



PLANNING COMMISSION MEETING AGENDA

Thursday, May 22, 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 4/24/25

5. NEW BUSINESS

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

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

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

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

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, April 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 3.27.25

Motion made by Commissioner Dodd to approve the Minutes, Seconded by Commissioner Ellis.

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

Minutes approved 6-0.

5. NEW BUSINESS

- A. Case #R25-003** – 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.

Shane Lanham, with Mahaffey Pickens Tucker LLP, was the representative for this case. Changes to the site plan were made based off the Planning Commission's recommendation from the March meeting. The first change was pulling back some units near HWY 78, about 100 ft from the right-of-way. A landscaped berm would be placed within that 100 ft setback. This change caused the total number of units to go from 149 to 148.

Commissioner Swanson commented that this rezone would be spot zoning of a residential community surrounding by commercial. She also stated that Twin Lakes Road and HWY 81 have no light planned and the nearby park has an influx of children – this development would increase traffic and thus safety concerns.

Brad Carell asked if there was an entrance into the community off of HWY 78. He stated that GDOT has previously denied a decel lane on HWY 78.

Scott Jones at 3699 HWY 81, asked if a border or fence would be put on the adjacent property line to keep residents of the community from walking through to their property.

Shane stated that there is a curb cut on HWY 78 and there is room for a deceleration lane and stated he would be happy to have a fence put up to create privacy within the community.

Commissioner Dodd asked if the proposal of 15% of the community being rental homes could be decreased to 10%. Mr. Lanham stated they would not object to that decrease.

Commissioner Ellis stated that the proposed conditions (below) that the following changes be made: item #3 lower the total rentals from 15% to 10% and on item #4 the landscape berm be a minimum of 8ft instead of 6ft. as well as a mandatory 8ft privacy fence alongside the existing residential properties.

Applicant Proposed Zoning Conditions: R25-003

1. The property shall be developed in general accordance with the site plan submitted to the City of Loganville on April 24, 2025 and attached hereto as Exhibit "A" (the "Site Plan").
2. Homes in the development shall be constructed with architectural style and building materials in general accordance with the elevations/renderings submitted to the City of Loganville on April 24, 2025 and attached hereto as Exhibit "B."
3. The community shall be governed by a mandatory membership homeowners association with recorded covenants. The covenants for the homeowner's association shall include a provision establishing an architectural review board or similar entity which shall oversee exterior modifications of homes. The covenants shall also include a provision restricting the rental of homes to no more than 10% of the total units at any given time.
4. The property's frontage along Highway 78 shall include a landscaped berm with a minimum height of 8 feet.
5. Homes located along the external right-of-way of Highway 78 or Twin Lakes Road shall be provided as single-family detached homes in general accordance with the Site Plan.
6. Amenities for the community shall include, at a minimum, a pool, cabana, dog park, fire pit, pavilion, and walking trail.
7. Subject to the approval of the City of Loganville, and any other applicable governmental authorities, developer shall install a Hawk Pedestrian Crossing Beacon on Twin Lakes Road.

Motion made by Commissioner Joyner to approve with zoning conditions adjusted, Seconded by Commissioner Olaoluwa. Voting Yea: Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Dodd.

Voting Nay: Commissioner Wauters, Commissioner Swanson. Motion approved 4-2.

- B. Case #R25-004** – Chris Barber, filed an application to rezone 1.07+/- acres located at 220 CS Floyd Road, Loganville, GA 30052. Map/Parcel #LG050094, Walton County, GA. The property owner is Chris Barber. The current zoning is O&I. The requested zoning is R-44 with no proposed development.

Mr. Barber stated that he had nothing to state to the commission in reference to the request.

Motion made by Commissioner Ellis to approve the request, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion approved 6-0.

- C. 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, was the representative for this case as well as R25-006, A25-007, R25-008, A25-009, R25-010, A25-011 and R25-012. The proposal includes 5 properties total, however only 4 applications were submitted for the project due to the fact that 1 property is already inside the City of Loganville. This has created an island in the middle of the city limits with the 4 other properties.

The first property at 4159 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling. The second property at 4139 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling. The third property at 4109 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling.

The fourth property at 0 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to RM-4, giving this property 70 units total.

Jamie Towler, of 211 Chandler Walk, is opposed to the proposed zoning change. His main concern was the increase in traffic around the area and the safety of the motorized public. He also stated that the aesthetics of high-density projects hurt the property values of neighboring homes.

Win Winston, of 314 Ivy Court, stated he thinks the public should have a better understanding of the proposal at hand but his reason for opposition is the increase in traffic in the area.

Deborah Hagerty, of 905 Chandler Haulk Road, wanted to know where the access of a potential development would be at and if any type of fencing would be around the development. Director Robbie Schwartz stated that we do not have this information since the request is just for annexation and re-zoning purposes.

Yollete Bayham, of 485 Yearling Drive, is opposed to the request since her home is close to the property.

Terry Parsons, of 1102 Chandler Haulk Rd, stated that he believes this application was submitted before the moratorium was put in place to set up the property for a townhome development.

Michael Lee, of 233 Chandler Walk, stated that Walton County future land use map shows this property as being a rural district. He also stated that any future development would have to have their access point off of North Sharon Church Rd, which would be a dangerous turn.

Don Price, of 200 Ivy Creek Drive, Connie Low, of 305 Ivy Court, Claire Deliffson, of 202 Ivy Creek Drive, Bobby Campbell, of 680 Doe Lane, Alma Thomas, of 212 Chad Lane, David Mayham, of 216 Chandler Walk all stated that the increase of traffic and the dangerous it could cause were their opposition to these cases.

