds West a distance of 369.55 feet to a 2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 324.83 feet to a 1/2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 432.80 feet to a point; THENCE South 65 degrees 34 minutes 35 seconds West a distance of 149.23 feet to a point; THENCE South 67 degrees 41 minutes 12 seconds West a distance of 278.18 feet to a 2" open top pipe found; THENCE South 55 degrees 41 minutes 41 seconds West a distance of 203.85 feet to a point; THENCE South 56 degrees 01 minutes 36 seconds West a distance of 133.76 feet to a point; THENCE South 56 degrees 15 minutes 02 seconds West a distance of 140.33 feet to a point; THENCE North 74 degrees 06 minutes 07 seconds West a distance of 88.75 feet to a point; THENCE North 44 degrees 45 minutes 23 seconds East a distance of 132.00 feet to a point; THENCE North 38 degrees 30 minutes 44 seconds West a distance of 164.67 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 397.99 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 91.39 feet to 3/4" open top pipe found on the northeasterly right-of-way line of Tig Knight Road; THENCE



proceeding along said right-of-way the following courses and distances North 18 degrees 48 minutes 56 seconds West a distance of 73.53 feet to a point; THENCE North 18 degrees 48 minutes 56 seconds West a distance of 30.86 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 42.36 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 11.69 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 40.87 feet to a point; THENCE North 44 degrees 19 minutes 13 seconds West a distance of 19.26 feet to a point; THENCE North 50 degrees 45 minutes 08 seconds West a distance of 41.40 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,171,022 square feet or 26.883 acres.

## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V25-013

**LANDOWNERS:** CTX Funding SPE, LLC

**APPLICANT:** The Revive Land Group c/o Mahaffey Pickens Tucker LLC

**PROPERTY ADDRESS:** 3215 and 0 Tig Knight Road

**MAP/PARCEL #:** C0470003 and C0470003A00

**PARCEL DESCRIPTION:** Residential / Vacant

**AREA:** 26.883 acres

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** RM-4

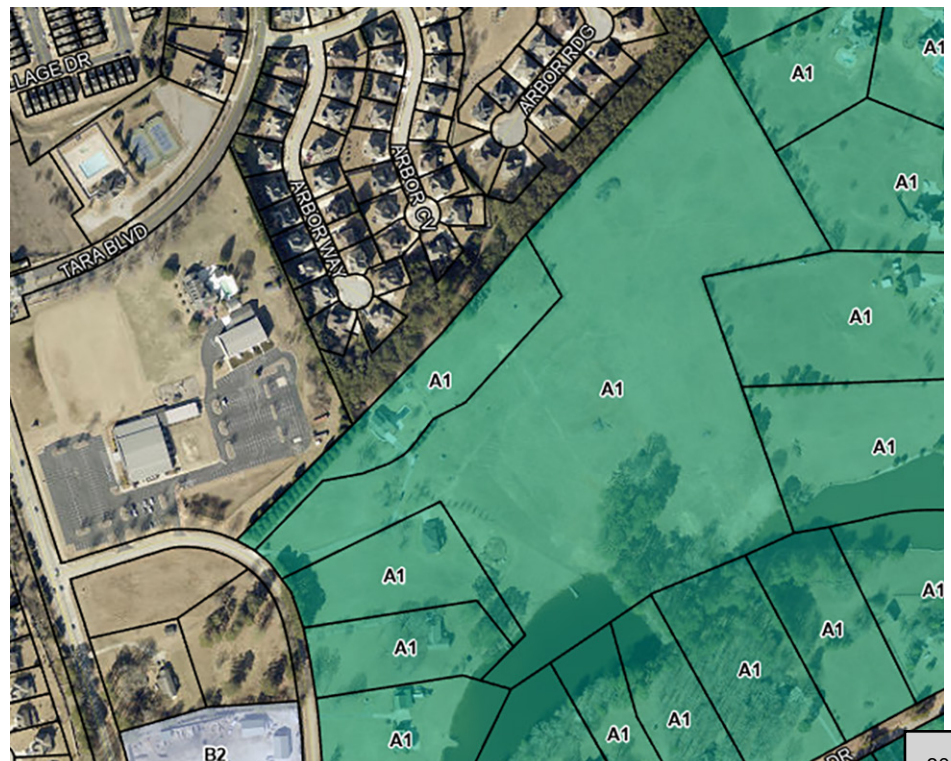
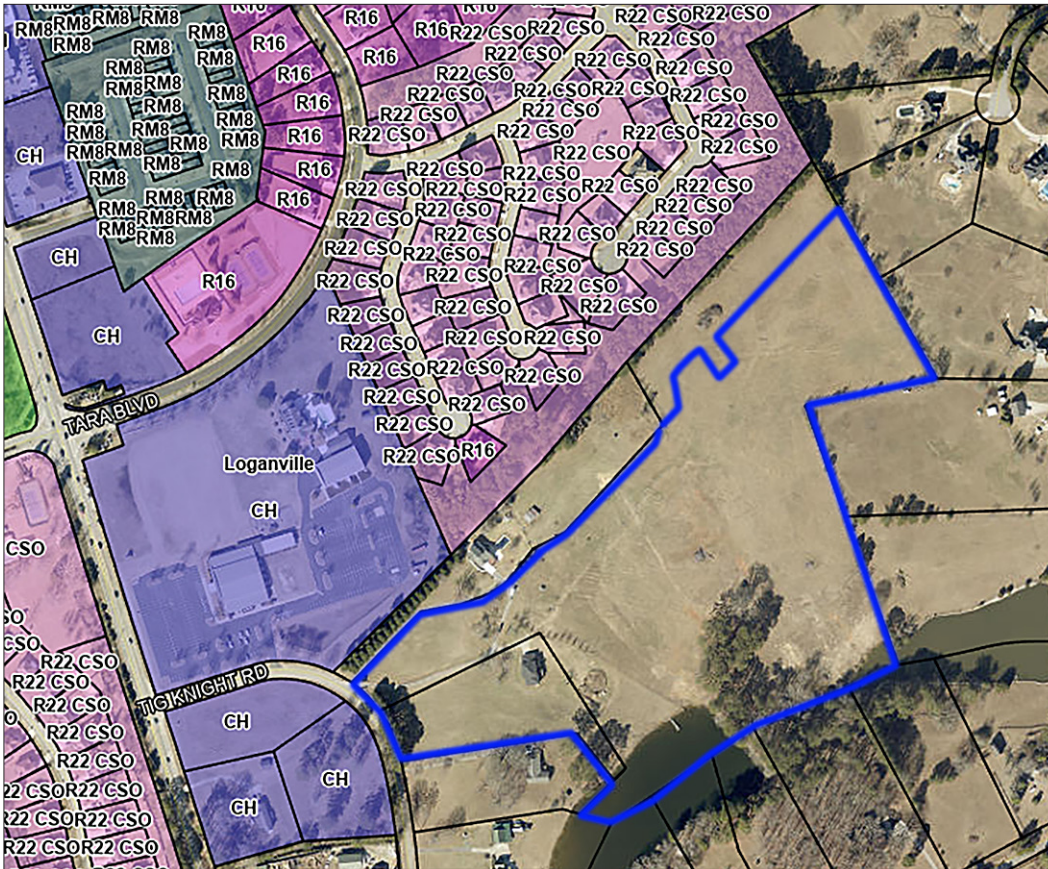
**FUTURE LAND USE MAP:** Suburban (Walton County)

