



## PLANNING COMMISSION MEETING AGENDA

Thursday, March 27, 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. **Minutes from 2/27/25**
5. **NEW BUSINESS**
  - A. **Case #R24-003** – The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 27.85+/- acres located at Twin Lakes Road Loganville, GA 30052, Map/Parcel #LG140020, Walton County, GA. The property owner is Twin Lakes Road LLC. The current zoning is CH and the requested zoning is RM-6 with the proposed development of 149 residential units.
6. **ADJOURN**

Public is welcomed to attend.



## PLANNING COMMISSION MEETING MINUTES

Thursday, February 27, 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. Minutes from 1/27/25

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

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

Motion passed 6-0.

### 5. NEW BUSINESS

A. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Kirk Fjelstul with Smith Gambrell Russell Law, located at 1105 W Peachtree St Atlanta, GA 30309, was the representative for Case A24-023, A24-025, A25-027 and R24-024. The request is for a planned urban village called Brooks Landing, which involves three annexations and the rezone of five parcels totaling 67.69 acres to develop 99 single family homes, 60 townhomes and 16000 sf of commercial space. The community would include a privacy fence around the property, 2 points of access off of Tuck Road, a pickleball court, pool and walking trails. The single-family homes would be min 4 bedrooms, 1600 sqft and have parking for 4 cars, while the townhomes would be 3 bedrooms at 1200 sqft.

Public Opposition:

Sophia at 4235 Pecan Street was curious about the impact this type of development would cause on the schools.

Antonio Bejarano at 4909 HWY 20, who also sent an email (attached) stated he wasn't against the proposal but wanted there to be a privacy fence surrounding the entire property and to make sure the walking trails were 150' min away from his property line.

Director Robbie Schwartz then read an email from homeowner Mark Murray at 4966 Donald Dr, with his reasons for oppositions against the project (attached).

Mr. Fjelstul stated that even if this project was not approved, the land is still within Walton County and would still be built on increasing the population to schools. He also stated that the applicant would be willing to work with abutting property owners on conditions involving the fencing and walking trails.

Commissioner Swanson asked if Tuck Road could be widened but Director Schwartz stated at this time that part of Tuck Road is within the county, not the city.

Commissioner Wauters asked if sidewalks would be at the entrance which Director Schwartz answered that yes, they are required.

Motion made by Commissioner Ellis to deny annexation, Seconded by Commissioner Dodd.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- B. Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

Motion made by Commissioner Dodd to deny annexation, Seconded by Commissioner Joyner.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- C. Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

Motion made by Commissioner Swanson to deny annexation, Seconded by Commissioner Ellis.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- D. Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

Motion made by Commissioner Dodd to deny rezone, Seconded by Commissioner Ellis.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Rezone denied 6-0.

- E. Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street, Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Bernie Smith with Manor Restorations presented guidelines to the planning commission for this project (attached). The townhome development would have 1400 sqft homes with 3 differentiating architectural styles; landscaping and general maintenance would be apart of the community.

Public Opposition:

Jim McKiney, 157 Line Street, was concerned about the entrance to this community and the traffic it would bring, considering another development was underway on the same street. He also was wanting to make sure the green space proposed would preserve some of the trees and that drainage would be taken into consideration.

Wanda Lackey, at 4401 Pecan St, is a member of the nearby church, her concern was also the increase in traffic on Line Street.

Alexander Williams, 4235 Pecan Street, stated his concern was overcrowding of schools with another new development as well as traffic and tree preservation.

Director Robbie Schwartz read an email from Larry King, at CS Floyd Rd, who was in favor of this rezone (attached).

Commissioner Swanson stated that she appreciated the guidelines that were presented to them. Herself and Commissioner Ellis wanted to know if the city could look at doing street upgrades for Line Street. Director Schwartz stated that the city roads were on a graded system and he would need to check with Public Works for Line Street's priority.

Commissioner Dodd wanted to know if the units would be rentals and if the developer had spoken with members of the nearby church how they felt about the development.

Mr. Smith stated that all of the units would be for sale, except for the HOA restrictions that let 10% of the units be rented out. He stated they have not spoken with the church but would be happy to get their opinion on the project.

Motion made by Commissioner Ellis to approve rezone with the condition that trees would be planted in any areas where the buffer is less than 25ft, Seconded by Commissioner Olaoluwa.

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

Voting Nay: Commissioner Swanson. Motion passed 5-1.

- F. Case #25-002** – Amend Sec. 119-177(3)(c) of the City of Loganville Zoning Ordinance regarding places of religious worship in residential zoning districts to comply with Section 119-216 of the Zoning ordinance.

Sec. 119-177(3)(c) Churches, synagogues, chapels and other places of religious worship and instruction located in residential zoned districts shall comply with all building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc, of the **Office and Institutional** commercial zoning district outlined in **Section 119-216** of the Zoning Ordinance.

Motion made by Commissioner Dodd to adopt amendment, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Amendment adopted 6-0.

**6. ADJOURN**

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

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

Meeting adjourned at 8:07pm.

**Robbie Schwartz**

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**From:** Antoniobejarano887 <antoniobejarano887@gmail.com>  
**Sent:** Thursday, February 27, 2025 9:47 AM  
**To:** Robbie Schwartz  
**Subject:** EXTERNAL :: Truck dr development

Mr Robbie

My name is Antonio Bejarano I live at 4909 Highway 20 ..

Thank you for taking the time to talk to me about this development at truck Dr . This development will be right next to my property, if approved I wanted to discuss major concerns me and my neighbors that have access to the lake .

- Private fencing should be installed all the way around the development not just the section facing Gwinnett..

- The walking trails should be 150' minimum away from my property line

*- also stake waters*

If approved this development will bring at a minimum 350 - 500 people once is completed and approving a public trails will be irresponsible knowing that there will be people that will be trespassing into private property to access the lake ..

Thanks -

**Robbie Schwartz**

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**From:** Mark Murray <mark@murrayairservices.com>  
**Sent:** Thursday, February 27, 2025 1:44 AM  
**To:** Robbie Schwartz  
**Subject:** EXTERNAL :: Letter to the Planning Commission meeting.

Dear Planning and development commission board. I am writing to express my concerns regarding the proposed rezoning for the Brooks Landing development. I wanted to attend the meeting on February 27, but unfortunately I am working out of town at the time of this meeting. I am concerned about the overcrowding of the area. The traffic this development will bring will only add to the over congested traffic that the area is already experiencing. Currently the traffic in Loganville is overwhelming and dangerous at times. The traffic on Hwy. 20 already backs up from the traffic signal on Hwy. 78 all the way past North Sharon Church Road during peak traffic hours. The surrounding area has fell victim to many terrible vehicle accidents and one fairly recent accident had injuries that was so bad life flight was needed. This very large development including a retail center is not good for the community and over time will become rental properties, look rundown and increase crime in the area. Another concern I have is that this development will back up to my property, which is highly populated with wildlife. The wildlife that is on and surrounding my property consist of deer, foxes, beavers, raccoons, geese, hawks, blue heron along with many other species of wildlife. A development of this size will adversely affect the wildlife in the area. I would only hope that if the development is approved a substantial amount of distance from my property line to the beginning of the development will be given, along with a fence of appropriate height. My property along with three other properties share a lake that is very healthy with fish and other wildlife, this development will attract trespassers and pollution and will grossly affect the peaceful and quiet community that we are accustom to. I hope the board will take my concerns into consideration and the rezoning will be further reviewed. Thank you for your time and consideration of my concerns regarding this important development matter.