Bill Marzac, of 620 Berta Court thinks that a townhome community will harm the property values of the neighboring homes.

Patrick Ellison, of 505 Woodbrook Way and Jeff Crowder, of 238 Chandler Walk are concerned about the future access point of a future development.

Stacy Towler, of 211 Chandler Walk spoke on how a new development would impact the local schools' resources negatively.

Mr. Prater believes this property would align with the zoning requested due to the fact that there are four developments nearby that are multifamily, it shows compliance with the comprehensive plan, the parcels meet the qualifications of annexation and rezones, and that it would not impact any services (water/sewer available)

Commissioner Swanson asked Director Robbie Schwartz, if the request was approved for RM-4 zoning and a developer did purchase the property, would the proposed development have to come back before the planning commission. Director Schwartz said that no, once a rezone change is made, then the property has that zoning and a developer could develop without coming before the planning commission. Mr. Prater also reminded commissioners that any conditions placed on the property, a developer would have to adhere to.

Commissioner Ellis wanted to clarify the R-44 zoning district, variance applications for a property and the moratorium, which was confirmed by Director Schwartz that it was for all annexations and rezones.

Motion made by Commissioner Olaoluwa to deny, Seconded by Commissioner Joyner.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

- D. 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 Ellis to deny, Seconded by Commissioner Joyner.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

- E. 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 Joyner to deny, Seconded by Commissioner Ellis.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- F. 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 Wauters to deny, Seconded by Commissioner Swanson.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- G. 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 Joyner to deny, Seconded by Commissioner Ellis.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- H. 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 Ellis to deny, Seconded by Commissioner Wauters.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- I. 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 Joyner to deny, Seconded by Commissioner Swanson.
 Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- J. 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 Olaoluwa to deny, Seconded by Commissioner Swanson.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

- K. Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- L. Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- M. Case #V25-013** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- N. Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- O. Case #V25-017** – Kevin Hornbuckle, requested a Major Variance for the property Fuller Station, located on Tommy Lee Fuller Drive, Loganville, GA 30052. Map/Parcel #LG060129B00, Walton County, GA. Present zoning is RM-8. Ordinance and Section from which relief is sought is Roadway Design and Construction Standard Specifications 15.2.1 (ii)(a) Roadway Construction Criteria

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

Meeting adjourned 8:06pm.

Planning Director

Date _____

Commissioner Chairman

Date _____

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbroc
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

Writer's e-mail: slanham@mptlawfirm.com

May 13, 2025

VIA EMAIL TO:

Robbie Schwartz, Director
Planning and Development Department
City of Loganville
P.O. Box 39
Loganville, Georgia 30052

Re: Tig Knight Road Applications: A25-016, R25-015, V25-013, & V25-014

Dear Mr. Schwartz:

As you know, the above-referenced applications are scheduled for public hearings before the Planning Commission on May 22 and the City Council on June 9. We continue to work through potential site plan revisions referenced in my previous letter. This additional review is being conducted in a good faith effort to minimize confusion surrounding the project. Accordingly, the Applicant respectfully requests that the City table the public hearings for this matter to the June Planning Commission and July City Council meetings.

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham



Date:

3-7-25

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

Section 5, Item A.

Application # A 25-016

REQUEST FOR ANNEXATION

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

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

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

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____

DATE: 3-7-25

FEE PAID: \$300.00

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

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

Commission Chairman: _____

DATE: 4/24/25

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

Mayor _____

City Clerk _____

Date _____

Application # A

Applicant's Certification

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

Applicant's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

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

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

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

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

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

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

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

(Seal) _____
Signature of Notary Public



Application # A

Applicant's Certification

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

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

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

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

(Seal)

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

[Signature]
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # A

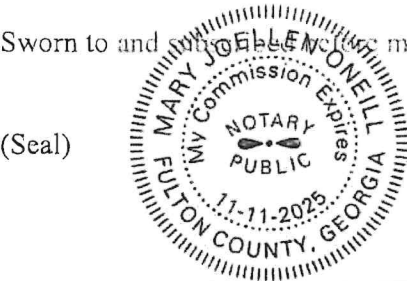
Applicant's Certification

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

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

Julia Maxwell, attorney for Applicant
Print Name and Title

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



M. Jo Ellen O'Neill
Signature of Notary Public

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

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

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

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

Owner's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

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

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

*Of Counsel

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

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

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

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

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

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

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

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

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

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

This 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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