**REASON FOR REQUEST:** Relief from Sec. 119-211(b)(2), which states, "Single-family detached dwellings, not including mobile homes so long as any portion of the parent parcel of the development prior to any subdivision is located within 2,640 feet from the centerline of the intersection of Main Street and Covington Street being measured by the shortest distance of direct measurement." This project is currently more than 2 miles away (approx. 12,525 feet).

**PLANNING COMMISSION HEARING:** April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

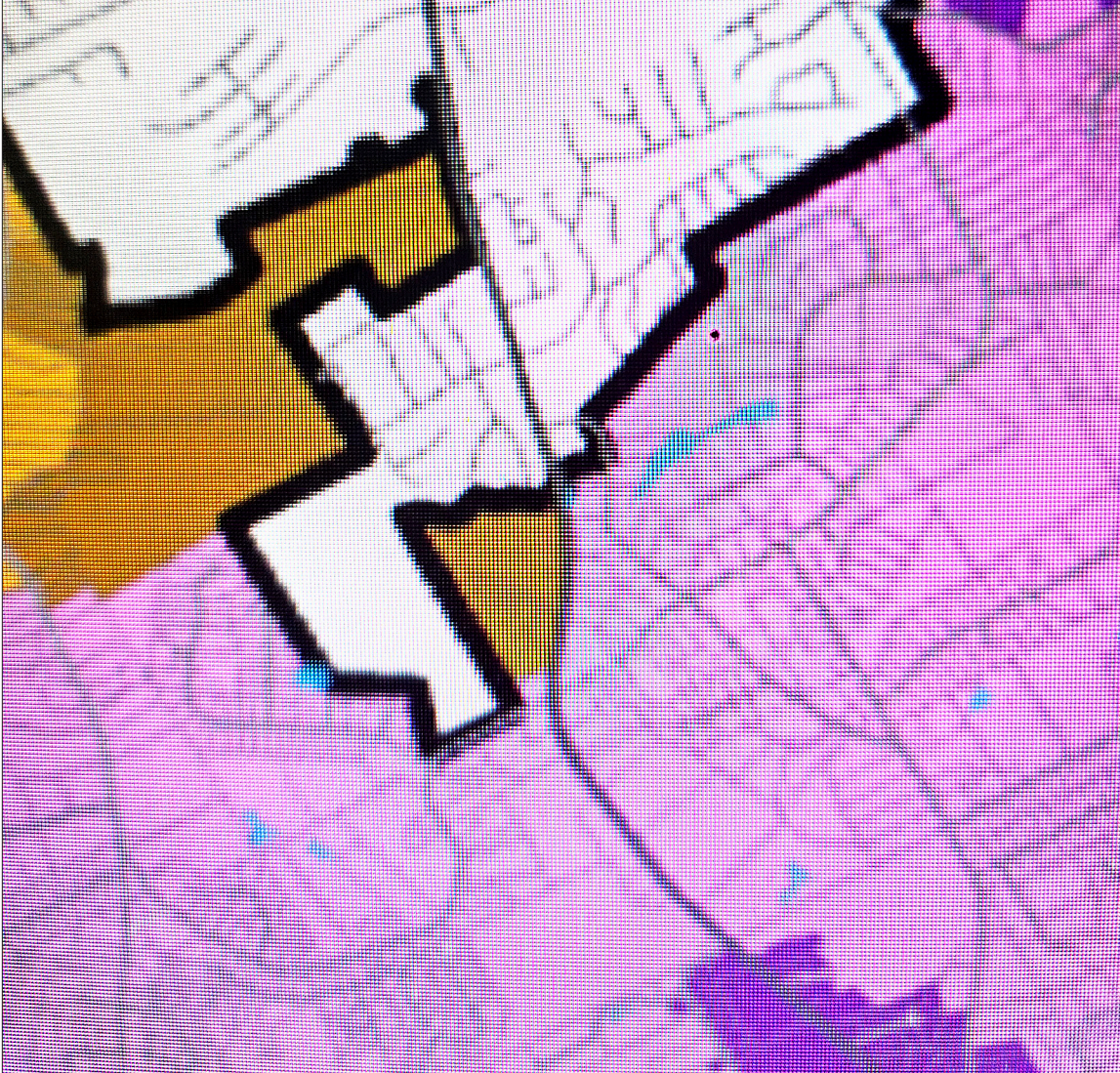
**CITY COUNCIL HEARING:** July 10, 2025

## Current Area Zoning - City and Walton County





## FUTURE LAND USE MAP





## Applicant's Request

The applicant is seeking relief from the City's RM-4 zoning which stipulates that a project must be within a half-mile (2,640 feet) from the intersection of Main Street and Covington Street to have detached townhomes.

## Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant save for one pole barn.

There was a previous attempt to annex this land into the City in 2019 but the application was denied by the then Planning Director as it was not complete. The case never formally came before either the Planning Commission nor the City Council. The applicant went before the City's Public Utilities Committee to request the City provide sewer to the project but was denied in part because the property was not within the City's Service Delivery Strategy area. Due to changes in the standards for the R-22 zoning implemented by the City, the applicant sought instead to remain in the County and filed a rezone application in 2021 with the intent that the City would still provide the sewer. The case was tabled indefinitely by the Walton County Planning Commission and a lawsuit was filed against the City but was later withdrawn and never re-filed.

## Impact Analysis / Recommendation

**What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?** None.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** It does not.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** The City made changes to the RM-4 zoning classification in the spring of 2024 which included this distance requirement. That change was implemented with the understanding that this was for the greater good and to spur growth in the downtown area. Granting this variance would in fact impair the purpose of the ordinance.