Mark Lloyd Murray  
4966 Donald Dr.  
Loganville, GA 30052  
470-940-8635  
[mark@murrayairservices.com](mailto:mark@murrayairservices.com)

1112 Lorimer Road  
Raleigh, NC 27606-1857  
February 18, 2025

Robbie Schwartz  
Planning and Development Director  
City of Loganville  
PO Box 39  
Loganville, GA 30052

Dear Ms. Schwartz,

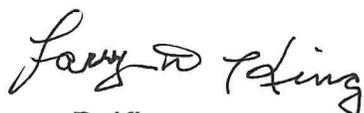
I received your letter of February 3, 2025 regarding the proposed rezoning of the 9.80 +/- acre parcel described as Map/Parcel #LG040014A00. The rezoning case is #R25-001.

My property adjoins the parcel proposed for rezoning. My property is described:

**Parcel Number** LG050096A00  
**Location Address** C S FLOYD RD  
**Legal Description** #2/1.79AC

The purpose of this letter is to inform you that I am in favor of the proposed rezoning of Map/Parcel #LG040014A00 to RM6.

Sincerely,



Larry D. King  
[larrydeanking@icloud.com](mailto:larrydeanking@icloud.com)  
919-649-1515



PS:  
Back in the  
1950s I picked  
cotton in that  
field.

LDK

**EXHIBIT C**

**DESIGN GUIDELINES**

**Manor Estates**

**DESIGN GUIDELINES**

February 25, 2025

**I. PURPOSE**

The purpose of establishing the Design Guidelines is to maintain desired level of site development through harmonious relationships and consistent components among all land tracts in MANOR ESTATES (the “Development”).

These guidelines shall apply to all properties within the Development and are in addition to the laws and ordinances of City of Loganville. All standards set forth herein are subject to federal, state and local laws.

**II. DESIGN REVIEW BOARD**

No exterior improvements shall be made on any site without written approval of the Design Review Board of the Development (the ‘DRB’). All plans and specifications for site improvement shall be submitted to the DRB in accordance with the procedure outlined below.

**Formation of the DRB:**

The DRB shall initially consist of the Declarant ass identified in the Declaration of Easements, Covenants, and Restrictions for Manor Estates (the “Declaration”) to which these Design Guidelines are attached. Declarant shall have the right to assign to the Association (as defined in the Declaration) the right to select three (3) Owners to be future representatives to control the DRB (after which time the Association shall choose successor members of the DRB.)

**Initial Submission:**

Each applicant shall first submit schematic design plans for preliminary review by the DRB. The submission shall consist of the following minimum requirements:

- Site Plan including location of building with square footage, building setbacks, parking layout and number of spaces, drives, entrances, site walls, dumpsters, fences, tree survey, proposed use, phases, if any, and utility services.
- Floor plans.
- Elevations indicating materials and building height.
- Any additional information that has significant impact on the site.
- Consultants contact information.
- Signage and location.

The DRB shall review and respond to the applicant within twenty (20) days of receipt of the above required information.

**Final Submission:**

Each applicant shall submit final and completed plans and specification to the DRB for review. Required information shall include the following:

Complete set of construction documents, including drawings and specifications as submitted to City of Loganville for Civil, Architectural, and Landscape construction with City of Loganville Permit Approval Stamp. For single family residential home or Town Home lot construction a site plan with Grades, and architectural floor plan is acceptable where the development has been approved and infrastructure is existing. For new sections of subdivision, the development must comply with the master site plan.

Building construction shall submit Color samples and materials along with the building elevations of all exterior materials.

The DRB shall review and respond to the applicant withing twenty (20) days of receipt of the above required information.

**Changes after Final Submission:**

If the applicant desires to make a change to any of the site improvements represented in the final submission and approved by the DRB, the applicant shall resubmit the appropriate documents which completely describe the intended change(s). The change(s) shall be clearly identified with clouded changes and shall be accompanied by a written narrative describing the change(s). The DRB shall review and respond to the submission within ten (10) days.

**Fees:**

There is no fee established for the review. The Board of the Association or Declarant (during the declarant period) has the right to establish a review fee.

**III. ZONING RESTRICTIONS AND STIPULATIONS**

All development activities within the development must adhere to any restriction contained in the application City of Loganville regulations, or as later amended or approved by the applicable zoning board. Each Owner must follow the most restrictive requirements found within the Design Guidelines and the City of Loganville Zoning Restrictions and Stipulations including but not limited to the following:

1. There shall be no tenant vehicles or vehicles of any type parked in front of the Development, or owners' property or individual members of the association or sub association containing tenant identification signage or advertising signage. Additionally, there shall be no vehicles parked in front of any owner or member or sub member a "for sale sign" posted thereon.
2. All HVAC equipment ground mounted or roof top shall be screened from the frontage or street view.
3. Except as shown on the Site Plan attached to the Declaration, there shall be **no cell towers** and no satellite dishes greater than thirty-six (36) inches in diameter.
4. All petitions for rezoning or special use permits must be authorized by the DRB prior to submission to City of Loganville.

#### **IV. SITE PLANNING**

Site planning shall adhere to the latest amended zoning conditions set forth by City of Loganville and adhere to all applicable codes and restrictions from local, state, and federal authorities. Building Setbacks, Floor / Area Ratio, and Parking shall be constructed as approved by City of Loganville or as made part of the Condition of the Master Community zoning.

#### **V. SITEWORK AND GRADING**

Grading shall be designed to avoid adverse impact on adjacent properties and to preserve existing topographic features and to provide positive drainage.

No grading in the street right of way shall be permitted without approval of the DRB. Terracing shall be provided by retaining walls where the maximum slope cannot be maintained or is not adequate. Retaining walls shall be constructed of material compatible with the building architecture. Modular retaining wall systems are permissible, color and texture shall be approved by the DRB in advance. Concrete masonry units or grey modular walls are not permitted.

Surface water runoff shall be detained by means of on-site master Detention / Retention facilities in accordance with the requirements of City of Loganville.

**VI. HEIGHT LIMITATIONS**

The maximum height of buildings shall be as approved by City of Loganville zoning conditions and are not to exceed Three (3) stories without written approval of the DRB.

**VII. SERVICE AREAS**

No loading, service, or outside storage shall be permitted between the front of the primary building or structure to be located upon the lot and the main front street boundary, except as approved by the DRB. All loading and material handling shall be handled expediently in order to avoid extended obstruction and/or unnecessary congestion in or around the primary building or structure to be located upon the lot. All loading, service, trash containers, and outside storage areas shall be screened from view of streets, parkways, and other lots with berms, natural vegetation, or other screening, or a combination thereof, at least six feet (6') in height. Exterior areas which must be secured for safety or security purposes, excluding storm Detention / Retention areas, shall be located between the rear exterior of the primary structure or building and the rear boundary of the lot.

