



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

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 # HGHNQGFX5K 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☐ Referred Back to Planning Commission ☐ Withdrawn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
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

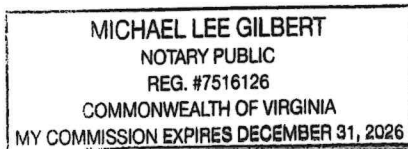
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[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

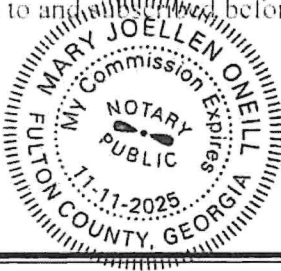
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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.

(Seal)



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

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

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

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

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

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

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

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

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

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

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

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



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

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

*Of Counsel

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

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

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

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

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

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

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

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

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

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

This 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



SOMERSET
AT
TARA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

3195 & 3215 TIC KNIGHT
ROAD
LOGANVILLE, GA

CITY OF LOCANVILLE
WALTON COUNTY

LAND LOT: 158
DISTRICT: 4TH

THE NATIVE LAND GROUP
Part of Peacemakers Group

SOURCE, ENTITLED, REVIVE.

ONE ALLIANCE CENTER
8500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
P: 1678/223-8978

Fig. 1. Kellgren-Lawrence scale.

15 JULY 2004

[illegible][illegible]