**Recommended action:** The applicant failed to show this as a true hardship. *The staff recommendation is to deny this variance.*

## Planning Commission Recommended Conditions

## City Council Conditions



Date: 3-7-25

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

Section 5, Item D.

Application # V 25-014

### APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>CTX Funding SPE, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>P.O. Box 72</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Good Hope</u>
STATE: <u>Georgia</u> Zip: <u>30043</u>	STATE: <u>Georgia</u> Zip: <u>30641</u>
PHONE: <u>(770) 232-0000</u>	PHONE: _____ (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Shane M. Lanham, Attorney for Applicant</u> PHONE: <u>(770) 232-0000</u>	
EMAIL: <u>slanham@mptlawfirm.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0470003 &amp; C0470003A00</u> PRESENT ZONING: <u>A1 (Walton Co.)</u> ACREAGE: <u>+/- 26.883</u>	
ADDRESS: <u>3215 &amp; 0 Tig Knight Road, Loganville, GA</u> COUNTY: <u>Walton</u>	
Ordinance and Section from Which Relief is Sought: <u>Sec. 119-211(b)(2)(e)</u>	
Description of Request: <u>Request to allow front entry garages in RM-4</u>	

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent  
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Justification Analysis

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

Accepted by Planning & Development: [Signature]

DATE: 3-7-25

FEE PAID: \$500.00

CHECK # CC RECEIPT # HGHNQGF5K TAKEN BY: Web DATE OF LEGAL NOTICE: 4/2/25 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☒ No Recommendation

Commission Chairman: [Signature]

DATE: 4/24/25

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.

Applicant's Signature

Date

Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

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.

Jeff C. Henson

Owner's Signature

3-4-2025

Date

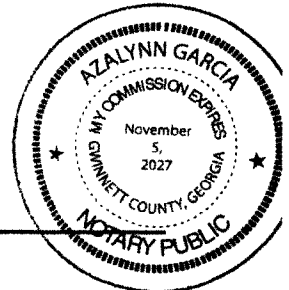
Jeff Henson Manager CTX Funding SPE, LLC

Print Name and Title

Sworn to and subscribed before me this 04th day of March, 2025.