TIG KNIGHT ROAD TRACT

ZONING EXHIBIT

3215 TIG KNIGHT ROAD, LAND LOT 158, 4TH DISTRICT, WILKINSON COUNTY, GEORGIA



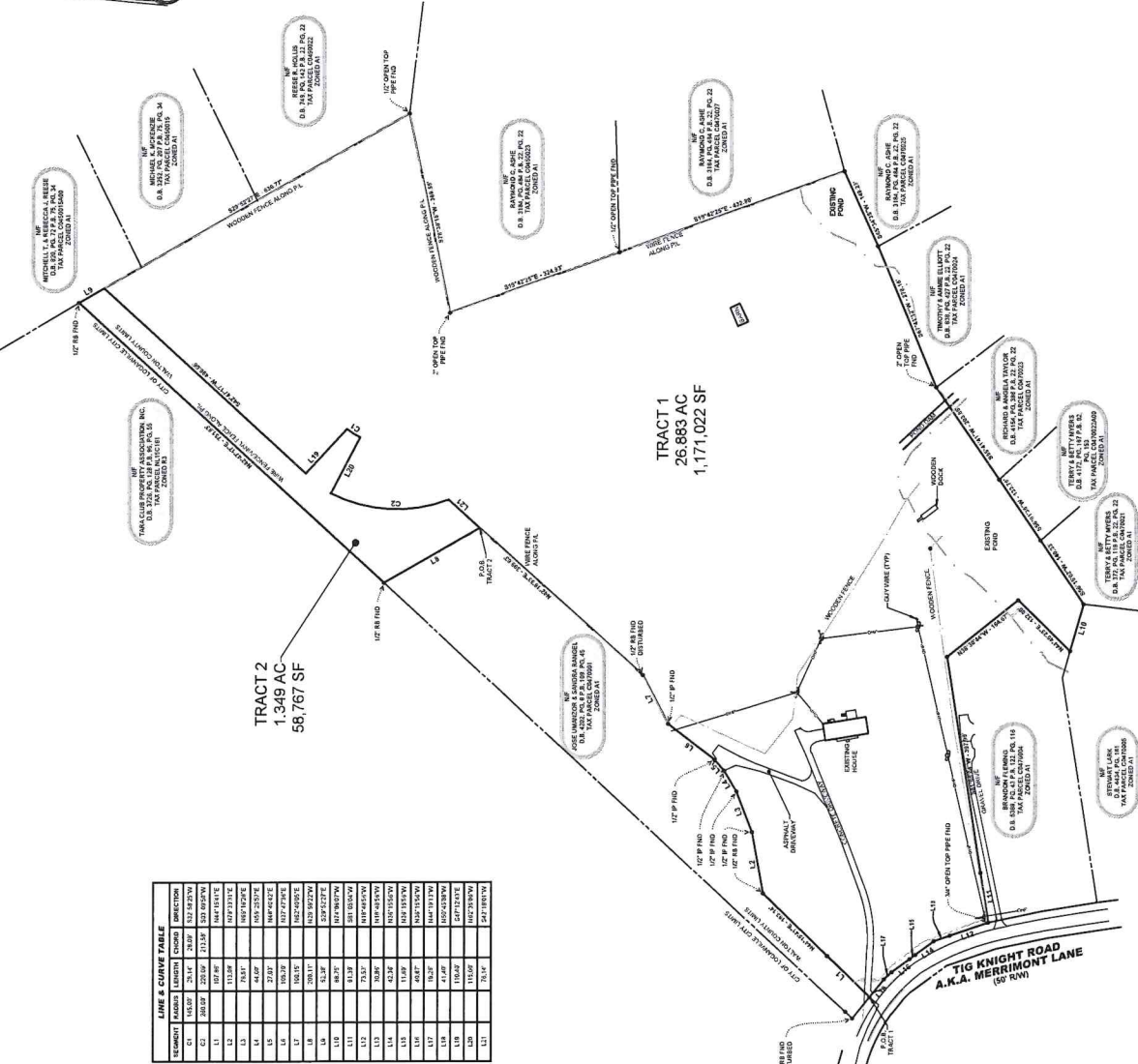
4217 Park Drive, Suite 400
Norcross, Georgia 30092
Phone: (770) 416-1711
Fax: (770) 416-1753
www.knightroad.com
email: info@knightroad.com



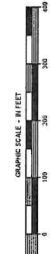
Grid North (GA West Zone)

REFERENCE PLATE:
Survey for CTC Funding Site, LLC by Holmes Land Surveying
L.C. Bland 0000-0000, 1st Revised 0000-0000

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purpose without the written consent of Knight Road Associates, Inc.



STATION	CHORD BEARING	CHORD DISTANCE	CURVE DATA	CHORD BEARING	CHORD DISTANCE
1+00.00	S 21.41° E	26.92	S 37.52° W		
1+26.92	S 21.41° E	26.92	S 37.52° W		
1+53.84	S 21.41° E	26.92	S 37.52° W		
1+80.76	S 21.41° E	26.92	S 37.52° W		
2+07.68	S 21.41° E	26.92	S 37.52° W		
2+34.60	S 21.41° E	26.92	S 37.52° W		
2+61.52	S 21.41° E	26.92	S 37.52° W		
2+88.44	S 21.41° E	26.92	S 37.52° W		
3+15.36	S 21.41° E	26.92	S 37.52° W		
3+42.28	S 21.41° E	26.92	S 37.52° W		
3+69.20	S 21.41° E	26.92	S 37.52° W		
3+96.12	S 21.41° E	26.92	S 37.52° W		
4+23.04	S 21.41° E	26.92	S 37.52° W		
4+49.96	S 21.41° E	26.92	S 37.52° W		
4+76.88	S 21.41° E	26.92	S 37.52° W		
5+03.80	S 21.41° E	26.92	S 37.52° W		
5+30.72	S 21.41° E	26.92	S 37.52° W		
5+57.64	S 21.41° E	26.92	S 37.52° W		
5+84.56	S 21.41° E	26.92	S 37.52° W		
6+11.48	S 21.41° E	26.92	S 37.52° W		
6+38.40	S 21.41° E	26.92	S 37.52° W		
6+65.32	S 21.41° E	26.92	S 37.52° W		
6+92.24	S 21.41° E	26.92	S 37.52° W		
7+19.16	S 21.41° E	26.92	S 37.52° W		
7+46.08	S 21.41° E	26.92	S 37.52° W		
7+73.00	S 21.41° E	26.92	S 37.52° W		
8+00.00	S 21.41° E	26.92	S 37.52° W		