**VIII. SITE LIGHTING**

All lights for purposes of illuminating parking lots located upon each lot shall be environmentally.

**IX. UTILITIES**

All permanent utility lines shall be underground, except as may otherwise be approved by the DRB.

Group utility meters with transformers where possible.

Unless otherwise approved by the DRB, Utility appurtenances including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, etc., shall be screened in commercial areas with landscaping or located so as not to be visible from adjacent properties, public streets, and pedestrian walkways.

**X. ARCHITECTURAL DESIGN**

All exterior facades of residential buildings shall comply to the standards of Community as listed below shall be required to obtain prior written approval of the DRB but shall follow the architectural theme of the adjacent community with in the development.

The categories listed below are as shown on the official zoning Site plan.

## 1) Townhome

### Townhome Community Standards

#### Setbacks

Front: 35 feet(no rear access)

Side: 20 feet(between building)

Rear: 20 feet

#### Size

Minimum heated floor area 1,400 sf

#### Architectural Standards

- a) Must have 3 differentiating architectural styles. No adjacent Townhouse units shall have identical Facades. Differentiation between adjacent Facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
- b) Shutters on at least two front windows, or other window accents as approved by the zoning administrator or his/her designee
- c) An architectural 6-panel door or a door with 50% glass and at least one side light
- d) Covered entry-way, stoop, or porch
- e) Arches, columns, gables or cornices
- f) Each side with at least one window
- g) Architectural shingles
- h) Roof accents can be architectural metal roofing.
- i) Eaves on sloped roofs that extend a minimum of 12 inches from the face of the building. Roof overhangs at gables that extend a minimum of six inches from face of the building.
- j) At least thirty-three percent (33%) of the exterior finish shall be one or more of the following materials: a. Brick b. Stone c. Wood d. Stucco e. Board and Batten f. Cedar shakes g. Cement (Hardi) style siding Appropriate similar product as approved by the zoning administrator or his/her designee
- k) Vinal siding is prohibited

## XI. LANDSCAPING

Landscaping with in the development will be classified as 1) natural landscaping or 2) manicured landscaping. The manicured landscaping shall adhere to the below standards. The natural landscaping areas are to be a controlled overgrowth

so that the overgrowth is a benefit to the community and intended to keep a natural character and beauty but usable to the members.

**Manicured:**

All landscaping within the Development shall be professionally installed and maintained. The use of Virginia pines, Ulmus species, Quercus species, Ginko, Platanus species, Redbuds, Carolina Silverbells, and Cherry are recommended. The use of hardwood shade trees in park areas and parking islands, excluding Acer species, is encouraged.

All landscaped areas shall be irrigated; irrigation systems shall be professionally installed and maintained. All irrigation systems shall be below ground and fully automated. All control devices shall be screened from public streets. Irrigation systems are not required in distributed areas, or areas to be restored.

. All landscaped areas shall be professionally installed and maintained. All areas within road-right-of ways shall be irrigated. All grass within the road right of ways shall be fescue or turf, and shall be installed as sod.

**XII. GENERAL MAINTENANCE**

**Undeveloped Areas:**

Undeveloped areas, held in reserve for future building or pavement development, need not be irrigated or fully landscaped until building or paving improvements are made. These undeveloped areas, if disturbed, shall as a minimum be seeded with turf mix and erosion control devices as needed to maintain and keep existing soil within the undeveloped area and away from common areas, and these areas shall be moved and maintained by the Owner of such Parcel.

The Owner of such Parcel is responsible for removing any rock, gravel, trash, soil, and dead or damaged landscape material deposited from the undeveloped areas onto the adjacent properties, conservation areas, common areas, and public right-of-ways. The Owner of such Parcel shall remove trash, rubbish, erosion control fence and tree fence, dead or diseased plant material and equipment left idle, from undeveloped areas in a timely manner.

**Developed Areas:**

Each Owner/Permitee is responsible for maintaining its Parcel in a near and well-kept manner. Each Owner/Permitee shall be responsible for the timely removal of disease or dead plant growth and the replacement of same subject to reasonable requirements for planting and growth.

The Owner/Permitee of each Parcel shall continually repair, keep and maintain the Parcel to the point of the curb line of adjacent streets, and shall repair, keep and maintain all parking lots, streets, and structures in a safe, clean, neat and sanitary condition, and shall comply in all respects with all governmental zoning, health, environmental, fire, and police requirements. Each Owner shall remove any rubbish of any character which may accumulate on his or its property and adjoining common area.

During construction of any structure on any Parcel, the Owner thereof shall keep any construction site free of unsightly accumulation or trash, debris, rubbish, and scrap materials; and construction materials, trailers, shacks, and the like employed in connection with construction activities shall be kept in a neat and orderly manner at all times. The Owner of such Parcel shall construct temporary fencing and or barriers to isolate all construction activities from areas of public access. Each owner shall be solely responsible for soil erosion and siltation damage by their construction or lack of ongoing land maintenance activities.

Prior to any period that an Owner is prosecuting any construction, installation, maintenance, repair or replacement activities required or permitted on a Parcel, such Owner shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars (\$1,000,000.00) for bodily injury to or personal injury or death of any person and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and the Declarant shall be an additional insured under such policy. The aforesaid limits may be met through a combination of an Owner's primary coverage and umbrella and/or excess coverage. Each Owner shall further maintain adequate worker's compensation insurance at all times during such construction activities in the minimum statutory limits required by the State of Georgia. Such insurance shall be procured from a company licensed in the State of Georgia and shall be rated by Best's Insurance Reports not less than A-/X. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds.

### **XIII. SUBMISSION OF UTILITY DRAWINGS**

#### **Interior Directional Signs:**

Each Owner shall be permitted to erect permanent building identification signage within the boundaries of the Parcel. Each building shall be ground based and must be approved by the DRB prior to installation. General sign specification requirements and guidelines required by the DRB shall be supplied to Owners upon request. All signs within the Developments shall follow all applicable municipal codes, restrictions, and stipulations.

#### **Monument Signs:**

One or more project identification monument signs may be constructed at the project by the Declarant. The monument sizes and designs are subject to approval by City of Loganville and the DRB. One or more identification spaces for a Parcel use may be provided on the monuments, subject to acceptance and approval of the BRD, municipal requirements, and applicable fees.