(Seal)

Azalynn Garcia  
Signature of Notary Public





Application # V \_\_\_\_\_

**Applicant's Certification**

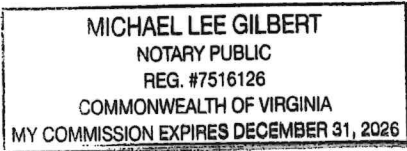
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


 3-4-25  
Applicant's Signature Date

Neville Allison Managing Partner The Revue Land Group, LLC  
Print Name and Title

Sworn to and subscribed before me this 4 day of March, 2025.

(Seal)



  
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.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

Application # V

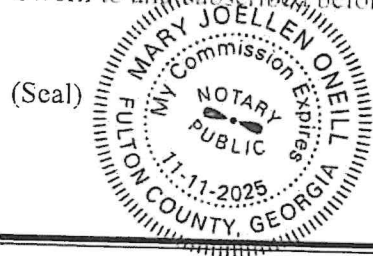
**Applicant's Certification**

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.

Julia Maxwell, attorney for Applicant 3/6/25  
Applicant's Signature Date

Julia Maxwell, attorney for Applicant  
Print Name and Title

Sworn to and subscribed before me this 6th day of March, 20 25



M. Joellen O'Neill  
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.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Title \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

**APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)**

In the space provided or in a separate attachment, provide responses to the following questions:

- 1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?**

The size, shape, and topography of the Property supports the requested relief from the Code. The Property contains an approximately one-acre lake at the southwestern corner of the Property. The size and shape of the Property combined with the location of the lake results in the current site plan being the best layout for the proposed development.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**

The Property is currently in Walton County and is situated just outside the City limits. If the requested annexation is approved, the Property will be a wonderful addition to the City of Loganville and will provide much needed housing for current and future residents. As currently zoned in the County, the Property will not be able to be developed in a beneficial manner.

- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**

The Applicant submits that due to the size, shape, and topography of the Property, the application of the requirement to provide rear or alley entry garages for single-family detached homes creates an undue hardship. Garages are not required in the RM-4 zoning district and the Applicant is proposing to provide a two-car garage for each home.

- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**

No, the requested relief would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance. Instead, the requested relief will enhance the lives of the future residents of the proposed development.

- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

No, the relief requested does not grant a use of land that is otherwise prohibited by the applicable ordinance.



David Belle Isle  
Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
John D. Hipes\*  
Christopher D. Holbrook  
Jessica R. Kelly  
Shane M. Lanham  
Julia A. Maxwell

Jeffrey R. Mahaffey  
John N. Mahaffey  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
S. Tess Shaheen  
Andrew D. Stancil  
Michael A. Tralongo  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR COMBINED REZONING, VARIANCE, AND  
ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 26.883-acre tract of land located along Tig Knight Road (the “Property”). Property is currently zoned A1 (Rural Estate District) in Walton County. The Applicant requests the city to annex the Property into the City of Loganville, rezone the Property to the RM-4 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into a master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

The proposed development is compatible with surrounding uses including a single-family residential development to the northeast of the Property called The Arbors at Tara.



The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population. The proposed development will meet this need by providing high quality housing options. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The smaller lot single-family detached homes in the proposed development meet this need while also remaining compatible with surrounding land uses and home types. The Comp Plan also encourages building neighborhoods that provide attractive places for people to gather.

To develop the Property in accordance with the Site Plan submitted with this application, the Applicant is requesting the approval of two variances:

1. Sec. 119-211(b)(2) – Variance to allow for single-family detached homes to be built in the requested RM-4 zoning district on property that is more than 2,640 feet from the center line of Main Street and Covington Street. Approval of this requested variance would allow for the development of a less intense use in the requested zoning district. RM-4 allows for duplexes, townhomes, and condominiums at a density of 4 units per acre. The proposed development would consist of single-family detached units at a density of 2.97 units per acre.
2. Sec. 119-211(b)(2)(e) – Variance to allow for front entry garages on single-family detached homes. Garages are not required in the requested RM-4 zoning district. The homes in the proposed development all contain a two-car garage. However, due to the

size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 7<sup>th</sup> day of March, 2025.

