

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-016

LANDOWNERS: CTX Funding SPE, LLC

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

PROPERTY ADDRESS: 3215 and 0 Tig Knight Road

MAP/PARCEL #: C0470003 and C0470003A00

PARCEL DESCRIPTION: Residential / Vacant

AREA: 26.883 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: RM-4

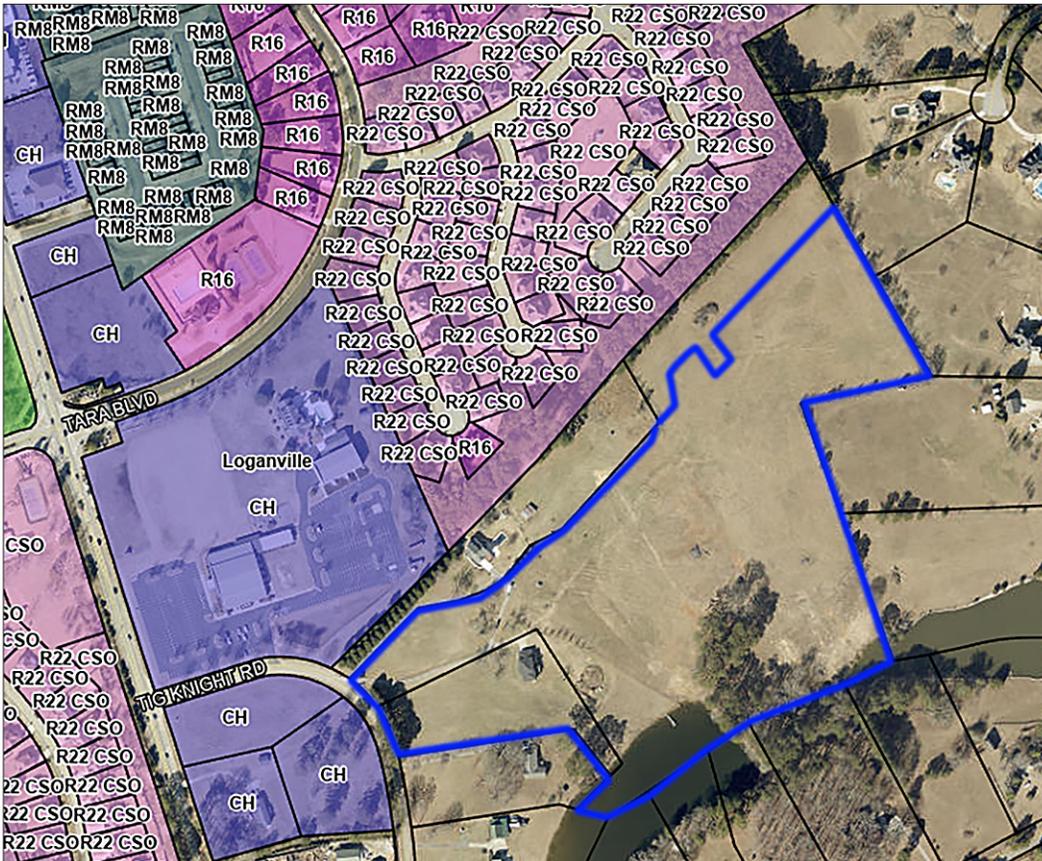
FUTURE LAND USE MAP: Suburban (Walton County)