**EXHIBIT D**

**LIST OF ALLOWED USES**

1. All uses in the RM-6 District.



Date: 2-6-25

Application # R 25-003

**REQUEST FOR ZONING MAP AMENDMENT**  
 A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<b>NAME:</b> <u>The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP</u> <b>ADDRESS:</b> <u>1550 North Brown Road, Suite 125</u> <b>CITY:</b> <u>Lawrenceville</u> <b>STATE:</b> <u>Georgia</u> <b>Zip:</b> <u>30043</u> <b>PHONE:</b> <u>770 232 0000</u>	<b>NAME:</b> <u>Twin Lakes Road LLC</u> <b>ADDRESS:</b> <u>1785 Oak Road</u> <b>CITY:</b> <u>Snellville</u> <b>STATE:</b> <u>Georgia</u> <b>Zip:</b> <u>30078</u> <b>PHONE:</b> <u>770 232 0000</u> (*attach additional pages if necessary to list all owners)

**Applicant is:**  Property Owner  Contract Purchaser  Agent  Attorney

**CONTACT PERSON:** Shane Lanham **PHONE:** 770 232 0000  
**EMAIL:** slanham@mptlawfirm.com **FAX:** 678 518 6880  
gschaller@mptlawfirm.com

**PROPERTY INFORMATION**

**MAP & PARCEL #** LG140020 **PRESENT ZONING:** CH **REQUESTED ZONING:** RM-6  
**ADDRESS:** Twin Lakes Road **COUNTY:** Walton **ACREAGE:** +/- 27.85  
**PROPOSED DEVELOPMENT:** 149 Residential Units

**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:** 1-16-25

**Accepted by Planning & Development:** [Signature] **DATE:** 2-6-25 **FEE PAID:** \$500.00

**PAID ONLINE** **RECEIPT #** NGC7JAWADM **TAKEN BY:** [Signature] **DATE OF LEGAL NOTICE:** 3/2/25 **NEWSPAPER:** THE WALTON TRIBUNE

**PLANNING COMMISSION RECOMMENDATION:**  Approve  Approve w/conditions  Deny  (tabled) No Recommendation

**Commission Chairman:** [Signature] **DATE:** 3/27/25

**CITY COUNCIL ACTION:**  Approved  Approved w/conditions  Denied  Tabled to \_\_\_\_\_  
 Referred Back to Planning Commission  Withdrawn

\_\_\_\_\_  
 Mayor City Clerk Date

Application # R 25-003

**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)

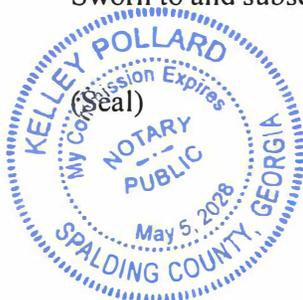
- a) \_\_\_\_\_ the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

A.S. Briscoe \_\_\_\_\_ 1/23/25  
Owner's Signature Date

A. Scott Briscoe, President of Twin Lakes Road, LLC  
Print Name and Title

Sworn to and subscribed before me this 23rd day of January, 2025.



Kelley Pollard  
Signature of Notary Public

Application # R 25-003

**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] Applicant's Signature 2-3-25 Date

Neville Allison, Managing Partner  
Print Name and Title

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



[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 # R 25-003

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.

Applicant's Signature

Date

Print Name

Gabrielle Schaller

12/26/24

Gabrielle Schaller

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 NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION

Table with 3 columns: 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.

**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 78 and Twin Lakes 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, 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 Highway 78 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. The proposed use is relatively low intensity compared to the neighboring commercial uses.
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 West Walton Park than the current CH zoning district.

## Legal Description

All that tract or parcel of land lying and being in Land Lot 151, 4<sup>th</sup> District of Walton County, Georgia, being more particularly described as follows:

Beginning at the centerline intersection of Georgia Highway number 81 (100' r/w) and Twin Lakes Road (40' r/w), Thence South 76 degrees 44 minutes 17 seconds West for a distance of 904.86 feet to a point on the Northwesternly right-of-way of Twins Lake Road (40' r/w); said point being THE TRUE POINT OF BEGINNING.

THENCE North 25 degrees 46 minutes 49 seconds West for a distance of 536.15 feet to a one inch open top pipe leaving the aforesaid right-of-way;

THENCE North 25 degrees 30 minutes 14 seconds East for a distance of 1023.10 feet to a one-half inch open top pipe;

THENCE North 13 degrees 10 minutes 46 seconds East for a distance of 374.40 feet to a one-half inch rebar on the Southerly right-of-way of U.S Highway 78/Georgia State Route number 10;

THENCE along the aforesaid right-of-way South 77 degrees 56 minutes 38 seconds East for a distance of 456.06 feet to a point;

THENCE South 00 degrees 36 minutes 01 seconds East for a distance of 357.00 feet to a point, leaving the aforesaid right-of-way;

THENCE South 31 degrees 07 minutes 20 seconds East for a distance of 333.64 feet to a point;

THENCE South 07 degrees 29 minutes 54 seconds West for a distance of 112.23 feet to a point;

THENCE South 84 degrees 17 minutes 17 seconds West for a distance of 127.03 feet to a 3/4 inch open top pipe;

THENCE South 04 degrees 35 minutes 54 seconds West for a distance of 64.06 feet to a one-half inch open top pipe;

THENCE South 29 degrees 29 minutes 54 seconds East for a distance of 361.20 feet to a point on the Northwesternly right-of-way of Twin Lakes Road (40' r/w);

THENCE along the aforesaid right-of-way the following two courses and distances;

THENCE South 59 degrees 57 minutes 00 seconds West for a distance of 583.56 feet to a point;

THENCE South 61 degrees 37 minutes 00 seconds West for a distance of 501.76 feet to a point;

Said point being THE TRUE POINT OF BEGINNING.

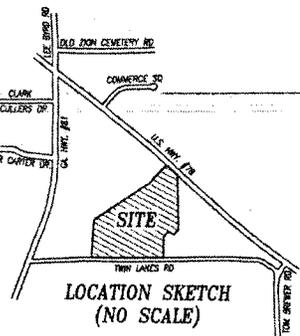
Said property having an area of 27.850 acres.



- LEGEND:
- INT - INTERSECTION
  - RR - REAR
  - COND - CONDUIT
  - H.W. - HIGH WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R - RADIOS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - LL - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - S.E. - SLOPE EASEMENT
  - ° - FIRE HYDRANT
  - M - WATER METER
  - B.M.P. - EROSION CONTROL DEVICE
  - LL 151 - SOL. TYPE
  - C - COMPUTED POINT