240717

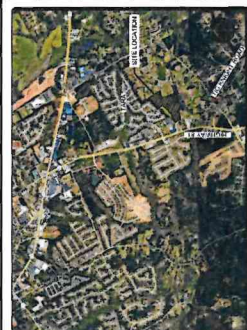
MAP IS ONLY VALID IF COUPON IS SIGNED AND
DATED WITH AN ORIGINAL MONATLIE

NORTH

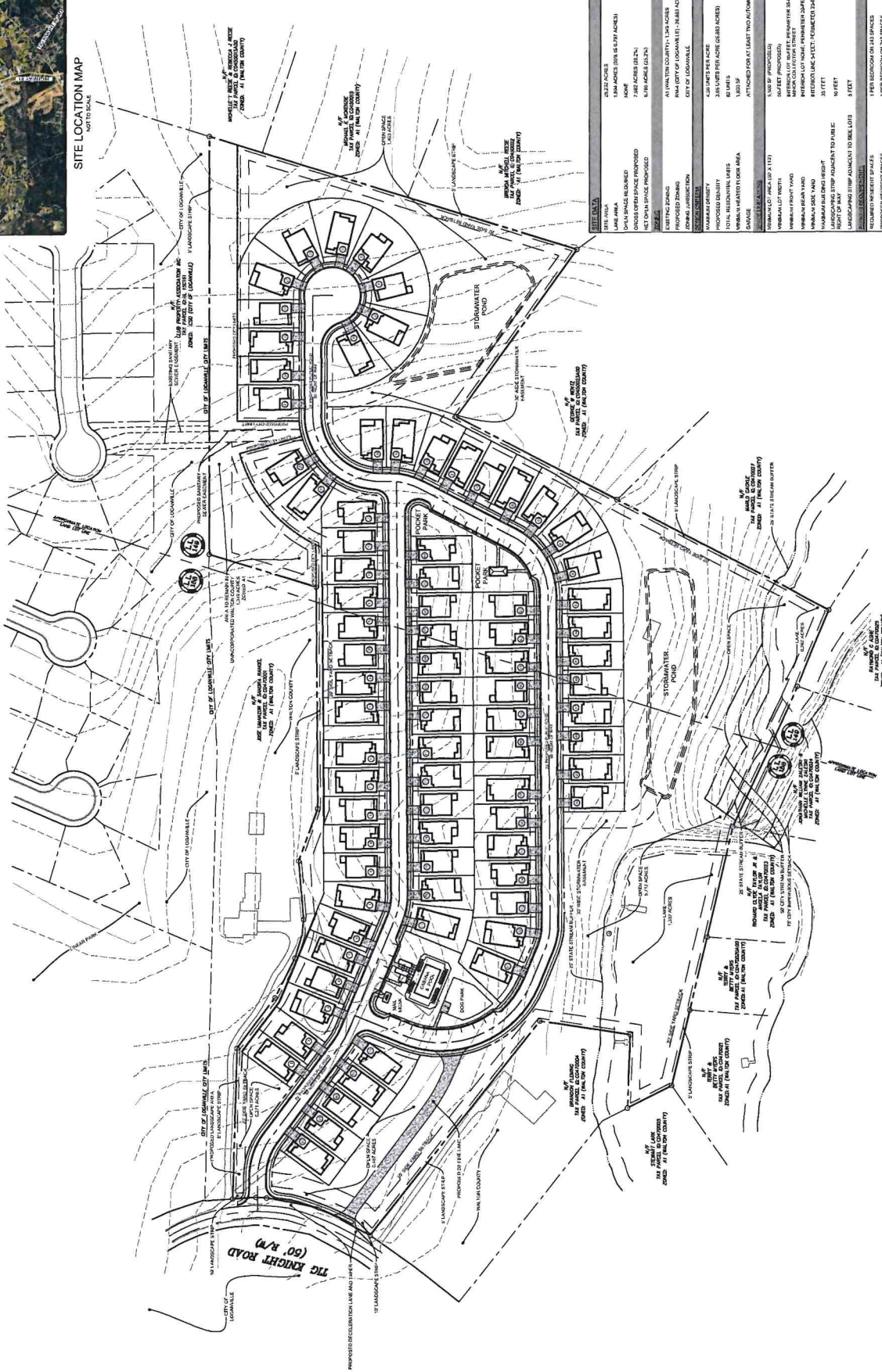
MARCH 4, 2025

CONCEPTUAL

1000



SITE LOCATION MAP



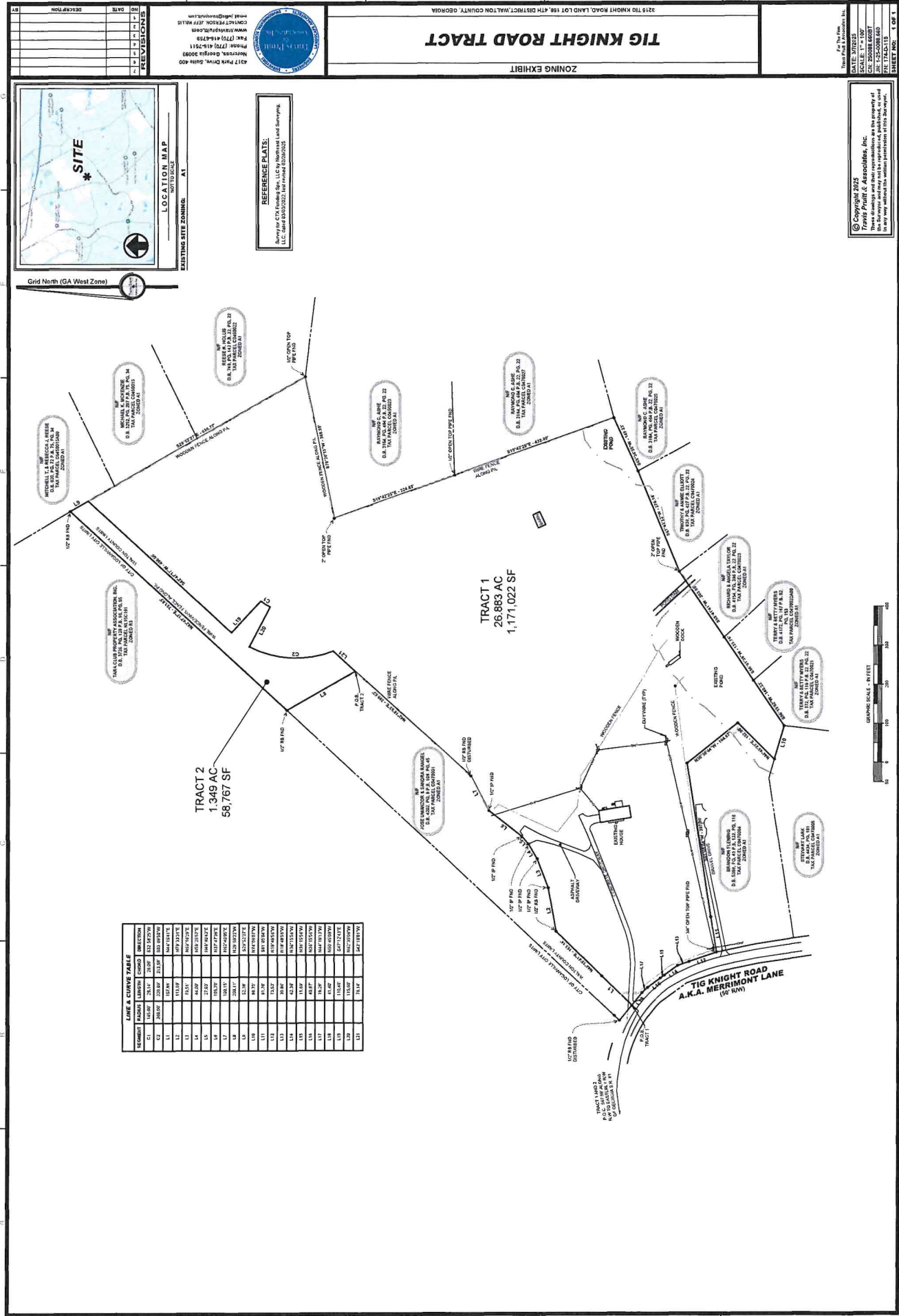
GENERAL NOTES:

STREAMS AND WETLANDS ARE LOCATED ON THE SITE FLOODPLAIN AND IS NOT LOCATED ON THE SITE. NO POWER OR GAS SPV. THE EASEMENTS ARE LOCATED ON THIS SITE. NO CEMETERIES ARE LOCATED ON THE SITE. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN. SPEED LIMIT ON THE AROUND ROAD IS 35 MPH. WATER UTILITY PROVIDER IS CITY OF LOCANVILLE. SANITARY SEWER PROVIDER IS CITY OF LOCANVILLE.

GEORGIA811
www.Georgia811.com

24 HOUR CONTACT:
NEVILLE ALLISON
678 222 9078





LINE & CURVE TABLE				
SEGMENT	RADIUS	LENGTH	CURVE	DIRECTION
C1	145.00'	78.41'	20.00'	S32.85°E79.00'
C2	280.00'	228.00'	213.36'	S33.00°E90.00'
L1		157.00'		S44°15'41"E
L2		111.00'		S89°45'52"E
L3		69.00'		S89°45'52"E
L4		27.00'		S89°45'52"E
L5		105.00'		S127°27'00"E
L6		108.00'		S102°00'00"E
L7		108.00'		S102°00'00"E
L8		108.00'		S102°00'00"E
L9		108.00'		S102°00'00"E
L10		108.00'		S102°00'00"E
L11		108.00'		S102°00'00"E
L12		108.00'		S102°00'00"E
L13		108.00'		S102°00'00"E
L14		108.00'		S102°00'00"E
L15		108.00'		S102°00'00"E
L16		108.00'		S102°00'00"E
L17		108.00'		S102°00'00"E
L18		108.00'		S102°00'00"E
L19		108.00'		S102°00'00"E
L20		108.00'		S102°00'00"E
L21		108.00'		S102°00'00"E

LOCATION MAP
NOT TO SCALE

EXISTING SITE ZONING: A1

REFERENCE PLATE
Surveyor Travis Pruitt, LLC by Horizontal Land Survey
11/20/25 11:20 AM
11/20/25 11:20 AM
11/20/25 11:20 AM

GRID NORTH (GA West Zone)

Copyright 2025
Travis Pruitt & Associates, Inc.
These drawings and their representations are the property of
Travis Pruitt & Associates, Inc. and are not to be
reproduced or used in any way without the written permission of this firm.

DATE: 11/20/25
SCALE: 1" = 100'
BY: TRAVIS PRUITT
FOR: TRAVIS PRUITT & ASSOCIATES, INC.
SHEET NO. 1 OF 1

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.