Respectfully submitted,  
**MAHAFFEY PICKENS TUCKER, LLP**

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

<b>Name &amp; Address</b>	<b>Parcel Number</b>
Brandon Fleming 3195 Tig Knight Road Loganville, GA 30052	C0470004
Jose Umanzor & Sandra Rangel 3255 Tig Knight Road Loganville, GA 30052	C0470001
Jean Lark & Sharon Lark 3175 Tig Knight Road Loganville, GA 30052	C0470005
Terry & Betty Myers 3717 Linda Drive Loganville, GA 30052	C0470021
Terry & Betty Myers 3677 Linda Drive Loganville, GA 30052	C0470022A00
Richard & Angela Taylor 3667 Linda Drive Loganville, GA 30052	C0470023
Jonathan & Michelle Zaleski 3657 Linda Drive Loganville, GA 30052	C0470024
Raymond Ashe 3637 Linda Drive Loganville, GA 30052	C0470025
Marlo Gackle 3601 Mary Lane Loganville, GA 30052	C0470027
George Wentz 3581 Mary Lane Loganville, GA 30052	C0450023A00
Brenda Reese 3561 Mary Lane Loganville, GA 30052	C0450022
Michael McKenzie 3303 Allen Circle Loganville, GA 30052	C0450015
Tara Club Property Association, Inc. 3360 Martin Farm Road, Suite 100 Suwanee, GA 30024	NL15C161
Neschune Henry & Nelson Thompson 601 Arbor Ridge Loganville, GA 30052	NL15C104
Calbert Coakley 603 Arbor Ridge Loganville, GA 30052	NL15C103
Johnny & Alzbeta Veasley 605 Arbor Ridge Loganville, GA 30052	NL15C102
Keyatta Kelly	NL15C101

607 Arbor Ridge Loganville, GA 30052	
Shirley Horne 609 Arbor Ridge Loganville, GA 30052	NL15C100
Richardo & Tiffany Ellis 611 Arbor Ridge Loganville, GA 30052	NL15C099
SFR II Borrower 2021-3, LLC 10 S Riverside Plaza, Suite 1450 Chicago, IL 60606	NL15C123
John Hopper 700 Arbor CV Loganville, GA 30052	NL15C124
Cheryll Johnson & Mark Mason 801 Arbor Way Loganville, GA 30052	NL15C142
Frany Malalou 803 Arbor Way Loganville, GA 30052	NL15C141
Nataly Echeverria & Eric Izquierdo 802 Arbor Way Loganville, GA 30052	NL15C143
Smokerise Services, LLC 5783 Vantage CT Stone Mountain, GA 30087	LG160004
Gwinnett Lawn Care, LLC 3171 HWY 81 Loganville, GA 30052	C0470071





100

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. HIGHWAYS ARE NOT LOCATED ON THE SITE
3. AIRPORTS ARE NOT LOCATED ON THE SITE
4. NO CRITICAL AREAS ARE LOCATED ON THE SITE
5. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
6. SPEED LIMIT ON THE ADJACENT ROAD IS 35 MPH.
7. WATER UTILITY PROVIDER IS CITY OF LOCALENA, I.F.
8. SANITARY SEWER PROVIDER IS CITY OF LOCALENA, I.F.

Source: *U.S. Census Bureau, Current Population Reports, 1990*



NOT TO SCALE



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# TIG KNIGHT ROAD TRACT

ZONING EXHIBIT

Section 5, Item D.



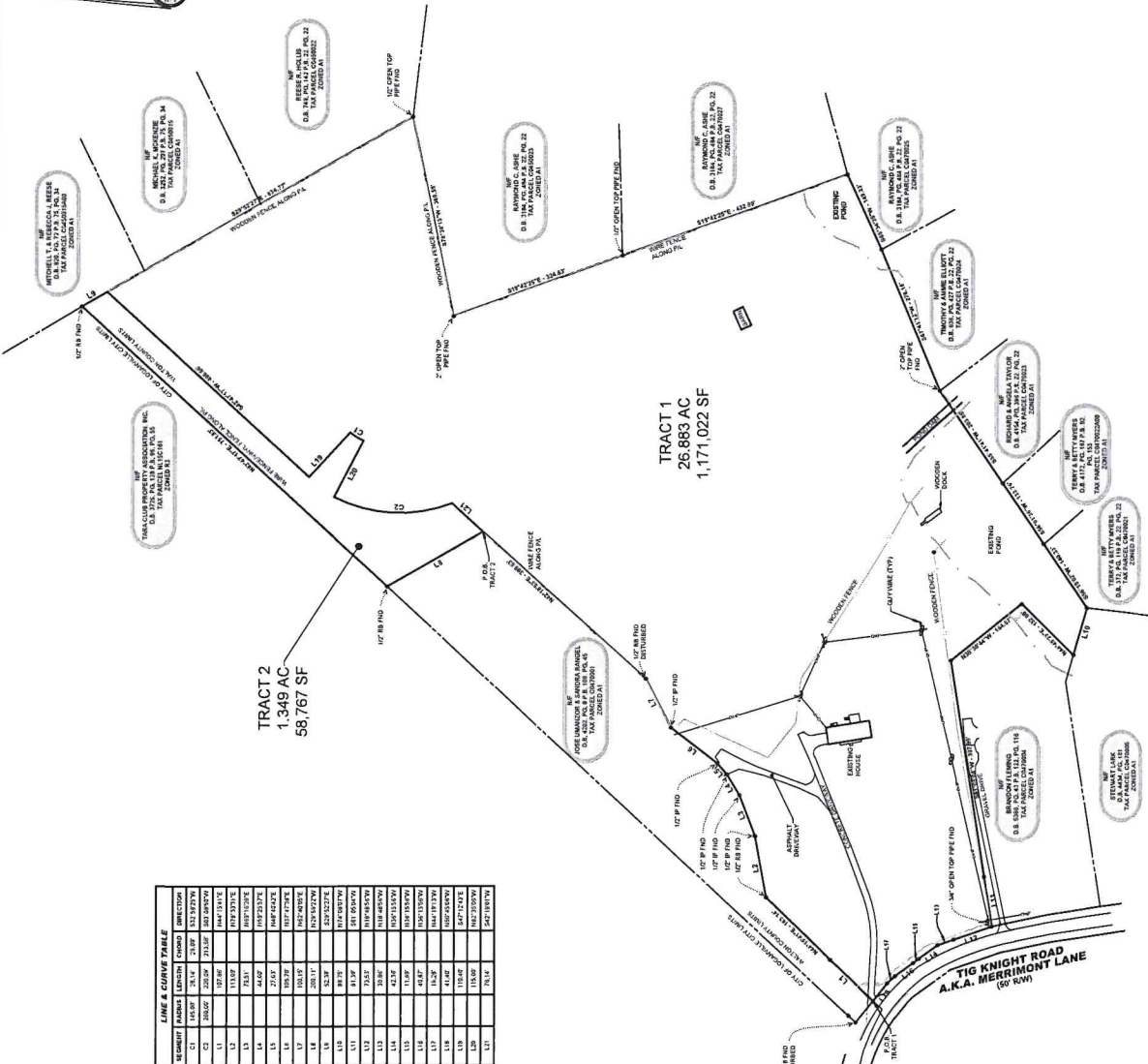
Grid North (GA West Zone)