DESCRIPTION OF
3215 Tig Knight Road Tract 1

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

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

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

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

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

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

*Of Counsel

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

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

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into an age restricted master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents aged 55 and up. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

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

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

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

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

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

homes in the proposed development all contain a two-car garage. However, due to the size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

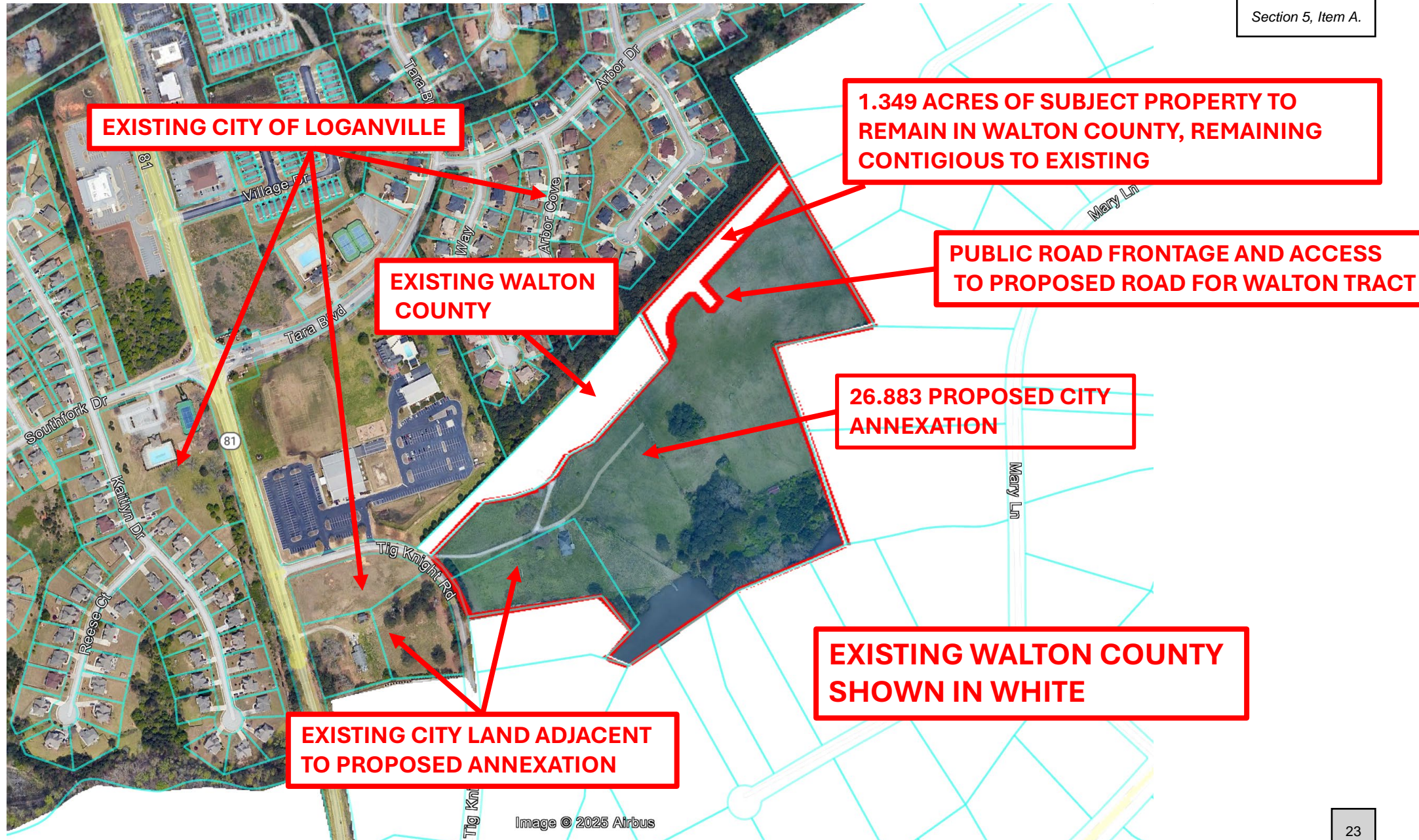
The Property is currently in unincorporated Walton County bordering the Loganville city limits. As Loganville is a desirable place to live for many people, being within city limits is ideal for the proposed development and future residents. Georgia state law prohibits the annexation of property into a municipality where an “unincorporated island” will be created. In order to annex into Loganville and not violate the aforementioned state law, the Applicant is proposing to carve out a +/- 1.349 acre strip at the Northeastern portion of the Property to allow for access to the adjacent parcel to the Northwest to remain connected to other Walton County parcels.

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 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Shane M. Lanham
Attorneys for Applicant





CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

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

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

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

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

Pre-Application Conference Date: _____

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

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

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

Mayor _____

City Clerk _____

Date _____

Application # R

Applicant's Certification

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

Applicant's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

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

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

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

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

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

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

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


(Seal) _____
Signature of Notary Public



Application # **R** _____

Applicant's Certification


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

 3-4-25
Applicant's Signature Date

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

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

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


Signature of Notary Public

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

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

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

- a) _____ the owner of record of property contained in this application, and/or
- 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** _____

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.

