



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:

3-7-25

Application # 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 &amp; C0470003A00</u> PRESENT ZONING: <u>A1 (Walton Co.)</u> REQUESTED ZONING: <u>RM-4</u>	
ADDRESS: <u>3215 &amp; 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: 3-7-25

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☐ Referred Back to Planning Commission ☐ Withdrawn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 # 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  
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 # 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.

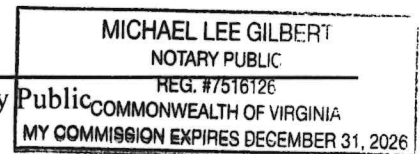
 3-4-25  
Applicant's Signature Date

Neville Allison Managing Partner, The Penne 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



**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.

  
Applicant's Signature

3-4-25  
Date

Neville Allison  
Print Name

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_ YES      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

Print Name

*Julia Maxwell*

3/6/25

Julia Maxwell

Signature of Applicant's  
Attorney or Agent

Date

Print Name

*M. Joellen Oneill*

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



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.



<b>Name &amp; Address</b>	<b>Parcel Number</b>
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.



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 7<sup>th</sup> day of March, 2025.

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

*Shane M. Lanham*

---

Shane M. Lanham

*Attorneys for Applicant*