## REFERENCE PLATS

Survey for City of Atlanta, Inc. LLC by referenced Land Surveyors  
U.S. Survey Commission, Inc. Survey Commission, Inc.

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Tig Knight & Associates, Inc.

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Tig Knight & Associates, Inc. and are not to be reproduced  
in any way without the written permission of Tig Knight & Associates, Inc.



STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
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**DESCRIPTION OF**  
**3215 Tig Knight Road Tract 1**

All that tract or parcel of land lying and being in Land Lot 158 of the 4th District, Walton County, Georgia and being more particularly described as follows:

**BEGINNING** at a point on the northeasterly right-of-way line of Tig Knight Road (a.k.a. Merrimont Lane, having a 50 foot right-of-way), said point being 567.59 feet as measured along said right-of-way from its intersection with the easterly right-of-way of Georgia State Route 81 (right-of-way varies); THENCE leaving said northerly right-of-way line of Tig Knight Road North 44 degrees 15 minutes 41 seconds East a distance of 107.86 feet to a point; THENCE North 44 degrees 15 minutes 41 seconds East a distance of 163.14 feet to a 1/2" rebar found; THENCE North 79 degrees 33 minutes 31 seconds East a distance of 113.09 feet to a 1/2" iron pin found; THENCE North 69 degrees 16 minutes 28 seconds East a distance of 79.51 feet to a 1/2" iron pin found; THENCE North 59 degrees 25 minutes 57 seconds East a distance of 44.00 feet to a 1/2" iron pin found; THENCE North 48 degrees 40 minutes 42 seconds East a distance of 27.03 feet to a 1/2" iron pin found; THENCE North 37 degrees 47 minutes 36 seconds East a distance of 105.70 feet to a 1/2" iron pin found; THENCE North 62 degrees 40 minutes 05 seconds East a distance of 100.15 feet to a 1/2" rebar found; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 399.63 feet to a point; THENCE North 42 degrees 18 minutes 53 seconds East a distance of 76.14 feet to a point; THENCE along a curve to the right with a radius of 260.00 feet and an arc length of 220.09 feet, said curve having a chord bearing of North 03 degrees 09 minutes 50 seconds East and a chord distance of 213.58 feet to a point; THENCE South 62 degrees 35 minutes 06 seconds East a distance of 115.00 feet to a point; THENCE along a curve to the right with a radius of 145.00 feet and an arc length of 28.14 feet, said curve having a chord bearing of North 32 degrees 58 minutes 25 seconds East and a chord distance of 28.09 feet to a point; THENCE North 47 degrees 12 minutes 43 seconds West a distance of 110.40 feet to a point; THENCE North 42 degrees 47 minutes 17 seconds East a distance of 496.66 feet to a point; THENCE South 29 degrees 52 minutes 27 seconds East a distance of 636.77 feet to a 1/2" open top pipe found; THENCE South 78 degrees 30 minutes 15 seconds West a distance of 369.55 feet to a 2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 324.83 feet to a 1/2" open top pipe found; THENCE South 19 degrees 42 minutes 25 seconds East a distance of 432.80 feet to a point; THENCE South 65 degrees 34 minutes 35 seconds West a distance of 149.23 feet to a point; THENCE South 67 degrees 41 minutes 12 seconds West a distance of 278.18 feet to a 2" open top pipe found; THENCE South 55 degrees 41 minutes 41 seconds West a distance of 203.85 feet to a point; THENCE South 56 degrees 01 minutes 36 seconds West a distance of 133.76 feet to a point; THENCE South 56 degrees 15 minutes 02 seconds West a distance of 140.33 feet to a point; THENCE North 74 degrees 06 minutes 07 seconds West a distance of 88.75 feet to a point; THENCE North 44 degrees 45 minutes 23 seconds East a distance of 132.00 feet to a point; THENCE North 38 degrees 30 minutes 44 seconds West a distance of 164.67 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 397.99 feet to a point; THENCE South 81 degrees 05 minutes 04 seconds West a distance of 91.39 feet to 3/4" open top pipe found on the northeasterly right-of-way line of Tig Knight Road; THENCE

