



PLANNING COMMISSION MEETING AGENDA

Thursday, October 23, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

[A.](#) Approval of Minutes 7/24/25

5. NEW BUSINESS

[A.](#) **Case #V25-018** – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, July 24, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 6/26/25

Motion made by Commissioner Ellis to approve minutes, Seconded by Commissioner Swanson.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Minutes approved 6-0.

5. NEW BUSINESS

A. **Case #A25-005**– Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. 2.00+/- acres.

Tim Prater with Prater Consulting LLC, 19 College Street, Auburn, GA, was the representative for Cases A25-005 – R25-012. These cases were presented to the City Council in May and were tabled for 60 days to meet with the residents in the area to discuss the proposals. Mr. Prater also requested to move Case A25-009 and R25-010 to the end of the presentation. For property 4159 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. For property 4139 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. For property 4109 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. All properties will remain as a single-family dwelling with no changes to the structures. The property at 0 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. 1.42 acres of this proposal is already inside of the city limits of Loganville and is zoned R-16. The future land map shows these properties as being residential use. The City of Loganville Zoning Map shows these properties as being an island within the city limits. The properties are surrounded by zoning districts R-16, R-22 CSO and R-22. Mr. Prater presented a visual site plan as an example of what the development may/could look like. The property owners do not have a developer for the properties yet, however the development will adhere to the City of Loganville zoning.

Samantha Clay, 4159 Chandler Haulk Road, presented that she was in favor of these annexations and rezone requests. They would help her mother and uncle, who inherited the land, with rising property taxes and offer a community for those wishing to come to Loganville.

Terry Parsons, 1102 Chandler Haulk Road, is also in favor of the annexation/rezone requests. He was pleased that the owners reached out to the nearby residents and got their input of what type of zoning they would prefer for these properties.

Claire Detlefsen, 202 Ivy Creek Drive, is also in favor of the annexation/rezone requests. She did want to verify that the whole property would be zoned as R-22 and not the R-44/RM-4 that was on the original applications. Chairman Colquitt stated that yes, the applicant has since changed the request for R-22 zoning across all cases.

Michael Lee, 233 Chandler Walk, spoke against the proposals of annexations/rezones. He stated that the change in zoning didn't make sense to him since the applicant expressed on the applications R-44/RM-4 zoning and not the R-22 zoning that is being proposed.

Commissioner Swanson stated that she feels the applicant did not follow the correct procedure for this request to change the zoning from R-44/RM-4 to R-22.

Planning Director Robbie Schwartz stated that procedure was followed and that the Planning Commission and City Council can approve a different zoning then what is stated on the applications.

Motion made by Commissioner Joyner to approve annexation, Seconded by Commissioner Ellis. Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters.

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- B. Case #R25-006** – Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. The property owner is Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

Motion made by Commissioner Dodd to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Olaoluwa.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- C. Case #A25-007** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. 2.00+/- acres.

Motion made by Commissioner Ellis to approve annexation, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- D. Case #R25-008** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

Motion made by Commissioner Olaoluwa to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Dodd.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- E. Case #A25-009** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. 17.57+/- acres.

Motion made by Commissioner Ellis to approve annexation, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- F. Case #R25-010** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 17.57+/- acres located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is R-16 / A-1. The requested zoning is RM-4 for a multi-family development.

Motion made by Commissioner Dodd to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Ellis.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- G. Case #A25-011** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, requests annexation of property located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. 4.103+/- acres.

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

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- H. Case #R25-012** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, filed an application to rezone 4.103+/- acres located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. The property owner is Eddie H Atha and Regina M. Atha. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

Motion made by Commissioner Ellis to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

6. ADJOURN

Motion made by Commissioner Dodd to adjourn meeting, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Meeting adjourned at 7:05pm. 6-0.