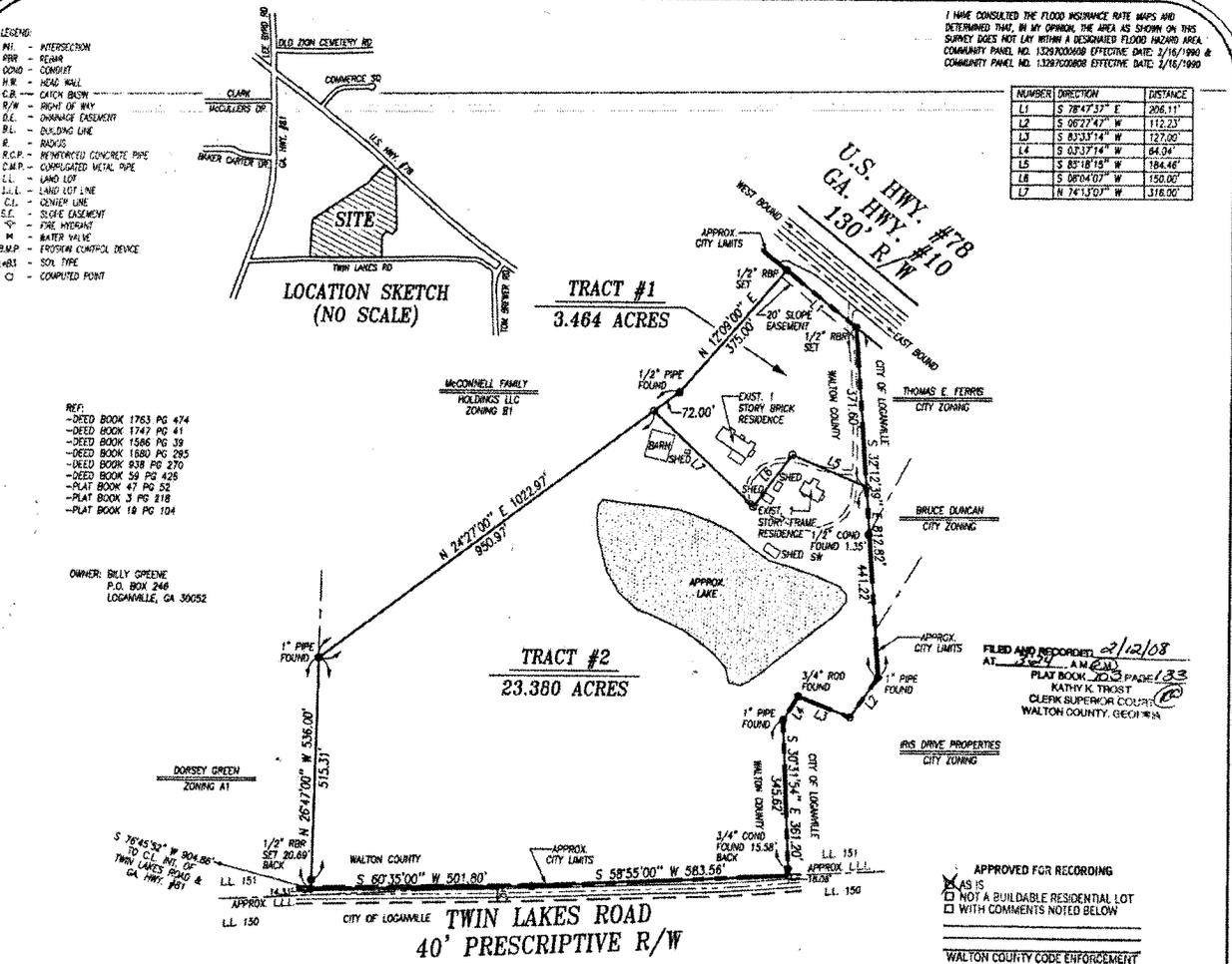
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 1320700000 EFFECTIVE DATE: 2/16/1990 & COMMUNITY PANEL NO. 1320700000 EFFECTIVE DATE: 2/16/1990

NUMBER	DIRECTION	DISTANCE
L1	S 78°47'32" E	206.11'
L2	S 06°27'42" W	112.23'
L3	S 83°31'14" W	127.00'
L4	S 03°37'14" W	84.94'
L5	S 85°18'18" W	184.46'
L6	S 08°04'07" W	150.00'
L7	N 74°13'07" W	316.90'



- REF:
- DEED BOOK 1763 PG 474
  - DEED BOOK 1747 PG 41
  - DEED BOOK 1586 PG 39
  - DEED BOOK 1860 PG 295
  - DEED BOOK 838 PG 270
  - DEED BOOK 59 PG 428
  - PLAT BOOK 47 PG 52
  - PLAT BOOK 3 PG 218
  - PLAT BOOK 19 PG 104

OWNER: BILLY GREENE  
P.O. BOX 246  
LOGANVILLE, GA 30052



FILED AND RECORDED 2/12/08  
AT 2:24 A.M. (C.S.)  
PLAT BOOK 203 PAGE 133  
KATHY K. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

APPROVED FOR RECORDING  
 AS IS  
 NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT  
2-11-08 P.M. Martin S.D. Castle  
DATE NAME

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.  
P.M. Martin S.D. Castle 2-11-08  
DIRECTOR OF WALTON COUNTY PLANNING DEPARTMENT DATE

TOTAL AREA = 26.844 ACRES  
Scale 1" = 200'

BEING A DIVISION OF CO#43 PAR#31, ZONING TC

- SURVEYOR'S CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 24,500 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
  2. THE DATA SHOWN HEREIN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 335,627 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
  3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON OPT 3005.



SURVEY FOR  
**LAKEVIEW VILLAGE, LLC**

STATE OF GEORGIA  
WALTON COUNTY  
LAND LOT 151  
4TH DISTRICT  
DATE 2/3/2008  
SCALE 1"=200'  
JOB #08015  
REVISIONS



**JOHN BREWER & ASSOCIATES**  
DEVELOPMENT CONSULTATION  
LAND SURVEYING  
ENGINEERING  
207 MLEDGE AVE.  
MONROE, GEORGIA 30685  
TEL-(770)267-3337  
FAX-(770)266-7980  
www.gasurveying.com



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 REZONING 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 27.846-acre tract of land located along Atlanta Highway (U.S. Route 78) with additional road frontage on Twin Lakes Road (the “Property”). The Property is currently unoccupied and includes two residential dwellings with additional outbuildings. The Property is currently zoned CH (Commercial Highway District) in the City of Loganville (Walton County). The Applicant requests the city rezone the Property to the RM-6 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 149 units. The community would offer both townhomes and single-family detached options to potential residents. Access to the community would be provided off both Atlanta Highway (Hwy 78) and Twin Lakes Road. The Property’s location on Highway 78 would provide easy, convenient access for residents to major transportation corridors. 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 large lake at the center of the Property and mulched walking trails. The residents would also have convenient access to West Walton Park, which is located just across Twin Lakes Road from the Property. The homes would be constructed with attractive architectural design and building materials. The proposed development will include 471 parking spaces and an additional 40 guest spaces.

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

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The proposed development is compatible with surrounding uses including West Walton Park, Loganville High School, and the new apartment development known as The Cottages at Loganville; and will contribute to the mix of uses in the surrounding area as it will draw new residents and contribute to increased walkability from the proposed development to the park.

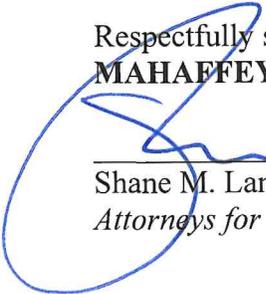
The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing a live/work/play environment. The Applicant’s proposal 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. Additionally, the proposed development preserves a large area greenspace and places critical mass in an area with a mix of uses to promote a live/work/play environment, which will encourage healthy living and provide safe spaces for walking, biking and greenspace for residents to commune with neighbors. The proposed development includes mulched walking trails throughout the community; sidewalk; a community gathering area with a fire pit and pavilion; 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, including townhomes, which tend to attract younger residents. 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 townhome units included in the proposed development meet this need. The Comp Plan also encourages building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather. The proposed development is located in close proximity to a school, employment centers, and a public park, providing residents with the option to walk instead of drive to nearby destinations. The close proximity to the park and large greenspace areas on the subject property will encourage the residents to gather with neighbors and the larger Loganville community.