REASON FOR REQUEST: 82-unit planned residential community

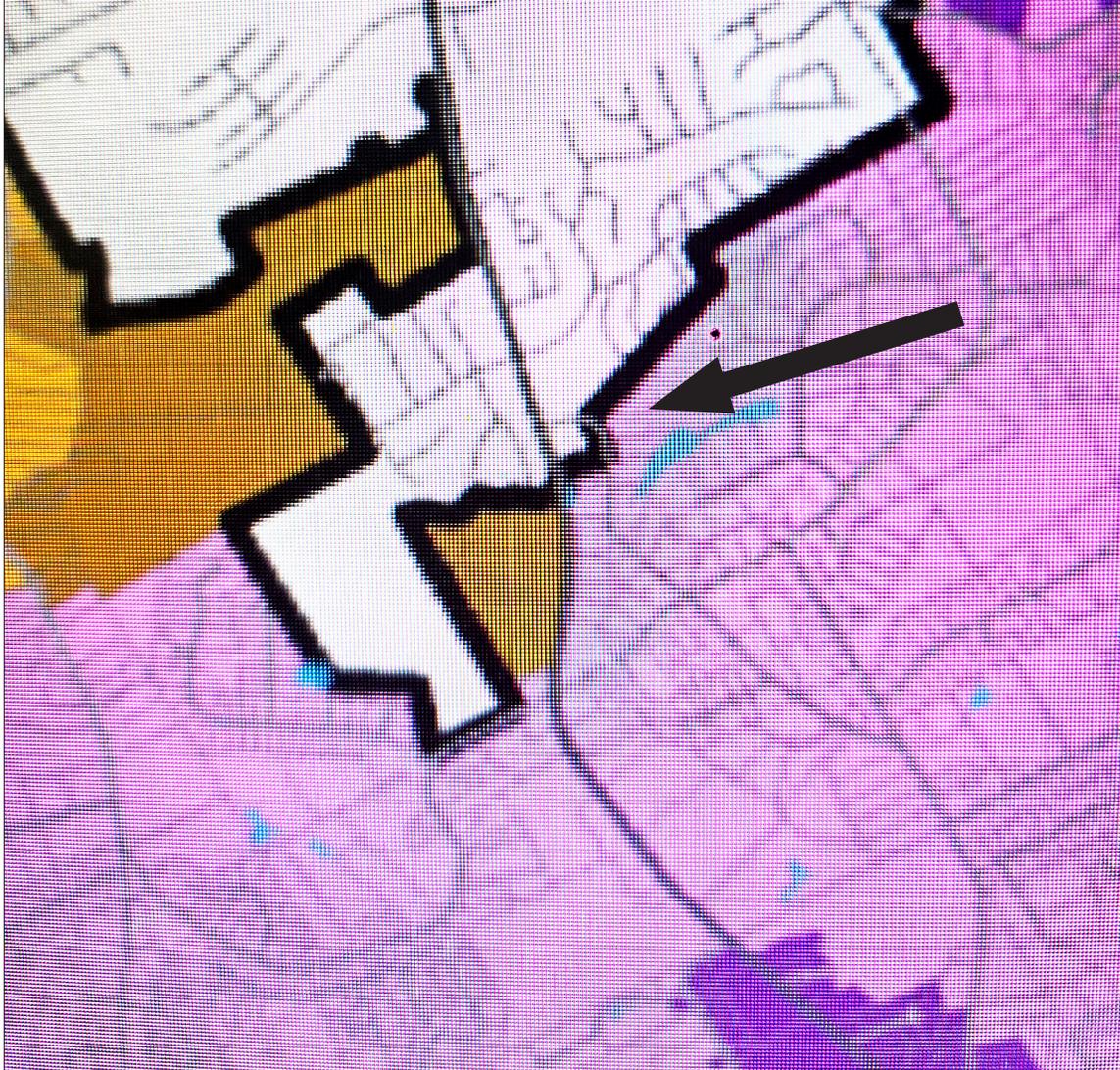
PLANNING COMMISSION HEARING: April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

CITY COUNCIL HEARING: July 10, 2025

Current Area Zoning - City and Walton County



FUTURE LAND USE MAP - Walton County



Applicant's Request

The applicant is seeking to annex into the City approximately 26.883 acres of the total 28.24 acres between the two parcels to build an 82-unit master planned residential community.

Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant save for one pole barn.