 3-4-25 Neville Allison
Applicant's Signature Date Print Name

Signature of Applicant's Date Print Name
Attorney or Agent

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

_____ **YES** X **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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 3/6/25 Print Name Julia Maxwell

Signature of Applicant's Attorney or Agent _____ Date _____ Print Name _____

M. Joellen O'Neill 3/6/25



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

_____ YES X NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # R

Applicant's Certification

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

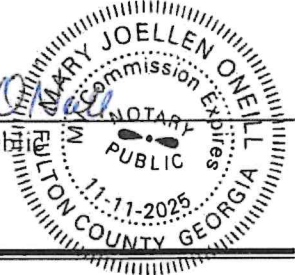
Julia Maxwell, attorney for Applicant 3/6/25
Applicant's Signature Date

Julia Maxwell, attorney for Applicant
Print Name and Title

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

(Seal)

M. Joellen O'Neill
Signature of Notary Public



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

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

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

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

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

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

- 1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

- 9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**

Please see attached.

APPLICANT'S RESPONSE TO EVALUATION CRITERIA

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

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

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

DESCRIPTION OF
3215 Tig Knight Road Tract 1

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

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

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

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

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
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S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

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

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

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

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

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

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

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

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

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

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

This 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant



**SOMERSET
AT
TARA**

3195 & 3215 TIC KNIGHT
ROAD
LOGANVILLE, GA

CITY OF LOGANVILLE
WALTON COUNTY
GEORGIA

LAND LOT: 158



THE REVIVE LAND GROUP
Part of Revive Group

SOURCE, ENTITLE, REVIVE.

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

[illegible]

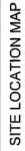
24017
P403621 12/14/2008



MARCH 4, 2025

CONCEPTUAL

Section 5, Item B.

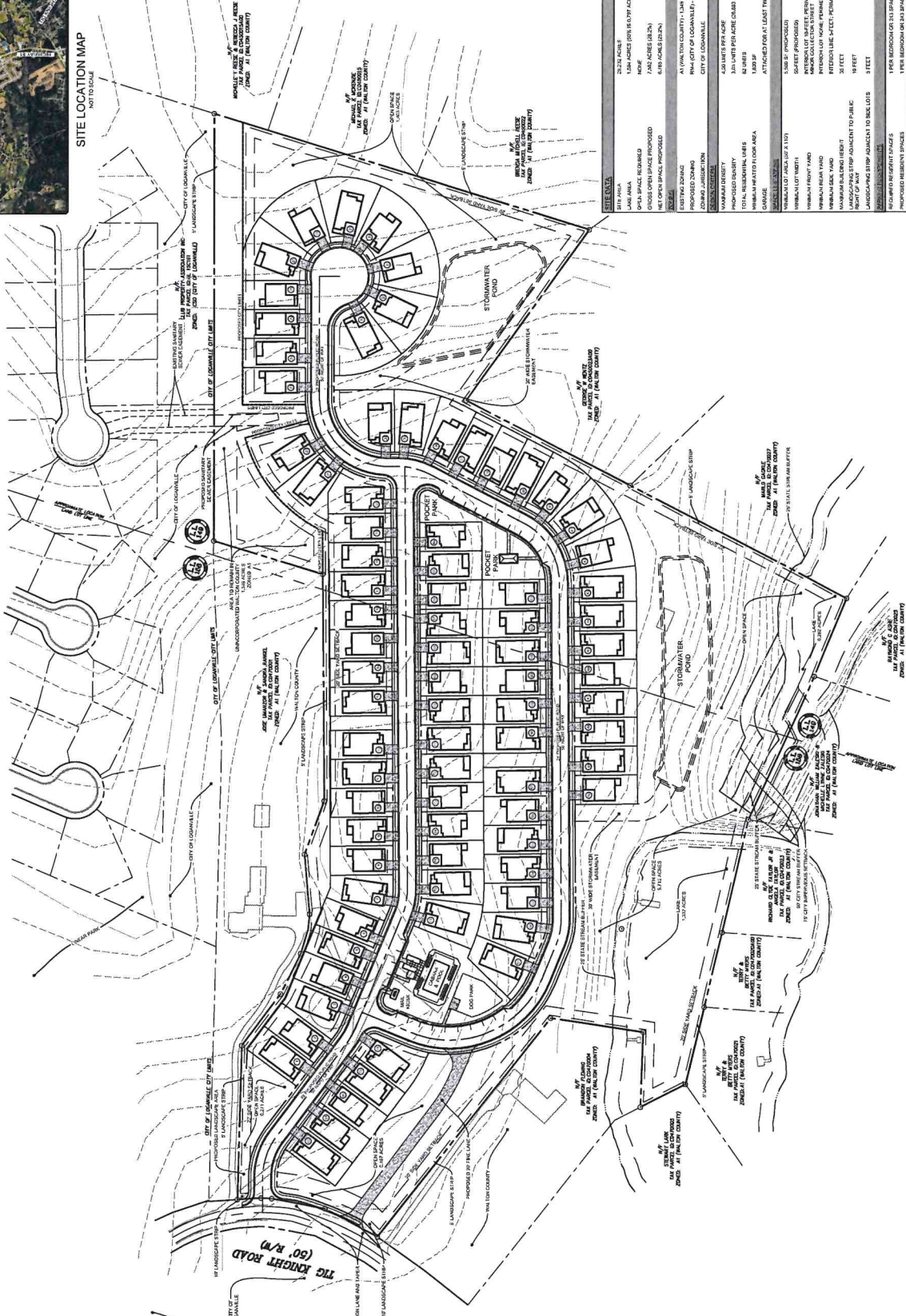


GEORGIA 311
www.Georgia311.com

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

GENERAL NOTES:

- STREAMS AND WETLANDS ARE LOCATED ON THE SITE
AND ARE NOT TO BE DISTURBED. THERE ARE
NO POWER OR GAS PIPELINE FACILITIES LOCATED ON THE SITE
NO CEMETERIES ARE LOCATED ON THE SITE
SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
SPEED LIMIT ON THE KNIGHT ROAD IS 35 MPH.
WATER UTILITY PROVIDER IS CITY OF LOCAVILLE.
SEWAGE TREATMENT PLANT IS CITY OF LOCAVILLE.
SANITARY SEWER PROVIDER IS CITY OF LOCAVILLE.