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 6<sup>th</sup> day of February, 2025.

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



---

Shane M. Lanham  
*Attorneys for Applicant*



THE RESERVE LAND GROUP  
Part of The Reserve Group

SOHMER, LITTLE, BEVIE,  
ONE ALLIANCE CENTER  
3300 DIXIE ROAD  
ATLANTA, GEORGIA 30328  
WWW.THERESERVEGROUP.COM

SOMERSET  
AT  
TWIN LAKES

A MASTER PLANNED  
RESIDENTIAL DEVELOPMENT

10000 W. HIGHWAY 40 TWIN  
LAKES ROAD  
LOGANVILLE, GA

CITY OF LOGANVILLE  
WALTON COUNTY  
GEORGIA

PROJECT NO. 111  
SHEET NO. 111

THE RESERVE LAND GROUP  
Part of The Reserve Group

SOHMER, LITTLE, BEVIE,  
ONE ALLIANCE CENTER  
3300 DIXIE ROAD  
ATLANTA, GEORGIA 30328  
WWW.THERESERVEGROUP.COM

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

24017



THE RESERVE LAND GROUP  
Part of The Reserve Group



NORTH

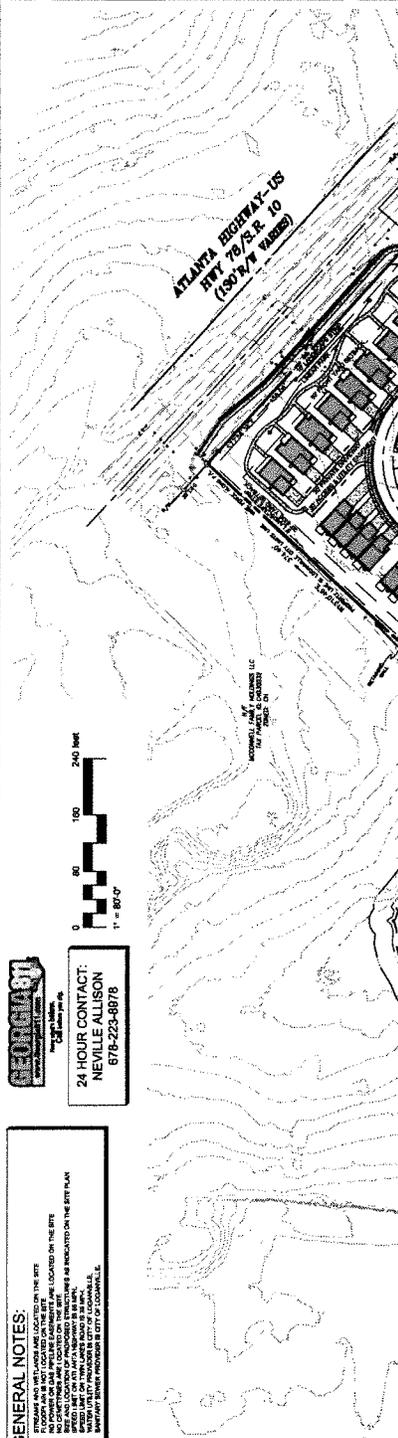
JANUARY 7, 2023

Section 5, Item A.

CONC  
SITE

7

ITEM	DESCRIPTION	QUANTITY	UNIT
1	7.5" DIA. POLES	12	POLES
2	CONCRETE (VERTICAL DISTRICT)	12	POLES
3	CITY OF LOGANVILLE	12	POLES
4	1" DIA. (HORIZONTAL) LOTS (HORIZONTAL)	12	POLES
5	1" DIA. (HORIZONTAL) LOTS (HORIZONTAL)	12	POLES
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100	1" DIA. (HORIZONTAL) LOTS (HORIZONTAL)	12	POLES



GENERAL NOTES:  
 1. STRIPES AND YELLOW LINES LOCATED ON THE SITE  
 2. INDICATE THE LOCATION OF THE STRIPES AND LINES LOCATED ON THE SITE  
 3. THE STRIPES AND LINES LOCATED ON THE SITE ARE TO BE MAINTAINED  
 4. THE STRIPES AND LINES LOCATED ON THE SITE ARE TO BE MAINTAINED  
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 8. THE STRIPES AND LINES LOCATED ON THE SITE ARE TO BE MAINTAINED  
 9. THE STRIPES AND LINES LOCATED ON THE SITE ARE TO BE MAINTAINED  
 10. THE STRIPES AND LINES LOCATED ON THE SITE ARE TO BE MAINTAINED

**ABUTTING PROPERTY OWNERS**

<b>Name/Address</b>	<b>Parcel</b>
MCCONNELL FAMILY HOLDINGS LLC 161 HARRINGTON LN SAINT SIMONS ISLAND, GA 31522	C0430032
GREEN DORSEY MRS & JONES JANICE G, BENNETT GLORIA G 3709 GEORGIA HIGHWAY 81 LOGANVILLE, GA 30052	C0210008
IRIS DRIVE PROPERTIES INC C/O FELLERS SCHEWE SCOTT P O BOX 450233 ATLANTA, GA 31145	LG140012
HOLT FOOD SYSTEMS INC 13 ROBERTA DRIVE GREENVILLE, SC 29615	LG140013

PORTERFIELD HOLDINGS LLC  
1960 PLEASANT VALLEY RD NE  
MONROE, GA 30655

BOBBIE MAC INVESTMENTS LLC  
3025 WOOD VALLEY CT  
LOGANVILLE, GA 30052

WALTON COUNTY GEORGIA  
303 S HAMMOND DRIVE  
SUITE 330  
MONROE, GA 30655

**JUSTIFICATION FOR REZONING OF PROPERTY AT TWIN LAKES ROAD**

The portions of the Zoning Ordinance of Loganville, Georgia (the “Ordinance”) which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's/Owner’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinance as applied to the subject Property, which restricts its use to the present zoning classification and/or Land Use Map designation is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner’s property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development and use under the RM-6 classification as requested by the Applicant, and is not economically suitable for development under the present CH zoning classification of the City of Loganville. A denial of this Application would constitute an arbitrary and capricious act by the Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City to rezone the Property to the RM-6 classification with such conditions as agreed to by the Applicant, so as to permit Applicant's feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the RM-6 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the Application submitted by the Applicant relative to the Property be approved and the Property rezoned as shown on the application.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



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Gabrielle H. Schaller  
*Attorneys for Applicant*