There was a previous attempt to annex this land into the City in 2019 but the application was denied by the then Planning Director as it was not complete. The case never formally came before either the Planning Commission nor the City Council. The applicant went before the City's Public Utilities Committee to request the City provide sewer to the project but was denied in part because the property was not within the City's Service Delivery Strategy area. Due to changes in the standards for the R-22 zoning implemented by the City, the applicant sought instead to remain in the County and filed a rezone application in 2021 with the intent that the City would still provide the sewer. The case was tabled indefinitely by the Walton County Planning Commission and a lawsuit was filed against the City but was later withdrawn and never re-filed.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The property is surrounded primarily by single-family homes, with most of the adjacent parcels in the County designated A1, which is "intended to preserve the rural character of the area." To the northwest, the property is adjacent to R-22 CSO, which allows for "lot width and yards may be reduced upon special use approval by the city council for the development of a single-family, detached development that provides for the preservation, maintenance and restricted use of open space." The parcels also have Commercial Highway and about a quarter-mile away, RM-8. Adjacent parcels would see acres of open space replaced by higher density housing.

What is the impact upon thoroughfare congestion and traffic safety? Per the Institute of Transportation Engineers, the average townhome generates 5.8 trips per day. The applicant states the project will have 82 residences which would, on average, result in about 476 trips from the development per day. While there is no readily available traffic count for Tig Knight Road, a traffic counter located along Highway 81 in the area reported 15,700 vehicles in 2023, 15,500 in 2022 and 16,000 in 2021. The applicant has stated via email that this project would be for a 55 and older community, but that was not included in the application and the data on number of trips generated a day for a senior citizen community varies significantly. The project would affect congestion and traffic in the area and any improvements to Tig Knight Road would require coordination as part of the road is in the City and another part in the County.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This development would be a higher density zoning and potentially result in overcrowding in the area.

Impact Analysis / Recommendation

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is no water service in the immediate area of this project. The applicant would likely have to get an easement to the 8-inch PVC line in The Arbors at Tara or tie into the 9-inch PVC line along Highway 81. It would be a similar case for sewer as well, accessing the City's system via either the manhole on Arbor Ridge or the 8-inch ductile iron line found along Tig Knight Road.

How does the proposed use provide protection of property against blight and depreciation? The proposed use itself does not impact blight but rather will be the result of the HOA and its enforcement of its rules and regulations. Developing otherwise vacant land can result in appreciation of neighboring home values.

Is the proposed use consistent with the adopted Comprehensive Plan? Neither of these parcels are included in the City of Loganville's Future Land Use Plan.

What is the impact upon adjacent property owners if the request is approved? There would be an increase in the traffic and number of people in the area that is not necessarily commensurate to its surroundings.

What is the impact upon adjacent property owners if the request is not approved? There would be no impact as the parcel would remain in its current condition.

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville? No.

Recommended action: This project will have a density of 3.05 "lots" per acre, which is less than maximum density allowed under "detached" criteria as part of the RM-4 zoning but more than the 2.32 of the adjacent Arbors at Tara. This project would also be more dense than the City's now-defunct R-16, which allowed 2.72 lots per acre. The applicant is also seeking a RM-4 zoning for single-family residential neighborhood, though this project does not meet the distance requirements set out by 119-211(b)(2) to have detached townhomes. Staff recommendation is to deny the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? There is a water line 300 feet to the east of this parcel on Arbor Ridge and another water line about 525 feet to the west along Highway 81.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? No, but there is a manhole about 300 feet away on Arbor Ridge that the project may be able to utilize with an easement. There is also a gravity main along Tig Knight Road, though unsure if that will be a suitable option.

Size of the sewer line? Both possible tie in points are 8-inch lines

Capacity of the sewer line? Unknown, though this project would likely have to utilize the Tara pump station and would likely need an upgrade to accommodate this project.

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. EPA? If so, is the use compatible with the possible presence of wetlands? Unknown

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Two ponds

Are the storm water issues related to the application? No

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Tig Knight Road (minor collector)

DATA APPENDIX

What is the traffic count for the road? Unknown

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? 476 per day

Do sidewalks exist in the area? Yes, along The Cross Loganville's property along Tig Knight Road.

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 16

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