[illegible]

TIG KNIGHT ROAD TRACT

ZONING EXHIBIT

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



4517 Park Drive, Suite 400
Mountain County, Georgia 30552
Phone: (770) 416-1511
Fax: (770) 416-1511
www.knightplanning.com
info@knightplanning.com

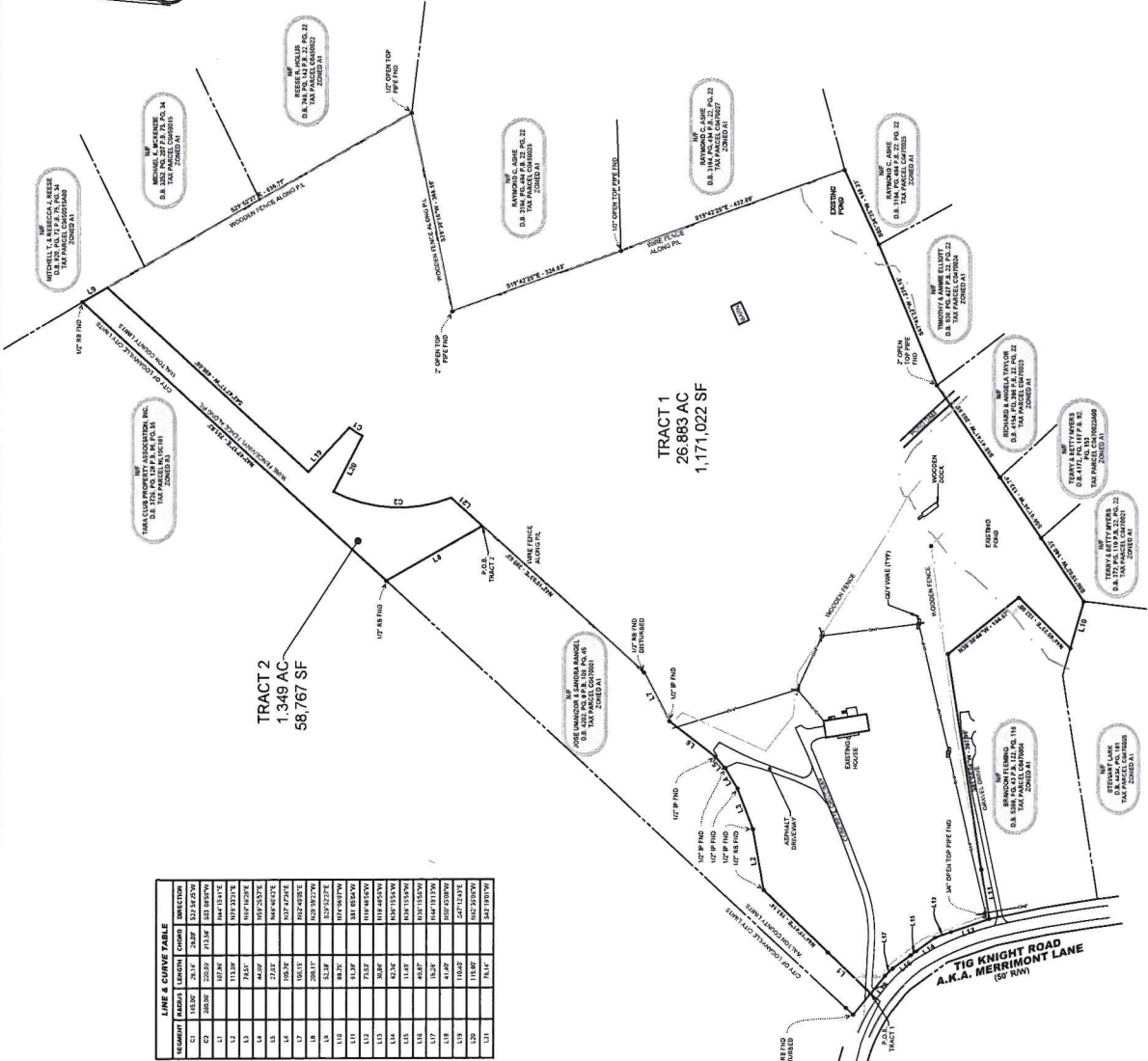
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



Grid North (GA West Zone)

REFERENCE PLATS:
Shelby M. C. Taylor, Jr., LLC by Horizontal Land Survey,
L.C. Survey 2003-001, 1st Revised 03/20/2003

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These drawings and their reproductions are the property of
Knight Planning & Associates, Inc. and are not to be
reproduced or transmitted in any form without the written permission of Knight Planning & Associates, Inc.