CITY OF LOGANVILLE Section 5, Item A.
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: 4/3/25

Application # V 25-018

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple -- See attached</u>
ADDRESS: <u>1550 N Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> Zip: <u>30043</u>	STATE: _____ Zip: _____
PHONE: <u>770.232.0000</u>	PHONE: _____
(*attach additional pages if necessary to list all owners)	
Applicant is: ☐ Property Owner ☒ Contract Purchaser ☐ Agent ☐ Attorney	
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u>	
EMAIL: <u>slanham@mptlawfirm.com</u> FAX: <u>678.518.6880</u>	
<u>triley@mptlawfirm.com</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>Multiple -- See attached</u> PRESENT ZONING: <u>PUV</u> ACREAGE: <u>+/-198.082</u>	
ADDRESS: <u>Highway 20 @ Tuck Road</u> COUNTY: <u>Walton & Gwinnett</u>	
Ordinance and Section from Which Relief is Sought: <u>Section 119-221(d)(2)</u>	
Description of Request: <u>Variance to allow alternative building permit concurrency schedule</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: 01/28/2025

Accepted by Planning & Development: [Signature] **DATE:** 4-4-25 **FEE PAID:** \$500.00

CHECK # 9810 **RECEIPT #** R00241065 **TAKEN BY:** SB **DATE OF LEGAL NOTICE :** _____ **NEWSPAPER:** THE WALTON TRIBUNE

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

Commission Chairman: _____ **DATE:** _____

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

Mayor

City Clerk

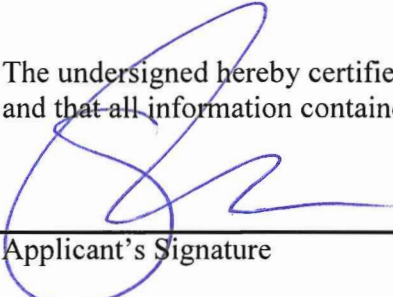
Date

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # V 25-018**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.

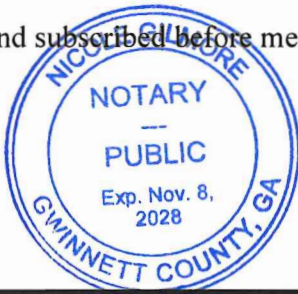
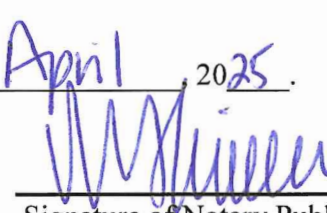

 Applicant's Signature

 Date 4/3/25
Shane Lanham, Attorney for Applicant

Print Name and Title

 Sworn to and subscribed before me this 3rd day of April, 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 25-018

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.

Charles P. Richards 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.



Patricia M. Gurr
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

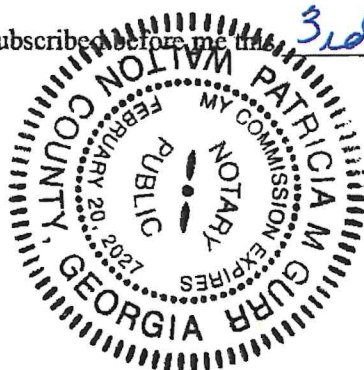
that all information contained in this application is complete and accurate to the best of their knowledge.

Chad T. Stephens 4-3-25
Owner's Signature Date

Chad T. Stephens Manager
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)



Patricia M. Gurr
Signature of Notary Public

Application # V 25-018**Applicant's Certification**

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Applicant's Signature

Date

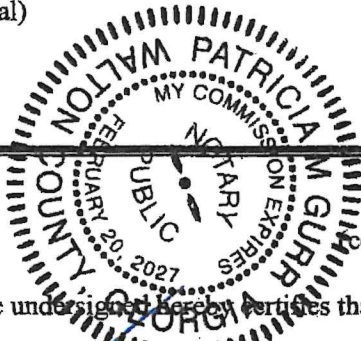
CHARLES P. RICHARDS

Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 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

Chad T. Stephens

Print Name and Title

Managing MemberSworn to and subscribed before me this 3rd day of April, 2025.

(Seal)

Signature of Notary Public



Application # V 25-018

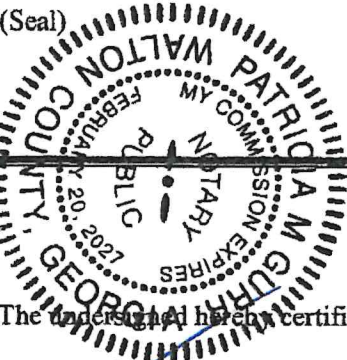
Applicant's Certification

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.

