



PLANNING COMMISSION MEETING MINUTES

Thursday, June 26, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson
Commissioner Joshua Wauters

ABSENT

Commissioner Michael Joyner

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 5/22/25

Motion made by Commissioner Dodd to approve the minutes, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Minutes approved 5-0.

5. NEW BUSINESS

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

After reading all four cases for the hearing, Commissioner Ellis requested to Chairman Colquitt to be recused from voting on them due to her owning property in close proximity to the proposed cases.

Director Robbie Schwartz also made a statement – the property's water service is currently served by Walton County, however, if the cases are approved, the City of Loganville will need to provide both water and sewer services to the property.

Neville Allison, the managing partner for Revive Land Group, 3500 Lenox Road, Suite 625, Atlanta, GA 30326, was the representative for this case.

The proposal is for an age restrictive, senior development, with all ranch homes. It will cover two parcels, resulting in 28.232 acres total and hold 82 units. The development would include an ADA compliant amenity area with a cabana, dog park and/or pickleball courts and walking trail.

Mr. Allison stated that there is no senior housing category in Loganville, so they would like to essentially "create" one with a zoning condition regulating the subdivision to seniors in addition to a mandated HOA covenant that does the same.

Mr. Allison stated that in order for their proposal to work, they are asking for a variance, to requests single-family detached units in RM-4 Zoning (see below, V25-013). However, if the units need to be attached, they can do so by either using a shed in between the units or with a gate.

Terry Parsons of 1102 Chandler Haulk Road, stated he would like the commissioners to be consistent in the City Council's denial of a similar case.

Tim Morris of 3292 Allen Circle, was the chosen representative from the community that abuts to these parcels (within Walton County). He stated that his community was not opposed to growth, but they want consistency and an RM-4 proposal is not consistent with the other zoning districts in the area. Their request is to deny both variances, V25-013 and V25-014.

Commissioner Dodd asked about the current homes on the subject property and if they would be demolished. Mr. Allison answered that any structure on their subject property, would be demolished.

Commissioner Swanson's concern was traffic and wanted to know if the plans had an entrance/exit onto Hwy 81, possibly a traffic light, or decel lane. Mr. Allison stated that doing that would be a system improvement, which they are not able to do. He also stated that a senior development produces 30%-40% less traffic, so traffic shouldn't be a concern.

Commissioner Wauters wanted to know what value this development would bring to the City of Loganville. Mr. Allison stated that it will increase the property tax basis and tap fees. It also will focus on a senior development and it will not impact the schools in anyway.

Sandra Rangel of 3255 Tig Knight Road lives right besides the subject property. She is concerned about this annexation causing an island for her property. She also stated that part of the proposed property is on an easement that is legally on her parcel. The applicant states a buffer is put in place so that her property still touches Walton County. Director Robbie Schwartz also stated that the easement is not located on the front of her property, it is in the back, so the proposed development would not interfere with her land.

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

Voting Yea: Commissioner Wauters

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson

Voting Abstaining: Commissioner Ellis.

Annexation denied 3-1.

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

Motion made by Commissioner Olaoluwa to deny the rezone, Seconded by Commissioner Swanson.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

Rezone request denied 4-0.

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

Motion made by Commissioner Swanson to deny the variance, Seconded by Commissioner Wauters.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

Variance denied 4-0.

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

Motion made by Commissioner Olaoluwa to deny the variance, Seconded by Commissioner Swanson.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

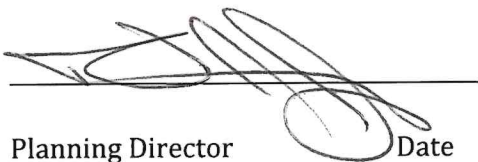
Variance denied 4-0.

6. ADJOURN

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

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

Adjourned 5-0, at 7:05pm.



Planning Director Date



Planning Commission Chairman Date