LANE & CURVE TABLE				
STATION	LANE	RADIUS	CHORD	DEFLECTION
1+00	1	25.14	2.00	52.152270
1+05	1	25.14	2.00	52.152270
1+10	1	25.14	2.00	52.152270
1+15	1	25.14	2.00	52.152270
1+20	1	25.14	2.00	52.152270
1+25	1	25.14	2.00	52.152270
1+30	1	25.14	2.00	52.152270
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2+25	1	25.14	2.00	52.152270
2+30	1	25.14	2.00	52.152270
2+35	1	25.14	2.00	52.152270
2+40	1	25.14	2.00	52.152270
2+45	1	25.14	2.00	52.152270
2+50	1	25.14	2.00	52.152270
2+55	1	25.14	2.00	52.152270
2+60	1	25.14	2.00	52.152270
2+65	1	25.14	2.00	52.152270
2+70	1	25.14	2.00	52.152270
2+75	1	25.14	2.00	52.152270
2+80	1	25.14	2.00	52.152270
2+85	1	25.14	2.00	52.152270
2+90	1	25.14	2.00	52.152270
2+95	1	25.14	2.00	52.152270
3+00	1	25.14	2.00	52.152270



W:\2003\0508\0508.dwg 05/08/2003 10:07 AM, 7:25:14 PM, 1:1

David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
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The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into an age restricted master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents aged 55 and up. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

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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 housing options for the large population of boomers who want to age in place in Loganville. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

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

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

homes in the proposed development all contain a two-car garage. However, due to the size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Property is currently in unincorporated Walton County bordering the Loganville city limits. As Loganville is a desirable place to live for many people, being within city limits is ideal for the proposed development and future residents. Georgia state law prohibits the annexation of property into a municipality where an “unincorporated island” will be created. In order to annex into Loganville and not violate the aforementioned state law, the Applicant is proposing to carve out a +/- 1.349 acre strip at the Northeastern portion of the Property to allow for access to the adjacent parcel to the Northwest to remain connected to other Walton County parcels.

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 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Shane M. Lanham
Attorneys for Applicant



Date: 3-7-25

CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Section 5, Item C.

Application # V 25-013

APPLICATION FOR MAJOR VARIANCE

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

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

Pre-Application Conference Date: 3-7-25

Accepted by Planning & Development: [Signature]

DATE: 3-7-25

FEE PAID: \$500.00

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

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor

City Clerk

Date

Application # V

Applicant's Certification

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

Applicant's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

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

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

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

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

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

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

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

(Seal) _____
Signature of Notary Public



Application # **V** _____

Applicant's Certification

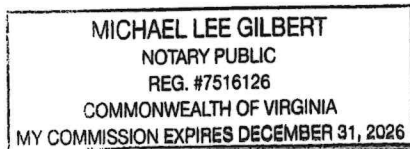
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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

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

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

(Seal)



[Signature]
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

Application # V

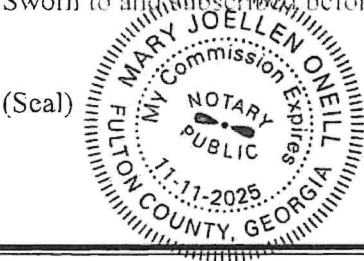
Applicant's Certification

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

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

Julia Maxwell, attorney for Applicant
Print Name and Title

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



M. Joellen Oneill
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20 ____.

(Seal) _____
Signature of Notary Public

Application # **V** _____

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

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

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

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

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

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

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

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

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

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

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

David Belle Isle
Matthew P. Benson
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*Of Counsel

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ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

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

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

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

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

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

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

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

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

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

This 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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

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

DESCRIPTION OF
3215 Tig Knight Road Tract 1

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

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

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

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



Date: 3-7-25

CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Section 5, Item D.

Application # V 25-014

APPLICATION FOR MAJOR VARIANCE

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

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

Pre-Application Conference Date: _____

Accepted by Planning & Development: [Signature]

DATE: 3-7-25

FEE PAID: \$500.00

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

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

Commission Chairman: [Signature]

DATE: 4/24/25

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

Mayor _____

City Clerk _____

Date _____

Applicant's Certification

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

Applicant's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

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

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

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

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

Jeff C. Henson

Owner's Signature

3-4-2025

Date

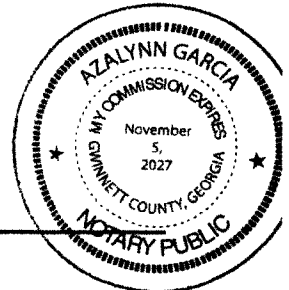
Jeff Henson Manager CTX Funding SPE, LLC

Print Name and Title

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

(Seal)

Azalynn Garcia
Signature of Notary Public



Application # V _____

Applicant's Certification

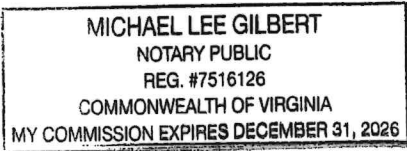
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


 3-4-25
Applicant's Signature Date

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

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

(Seal)




Signature of Notary Public

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

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

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

Application # V

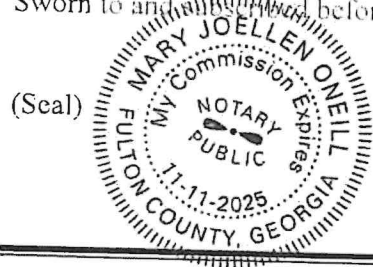
Applicant's Certification

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

Julia Maxwell, attorney for Applicant
Print Name and Title

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



M. Joellen O'Neill
Signature of Notary Public

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

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

- a) _____ the owner of record of property contained in this application, and/or
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that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature _____ Date _____

Print Name and Title _____

Sworn to and subscribed before me this _____ day of _____, 20 ____.

(Seal) _____
Signature of Notary Public

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

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

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

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

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

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

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

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

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

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

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

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

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

*Of Counsel

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

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This 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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Smokerise Services, LLC 5783 Vantage CT Stone Mountain, GA 30087	LG160004
Gwinnett Lawn Care, LLC 3171 HWY 81 Loganville, GA 30052	C0470071

TIG KNIGHT ROAD TRACT

ZONING EXHIBIT

Section 5, Item D.