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** R25-003

**LANDOWNERS:** Twin Lakes Road LLC

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

**PROPERTY ADDRESS:** 3520 Atlanta Highway

**MAP/PARCEL #:** LG140020

**PARCEL DESCRIPTION:** Former residential

**AREA:** 27.85 acres

**EXISTING ZONING:** Commercial Highway

**PROPOSED ZONING:** RM-6

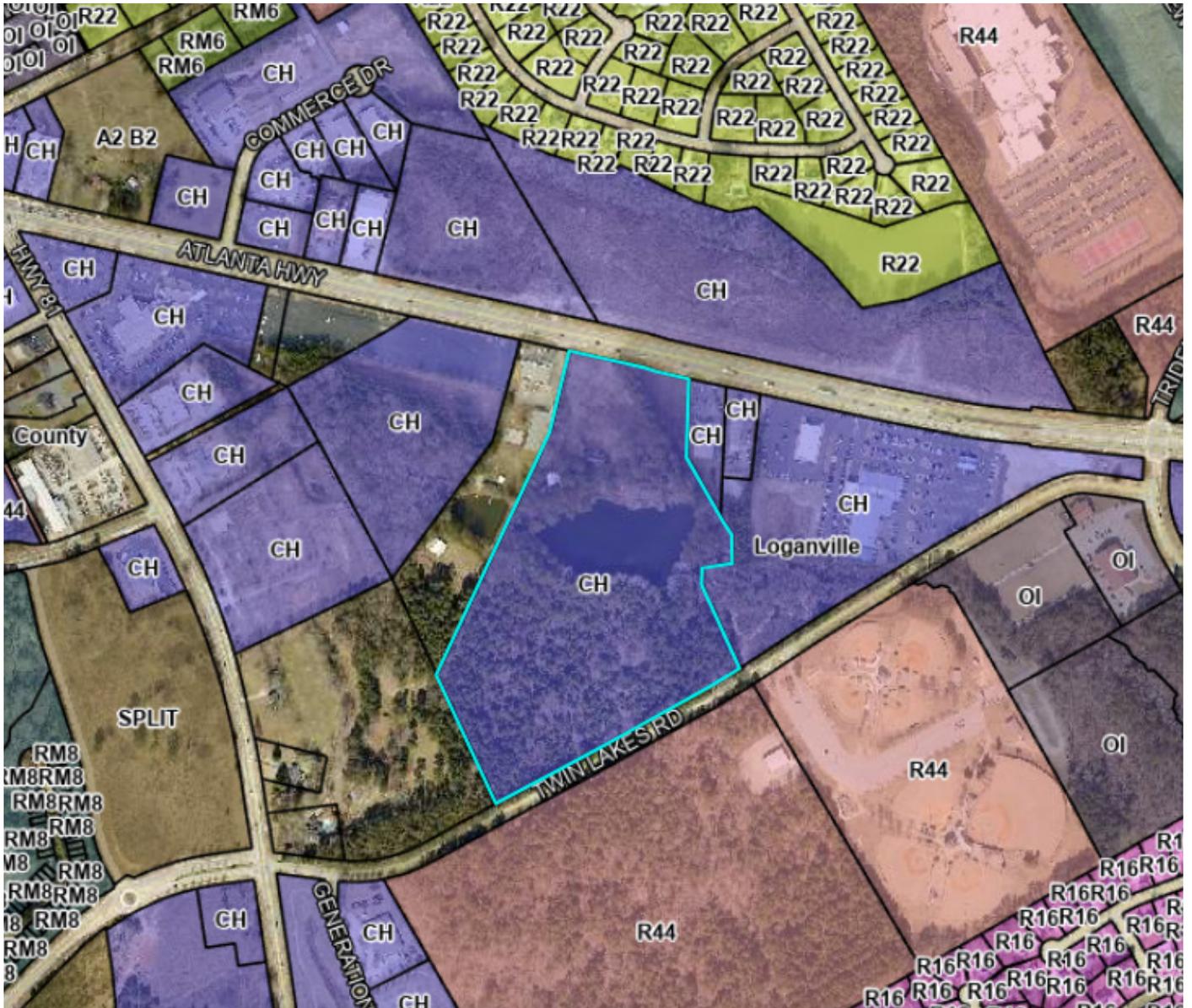
**FUTURE LAND USE MAP:** Commercial

**REASON FOR REQUEST:** The applicant wants to build a master planned residential community with a combination of townhomes and single-family homes totaling 149 residences.

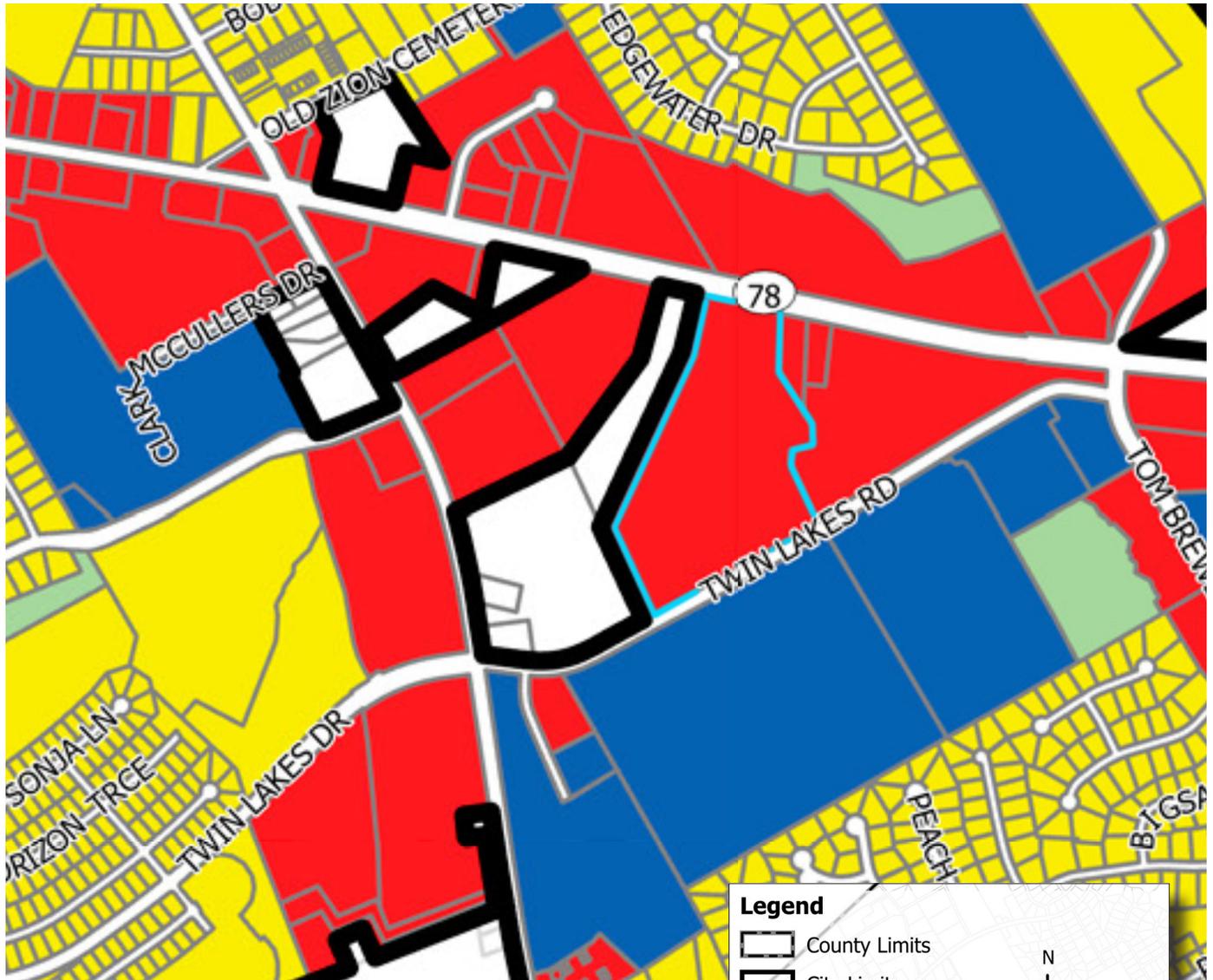
**PLANNING COMMISSION HEARING:** March 27, 2025