proceeding along said right-of-way the following courses and distances North 18 degrees 48 minutes 56 seconds West a distance of 73.53 feet to a point; THENCE North 18 degrees 48 minutes 56 seconds West a distance of 30.86 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 42.36 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 11.69 feet to a point; THENCE North 36 degrees 15 minutes 56 seconds West a distance of 40.87 feet to a point; THENCE North 44 degrees 19 minutes 13 seconds West a distance of 19.26 feet to a point; THENCE North 50 degrees 45 minutes 08 seconds West a distance of 41.40 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,171,022 square feet or 26.883 acres.



## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V25-014

**LANDOWNERS:** CTX Funding SPE, LLC

**APPLICANT:** The Revive Land Group c/o Mahaffey Pickens Tucker LLC

**PROPERTY ADDRESS:** 3215 and 0 Tig Knight Road

**MAP/PARCEL #:** C0470003 and C0470003A00

**PARCEL DESCRIPTION:** Residential / Vacant

**AREA:** 26.883 acres

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** RM-4

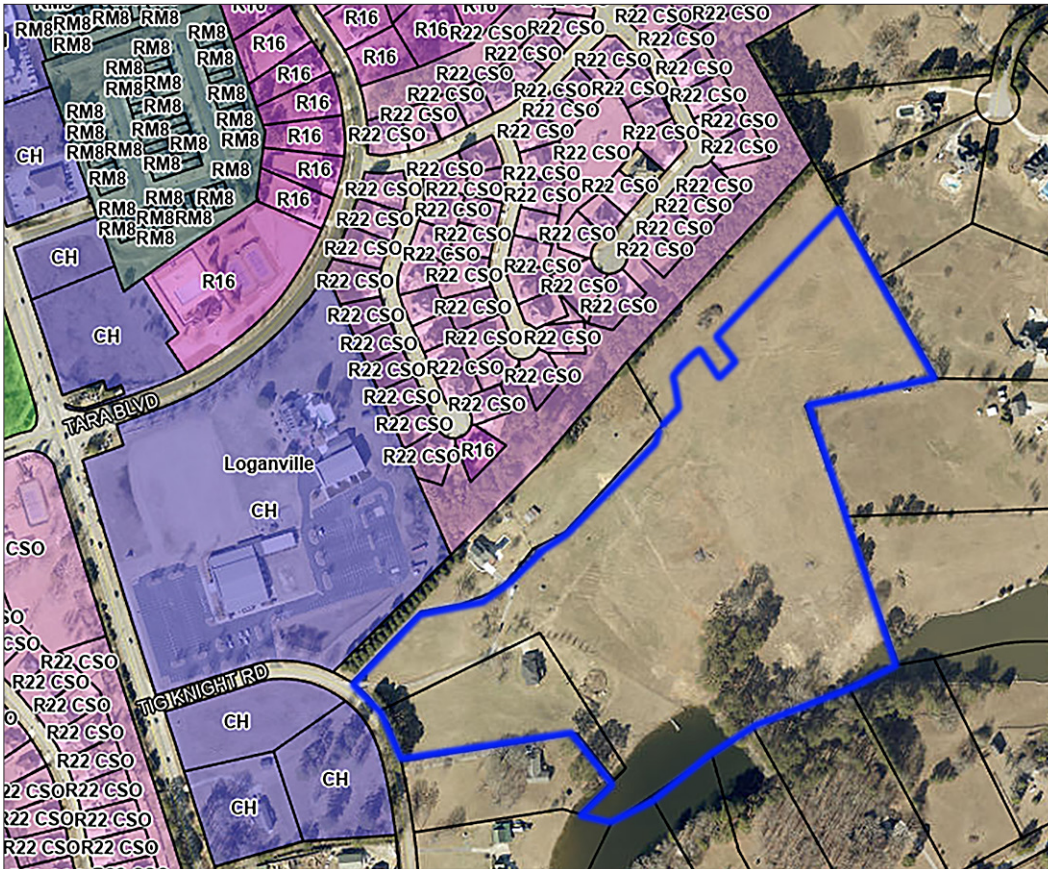
**FUTURE LAND USE MAP:** Suburban (Walton County)

**REASON FOR REQUEST:** Relief from Sec. 119-211(b)(2)(e), which states, "Garages are optional, but if constructed, rear or alley-loaded garages are required."