Charles P. Richards 04/04/2025
Applicant's Signature Date

CHARLES P. RICHARDS
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.
Patricia M. Lunn
Signature of Notary Public



Property Owner's Certification
(complete a separate form for each owner)

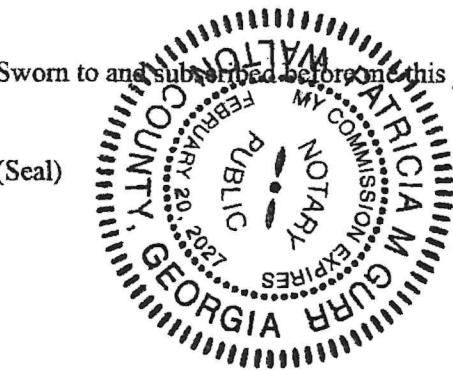
The undersigned hereby certifies that they are: (check all that apply)

- 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.
Chad T. Stephens 4-3-25
Owner's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.
Patricia M. Lunn
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?**

Please see attached.

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached.

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

**COMBINED LETTER OF INTENT AND APPLICANT'S RESPONSE TO
EVALUATION CRITERIA FOR MAJOR VARIANCE APPLICATION OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached variance application (the "Application") on behalf of Green River Builders, Inc. (the "Applicant"), relative to a proposed mixed-use development on an approximately 198.082-acre tract of land (the "Property") located at the intersection of Tuck Road and Conyers Road (State Route 20). Unincorporated portions of the Property were annexed into the City of Loganville and the entire Property was rezoned to the PUV zoning classification by City Council at the October 10, 2024 Council meeting pursuant to their approval of case numbers A24-012 and R24-013 (the "Rezoning").

In accordance with the approval of the Rezoning and applicable provisions of Chapter 119 of The Code of the City of Loganville, Georgia (the "Code"), the proposed development includes a mixture of single-family detached homes, attached townhomes, and commercial space. Subsequent to the approval of the Rezoning, the Applicant proceeded with intense engineering and design work, including conducting additional environmental and other site inspections, in preparation for land disturbance and other necessary permit submittals. Those efforts have uncovered additional physical characteristics of the Property which frustrate its use and development pursuant to the current requirements of the Code. Simultaneously, the Applicant also embarked on major marketing efforts for the commercial component. However, as described in more detail below and despite strong interest from commercial tenants, the Applicant has encountered serious reservations from those prospective tenants about the timing of building

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

permit issuance and the construction of the Tuck Road realignment and Highway 20 improvements.

Accordingly, based on the physical characteristics of the Property, including recently uncovered physical characteristics, and updated information related to the timing of the Tuck Road realignment and Highway 20 improvements, the Applicant submits the Application requesting to modify the building permit concurrency requirements set forth in Section 119-221(d)(2) of the Code. Specifically, the Applicant is requesting relief from the Code to allow the issuance of building permits for up to 75% of the floor area/dwelling units of each use with the remaining 25% of building permits for each use not being issued until certificates of occupancy have been issued for the first 75% of the floor area/dwelling units of each use. As described in the Applicant’s Responses to Evaluation Criteria provided below, the strict application of the Code to the Property would create an unnecessary hardship on the Applicant and Property Owner due to unique characteristics of the Property.

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

- 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 subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which presents challenges for the development of the property and construction of buildings. Additionally, after the rezoning was approved by City Council in 2024, additional engineering and environmental inspections were conducted on the property which uncovered another stream running through the middle of the Property. The presence of this stream has disrupted the layout of the proposed development including the commercial portion. While the residential components are more easily adaptable to this reconfiguration, the commercial reconfiguration has caused a delay in the design, marketing, and leasing of the commercial space.

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

The proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide unique, significant challenges to the reasonable use and usability of the Property as currently zoned. The timeline of these major road improvements has been extended multiple times. The road improvement project directly affects the usability of the commercial components of the Property as they are located along the frontage of Tuck Road and Highway 20. The residential components are largely unaffected. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements is completed would create an unnecessary

hardship on the Applicant and the property owner. Through its marketing efforts, the Applicant has encountered strong interest in the commercial component, but with a common and serious concern regarding the timing of the road improvements. Frankly, there is virtually zero desire among potential commercial tenants to open for business in the middle of major road improvements—especially improvements that directly affect visibility and access.