**CITY COUNCIL HEARING:** April 7 & 10, 2025

## ZONING MAP



## FUTURE LAND USE MAP



**Legend**

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

## Applicant's Request

The applicant wants to build a master planned residential community with a combination of townhomes and single-family homes totaling 149 residences.

## Existing Conditions

Two homes as well as a barn and two utility buildings were originally built on this property in 1960. It is difficult to pinpoint the last date it served a residential purpose, but the houses have been vacant for a few years now. There is a lake encompassing approximately 3.8 acres of the site.

An application was filed in 2008 seeking to annex an adjacent 26.844 acres to be combined with the 1 acre already inside City limits seeking a PUV designation for the property for the purpose of mixed use development that included 69 flats or lofts above ground floor office or retail. The Planning Commission recommended approval with the conditions that the project be tied to a site plan submitted on March 28, 2005, the total gross floor area will not exceed 300,000 square feet without a Development of Regional Impact study, and the applicant must complete a traffic study prior to construction. The City Council approved the re-zone with conditions on Aug. 14, 2008.

Another application was filed in 2023 seeking to change the parcel from its PUV designation to the Commercial Highway zoning for a contractor's office with outdoor storage of equipment and materials. The Planning Commission approved the application Aug. 24, 2023, with the conditions that no vehicles over six wheels would be allowed on Twin Lakes Road without prior approval from the City's Streets and Highway Department. The City Council approved the application with the conditions that:

- Prior to the issuance of a certificate of occupancy, the Applicant will coordinate with the City of Loganville to perform a full depth reclamation repair on the portion of Twin Lakes Road located between the intersection of Tom Brewer Road and Twin Lakes Road, and the entrance of the Applicant's proposed development on Twin Lakes Road. The full depth reclamation repair will generally consist of 8 inches of reclaimed subgrade, 2 inches of asphalt binder, and 2 inches of asphalt topping. The City of Loganville will pay for the materials needed to perform the full depth reclamation repair in an amount not to exceed \$100,000.00, and the Applicant will donate the labor to perform the full depth reclamation repair in the approximate amount of \$135,000.00.
- Additionally, the Applicant and the City of Loganville shall endeavor to enter into a separate parking agreement ("Parking Agreement") to allow the City of Loganville to use an approximately 22,500 square foot area as a gravel parking area for patrons of West Walton Park ("Parking Area") in the approximate area shown on the Applicant's revised site plan. Nothing contained in this condition shall create or be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever. If the Applicant and the City of Loganville do not enter into a parking agreement, then Applicant's trucks with more than six (6) wheels shall not be permitted to use Twin Lakes Road (except in the case of emergency use) between the hours of 3:00 p.m. through 9:00 p.m. Mondays through Fridays, and the hours of 9:00 a.m. to 9:00 p.m. Saturdays and Sundays.

## 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 predominantly surrounded by Commercial Highway zonings along the Highway 78 corridor but does have county parcels adjacent to it with B1 and A1 zoning. The property as it stands now is an outlier in that it is one of the few areas along Highway 78 inside City limits that has not been developed for commercial purposes. Development of an RM-6 would look somewhat similar to nearby multi-family housing, though none of those have residential buildings along the highway.

**What is the impact upon thoroughfare congestion and traffic safety?** Traffic counts along Highway 78 near this site have steadily been increasing from 27,300 in 2021 to 27,900 in 2022 and 39,600 in 2023, according to GDOT traffic counts. About 6 percent of this traffic is considered to be large trucks. It is unlikely that the project would have a significant impact on the highway, though it is unknown what the impact of this project would be on Twin Lakes Drive.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** Going from a commercial to residential zoning to add 149 townhomes will have a direct impact on population density. The inclusion of multi-family housing in an area that is otherwise commercial or single-family does have the potential to impact overcrowding.

The applicant should also be aware of the fact that the RM-6 zoning does not allow for detached townhomes and would require the applicant to seek a variance or be granted a conditional use by the Council.

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** While there is water readily available to the site, tying on to the City's sewer system will be a much more complicated matter. The nearest tie-in point into the City's system will be along Twin Lakes Road, but goes into a pump station that is at or near capacity. The applicant will need to work with City officials to determine what upgrades would be required for this project. Traffic improvements may be required along Twin Lakes Road for the project as well.

**How does the proposed use provide protection of property against blight and depreciation?** Vacant lots have a greater tendency to fall subject to blight and result in depreciation along a roadway like Highway 78, so development would potentially help.

**Is the proposed use consistent with the adopted Comprehensive Plan?** This parcel maintains its CH designation in the City's Future Land Use Map.

**What is the impact upon adjacent property owners if the request is approved?** The addition of residents could benefit the nearby business owners and increase usage of the nearby County park.

**What is the impact upon adjacent property owners if the request is not approved?** As this is the second project proposed for this parcel in 18+ months, the land would likely remain vacant until the next developer comes along with a different idea for this parcel.

## Impact Analysis / Recommendation *(continued)*

**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:** The City’s comprehensive plan calls for “missing middle” housing, but the plan also calls for growing the job base of Loganville. It is a delicate balancing act as both residents and businesses are necessary for the City to thrive. In the City’s code, it states that the purpose of the Commerical Highway district is to “promote suitable areas for those business and commerical uses which primarily serve the traveling public and benefit from direct access to major streets.” Staff opinion is to keep this parcel as CH. 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?** Yes

**Size of the water line?** 10 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 - about 800 feet

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

**Capacity of the sewer line?** Logan Point pump station will need to be evaluated.

**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?** Unknown

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

## DATA APPENDIX

### TRANSPORTATION

**What is the road affected by the proposed change? What is the classification of the road?** Highway 78 (major collector), Twin Lakes Road (minor collector)

**What is the traffic count for the road?** 37,400 on Highway 78 near proposed entry, unknown for Twin Lakes Road

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

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

**Do sidewalks exist in the area?** No

**Transportation improvements in the area? If yes, what are they?** No

### EMERGENCY SERVICES

**Nearest city fire station from the development?** Station 16 @ 605 Tom Brewer Road

**Distance of the nearest station?** 0.3 miles

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

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