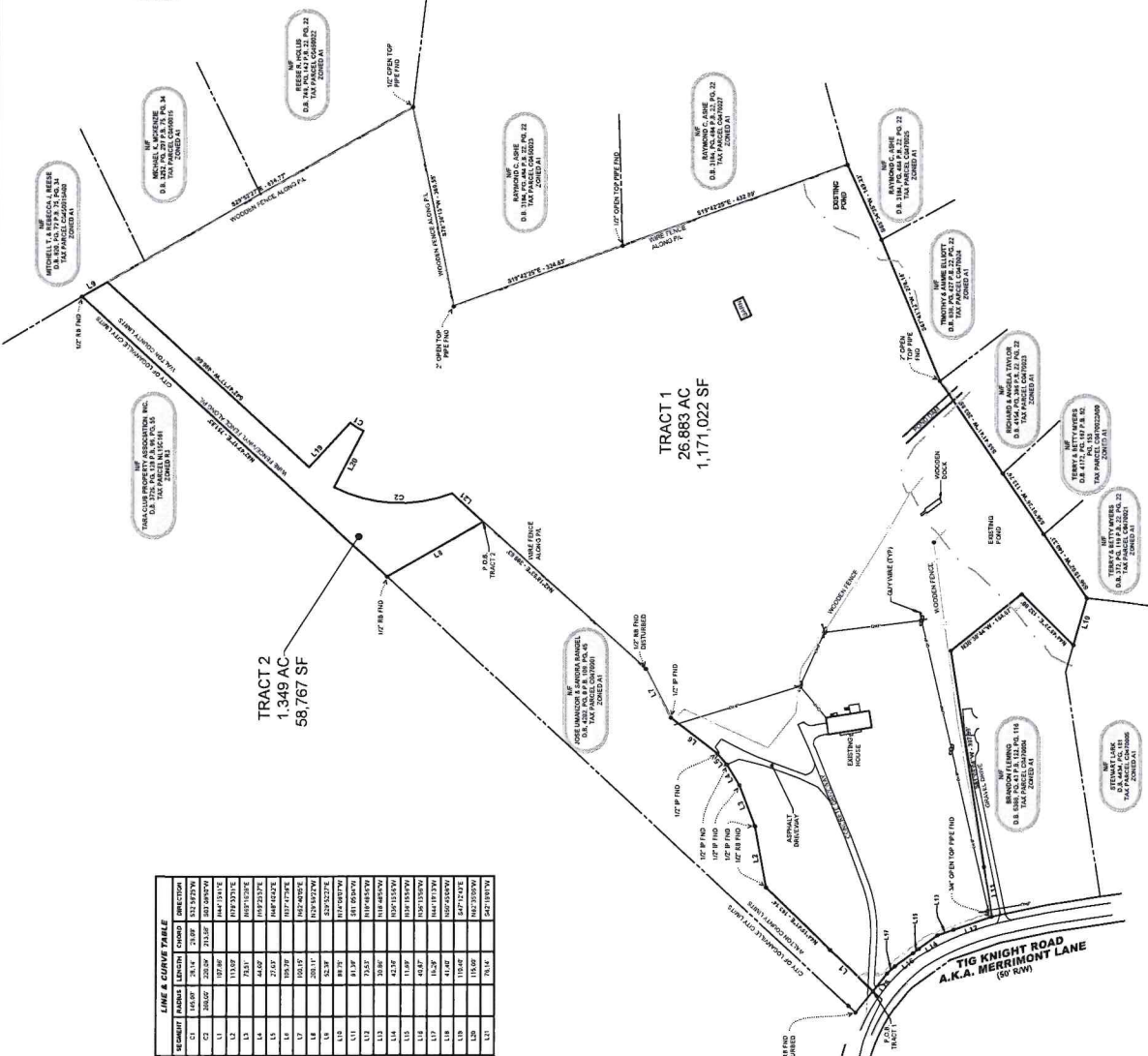
Grid North (GA West Zone)

REFERENCE PLATS

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

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Tig Knight & Associates, Inc.

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



STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
2	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
3	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
4	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
5	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
6	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
7	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
8	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
9	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
10	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
11	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
12	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
13	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
14	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
15	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
16	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
17	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
18	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
19	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
20	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
21	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
22	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
23	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
24	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
25	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
26	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
27	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
28	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
29	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
30	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
31	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
32	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
33	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
34	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
35	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
36	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
37	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
38	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
39	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
40	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
41	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
42	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
43	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
44	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
45	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
46	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
47	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
48	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
49	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
50	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
51	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
52	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
53	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
54	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
55	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
56	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
57	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
58	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
59	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
60	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
61	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
62	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
63	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
64	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
65	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
66	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
67	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
68	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
69	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
70	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
71	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
72	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
73	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
74	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
75	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
76	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
77	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
78	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
79	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
80	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
81	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
82	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
83	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
84	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
85	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
86	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
87	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
88	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
89	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
90	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
91	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
92	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
93	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
94	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
95	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
96	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
97	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
98	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00
99	N 89° 58' 00" E	10.00	S 89° 58' 00" W	10.00
100	S 89° 58' 00" W	10.00	N 89° 58' 00" E	10.00

GRAPHIC SCALE - 1" = 100'

DESCRIPTION OF
3215 Tig Knight Road Tract 1

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

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

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

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