Additionally, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

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

The application of the ordinance to the subject property creates unnecessary hardship by effectively prohibiting the use of the Property according to the current PUV zoning classification. Despite its best efforts to market the commercial space, prospective tenants are not interested in occupying the Property until the completion of the Highway 20 improvements. Based on feedback from prospective commercial tenants, the lack of residential critical mass on the Property also frustrates the construction of commercial space. Essentially, the Applicant is caught in a “catch-22” wherein residential units on the Property cannot be constructed on the Property until the completion of corresponding commercial space, but the commercial space is not viable until the completion of the residential units. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the overall development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

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. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing the purpose and intent of the applicable ordinance. The Applicant is not seeking relief from the prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility regarding the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project. As requested, the relief would still require the Applicant to complete 75% of the commercial space before building permits for the remaining 25% of residential uses would be allowed.

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

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and 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.

Respectfully submitted this 4th day of April, 2025.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 198.082 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
 Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
 Thence N 33°36'59" W a distance of 277.24' to a Point;
 Thence leaving said Right-of-Way N 58°55'08" E a distance of 66.21' to a Point;
 Thence with a curve turning to the left with an arc length of 590.21', with a radius of 1497.59', with a chord bearing of N 42°22'18" W, with a chord length of 586.40', to a Point;
 Thence N 13°11'28" E a distance of 26.99' to a Point;
 Thence S 76°48'32" E a distance of 89.11' to a Point;
 Thence N 13°19'41" E a distance of 77.35' to a Point;
 Thence N 76°48'32" W a distance of 575.59' to a Point;
 Thence N 76°49'33" W a distance of 425.32' to a Point;
 Thence N 29°13'39" W a distance of 351.20' to a Point;
 Thence S 51°33'33" W a distance of 49.66' to a Point;
 Thence N 29°24'16" W a distance of 272.91' to a Point;
 Thence N 29°24'16" W a distance of 936.07' to a Point;
 Thence N 59°49'12" E a distance of 634.10' to an IPF;
 Thence N 59°37'56" E a distance of 100.02' to an IPF;
 Thence N 59°54'04" E a distance of 347.74' to an IPF;
 Thence N 59°46'07" E a distance of 185.38' to an IPF;
 Thence N 60°17'42" E a distance of 1406.99' to a Point;
 Thence N 61°35'20" E a distance of 680.28' to an IPF;
 Thence S 29°26'20" E a distance of 1103.43' to an IPF;
 Thence S 29°25'59" E a distance of 660.01' to an IPF;
 Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
 Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
 Thence N 72°18'08" W a distance of 24.03' to a Point;
 Thence S 28°13'12" W a distance of 11.41' to a Point;
 Thence S 74°19'31" W a distance of 15.83' to a Point;
 Thence N 74°51'49" W a distance of 8.68' to a Point;
 Thence N 32°37'40" W a distance of 16.39' to a Point;
 Thence S 89°31'15" W a distance of 14.08' to a Point;
 Thence N 87°57'38" W a distance of 10.17' to a Point;
 Thence S 86°26'17" W a distance of 41.00' to a Point;
 Thence S 77°33'48" W a distance of 5.21' to a Point;
 Thence S 09°52'21" W a distance of 19.06' to a Point;
 Thence S 08°28'09" W a distance of 35.33' to a Point;

Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

UNIT MIX
SINGLE FAMILY LOTS
50'X150' LOTS = 30
60'X150' LOTS = 40
70'X150' LOTS = 76
80'X150' LOTS = 52
90'X150' LOTS = 35
TOTAL SF LOTS = 233 LOTS SHOWN
TOWNHOMES = 160 UNITS
COMMERCIAL = +/- 205,000 SF SHOWN

3-25-25

LOGANVILLE CONCEPT GREEN RIVER BUILD



+/-227 SINGLE FAMILY LOTS
THAT BREAK UP INTO 90, 80,
75, 65 AND 50' WIDE LOTS ALL
WITH SIGNAGE. - SEE MIX

CLUBHOUSE WITH POOL
AND PICKLEBALL FACILITY
ROUNDOABOUT AT ENTRY

MAIN STREET BOULEVARD
ENTRY DRIVE WITH 50'X140' LOTS
FRONT ENTRY REAR TO PARK

MAIN ENTRY INTO COMMUNITY WITH
SIGNAGE ENHANCED STREETSCAPES

OPPORTUNITY FOR APARTMENTS OVER
TOP OF RETAIL, SPECIFICALLY ON BACK
SIDE - FOR DISCUSSION.