**PLANNING COMMISSION HEARING:** April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

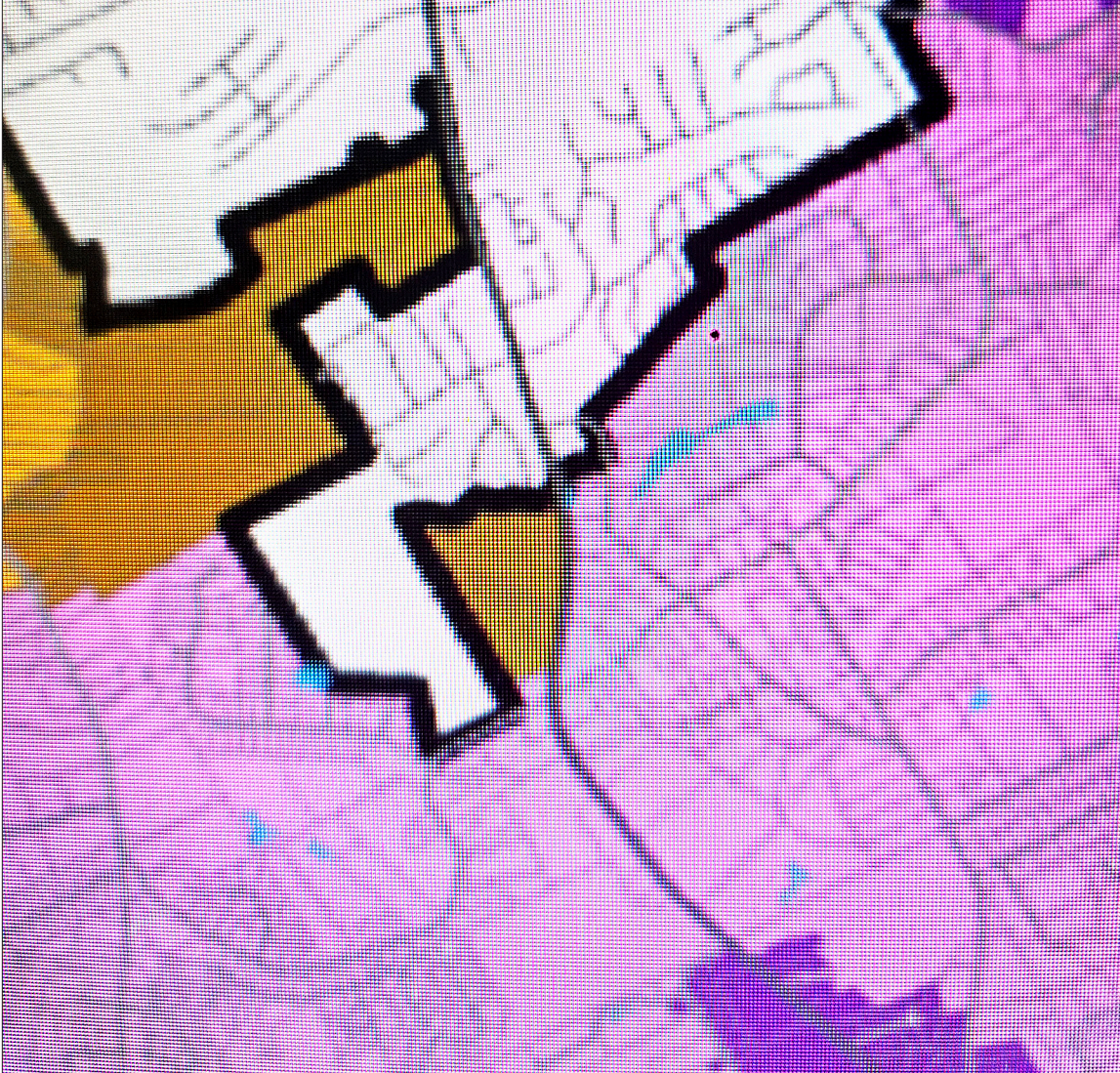
**CITY COUNCIL HEARING:** July 10, 2025

## Current Area Zoning - City and Walton County





## FUTURE LAND USE MAP



## Applicant's Request

The applicant is seeking relief from the City's RM-4 zoning which stipulates that if a RM-4 detached project is allowed and has garages, they must be rear or alley-loaded.

## Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant save for one pole barn.

There was a previous attempt to annex this land into the City in 2019 but the application was denied by the then Planning Director as it was not complete. The case never formally came before either the Planning Commission nor the City Council. The applicant went before the City's Public Utilities Committee to request the City provide sewer to the project but was denied in part because the property was not within the City's Service Delivery Strategy area. Due to changes in the standards for the R-22 zoning implemented by the City, the applicant sought instead to remain in the County and filed a rezone application in 2021 with the intent that the City would still provide the sewer. The case was tabled indefinitely by the Walton County Planning Commission and a lawsuit was filed against the City but was later withdrawn and never re-filed.

## Impact Analysis / Recommendation

**What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?** None.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** It does not.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** The City made changes to the RM-4 zoning classification in the spring of 2024 which included the rear-loaded or alley-loaded garages. Granting this relief would not be detrimental to the public good.

**Recommended action:** The applicant failed to show any true hardship. *The staff recommendation is to deny this variance.*



## Impact Analysis / Recommendation

## Planning Commission Recommended Conditions

## City Council Conditions