ROOF TOP BAR AND RESTAURANTS
W/ GARAGE DOORS THAT SPILL OUT
INTO THE LAWN AND LINK TO PARK
IN THE REAR FACING RESIDENTIAL.
PARKING LOT INTERNAL AND
OTHER COMMERCIAL BUILDING
FACE THE STREET WITH ON STREET
PARKING STREETSCAPES.

"PEACHTREE CORNERS AREA"
TOTAL OF +/-205K SHOWN NOW



ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP 2 SUN CT, STE 400 PEACHTREE CORNERS, GA 30092	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLANY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
PLESSY JN BERLY PLESSY JULIE 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V25-018

LANDOWNERS: Tuck Family Farm LLP, CSAT Enterprises LLC, Chad and Sandra Stephens

APPLICANT: Green Rivers Builders Inc. C/O Mahaffey Pickens LLP

PROPERTY ADDRESS: Acreage along Conyers Road, Tuck Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (un-zoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 198 +/- acres

EXISTING ZONING: PUV

PROPOSED ZONING: No Change

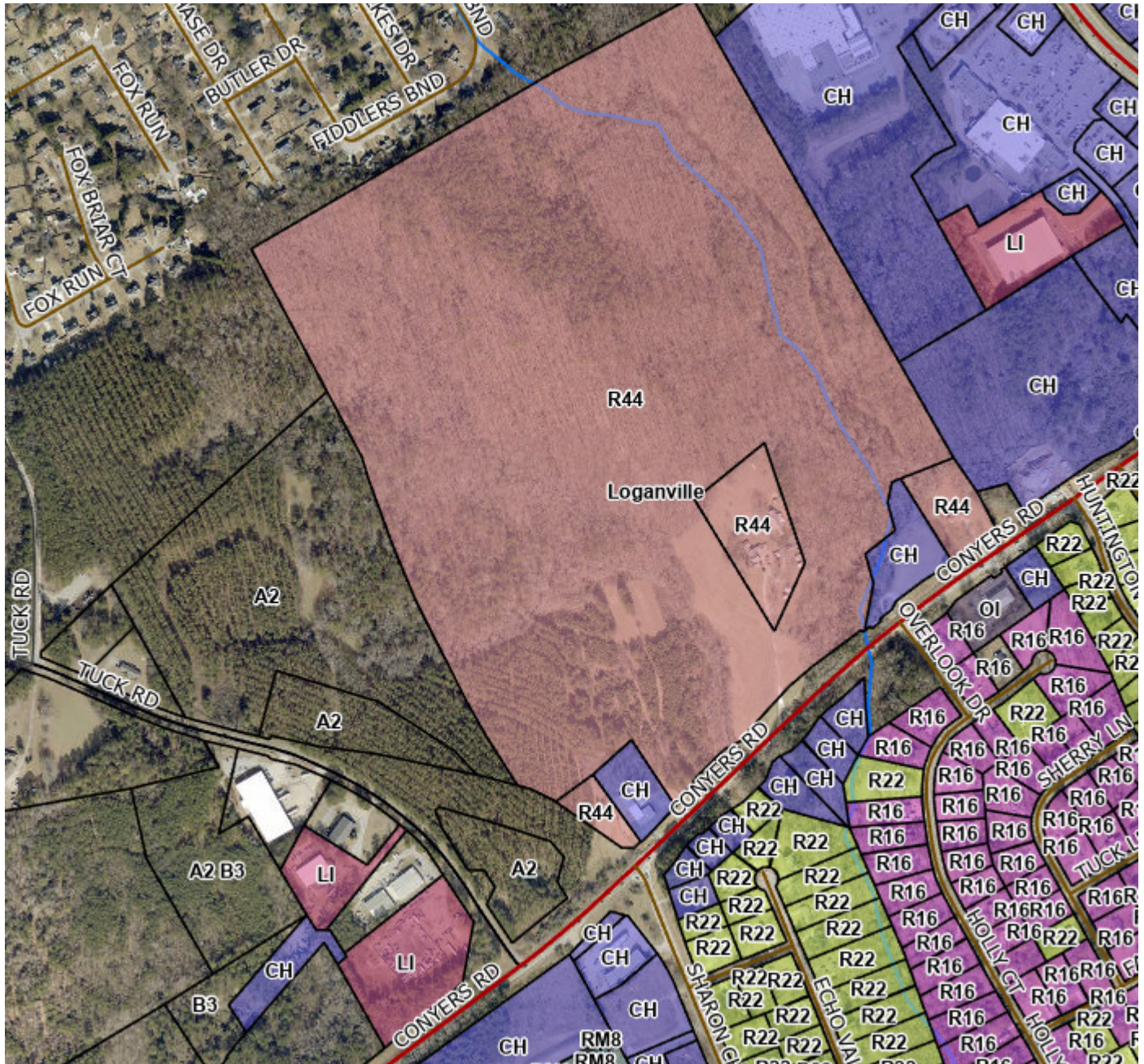
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Seeking relief from Sec. 119-221(d)(2): Building permits in the PUV zoning classification will be issued in 25 percent increments of the total amount of proposed development of each of the three types of structures allowed in this classification (i.e., 25 percent of the total proposed commercial development; 25 percent of the total proposed single-family dwellings; and 25 percent of the total proposed townhomes). No additional building permits shall be issued until the previously permitted 25 percent of each type of structure has been fully completed and a certificate of occupancy has been issued for all of the structures subject to the previous permit.

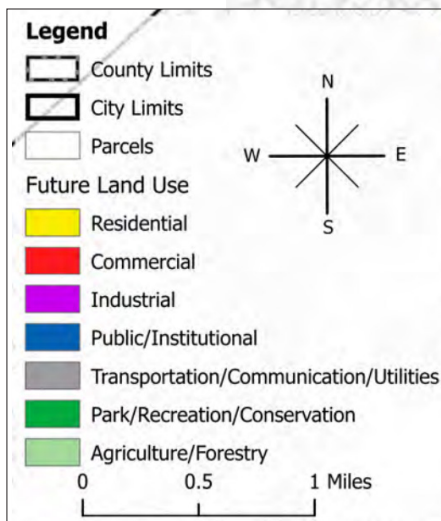
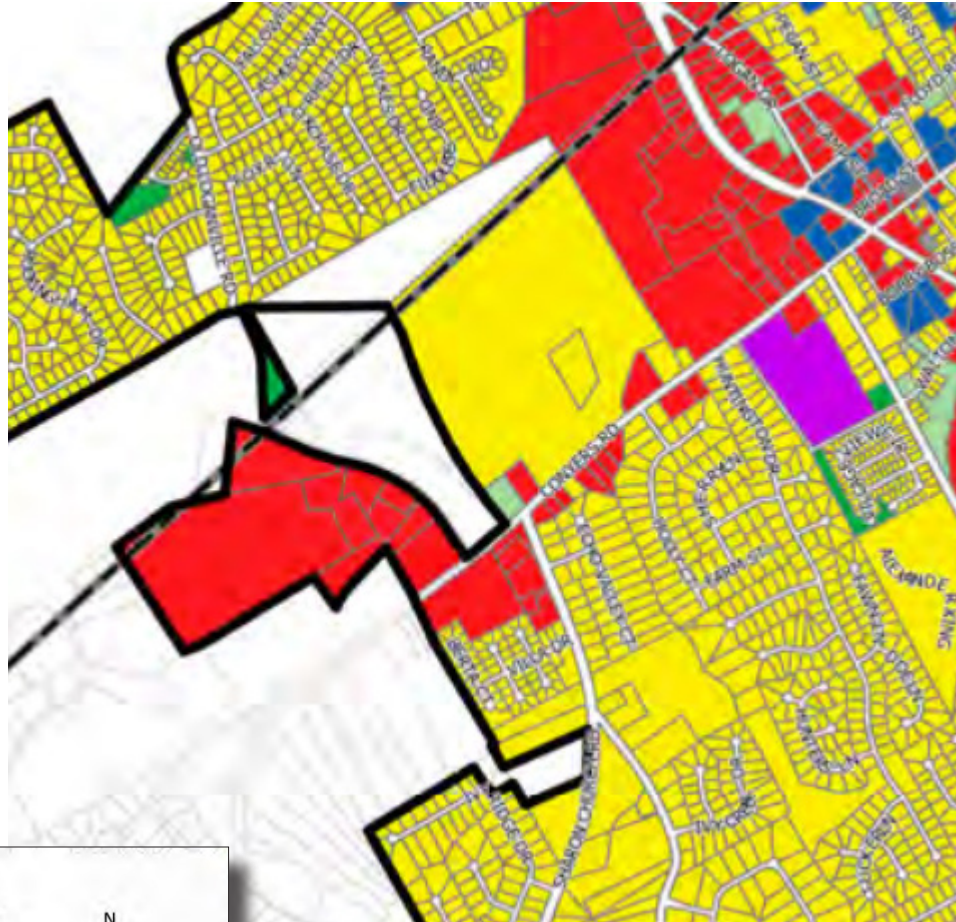
PLANNING COMMISSION HEARING: Oct. 23, 2025

CITY COUNCIL HEARING: November 10 and 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking a variance from the PUV requirement to develop each of the three categories – commercial, single-family home, multi-family residential – in 25 percent increments. More specifically, the developer wants relief from the requirement that each of the three classifications is completed before building permits are issued for the next 25 percent of the development. The applicant is requesting to move forward with building permits for 75 percent of the project in each category —and certificates of occupancy issued — before seeking permits for the final 25 percent.

Existing Conditions

The parcels represent the remnants of an old family farm with most of the land having been placed in a conservation use. There is a house dating back to 1865 that has been expanded over the years and now encompasses 2,844 heated square feet of space. There are other structures as well on the property, but it is predominantly undeveloped / wooded space. There is a creek along the northeastern portion of the property. The applicant has stated another creek has been identified on the property but this has not been confirmed by City staff.

A few parcels were annexed into the City and then combined to form this large parcel, which was approved for the Planned Urban Village zoning on Oct. 10, 2024. The Planning Commission and City Council both voted to deny a similar variance that was applied for at the time of annexation.

The latest update on the proposed GDOT re-aligning Tuck Road with Sharon Church Road and the expanding of Highway 20 is that the project will be “shovel ready” but actual construction has been pushed to Fiscal Year 27, with the earliest possible date for construction being July 1, 2026.

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? The planned GDOT improvements in the area, and the continually moving timeline for construction to begin, could potentially have an impact on the ability of the developer to build out some of its commercial space.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? There is no refuting that the GDOT improvements will likely have an impact on this project and its ability to build each of the three categories in the phased in approach. But this has been an issue since before the project was proposed, contract put on the land and the rezoning / annexation process was initiated more than 18 months ago. The applicant argues that allowing timelines dictated by the free market would allow natural development but, as stated before, the building concurrencies were present before the property

Impact Analysis / Recommendation

went under contract. The applicant has also not shown how the discovery of a second stream has any impact on the building concurrency regulations that they are seeking relief from.

Much of the language used in the application focuses on potential economic hardships and the difficulty in finding commercial tenants, which are not among the conditions for granting a major variance.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? Granting relief would not have a substantial detriment to the public good but could be viewed as a way to get around a specific criterion established for this zoning: building concurrency.

Recommended action: The City re-iterates its stance last year that the lack of a definitive timeline for the GDOT project at the time that this application was filed does create a potential for hardship of the overall development of this project. As was the case when this variance was filed for last year, the applicant's concerns seem to correlate more with economic viability rather than true hardship. Staff believes that going to a 75/25 concurrency plan would not meet the intent of the ordinance as it was written. The staff recommendation is to deny this variance.

Planning Commission Recommended Conditions

City Council Conditions