

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V25-013

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

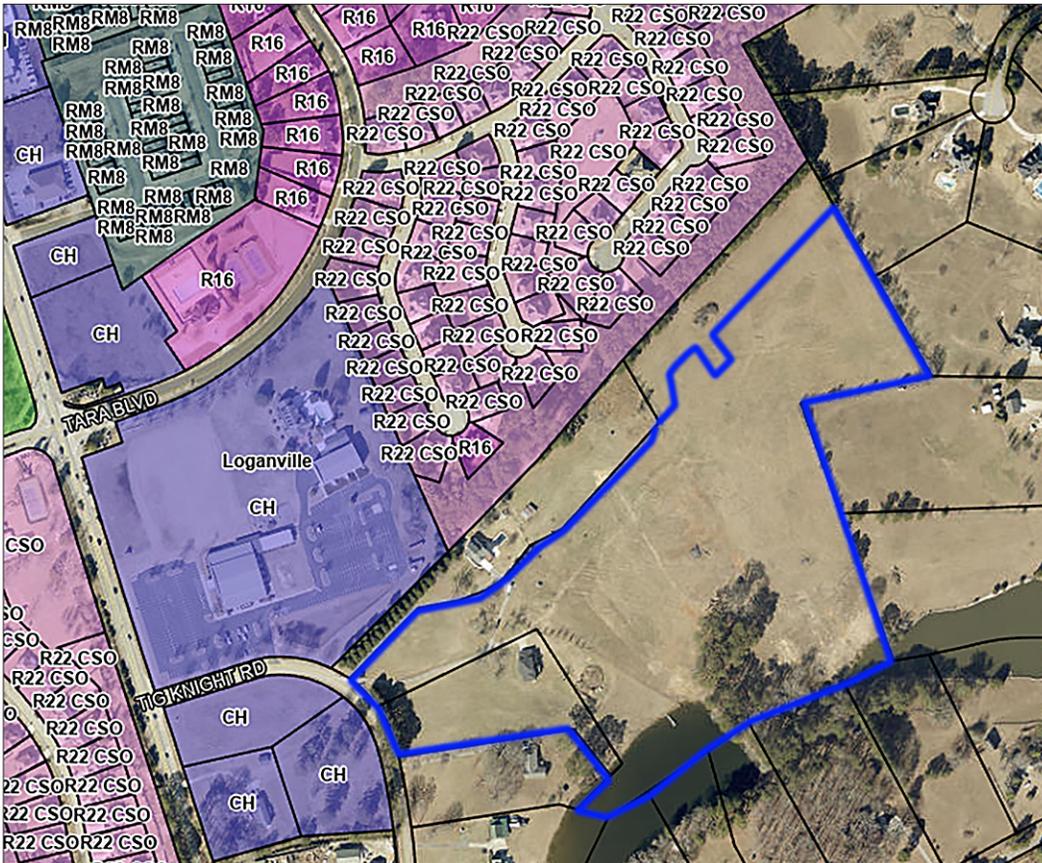
FUTURE LAND USE MAP: Suburban (Walton County)

REASON FOR REQUEST: Relief from Sec. 119-211(b)(2), which states, "Single-family detached dwellings, not including mobile homes so long as any portion of the parent parcel of the development prior to any subdivision is located within 2,640 feet from the centerline of the intersection of Main Street and Covington Street being measured by the shortest distance of direct measurement." This project is currently more than 2 miles away (approx. 12,525 feet).

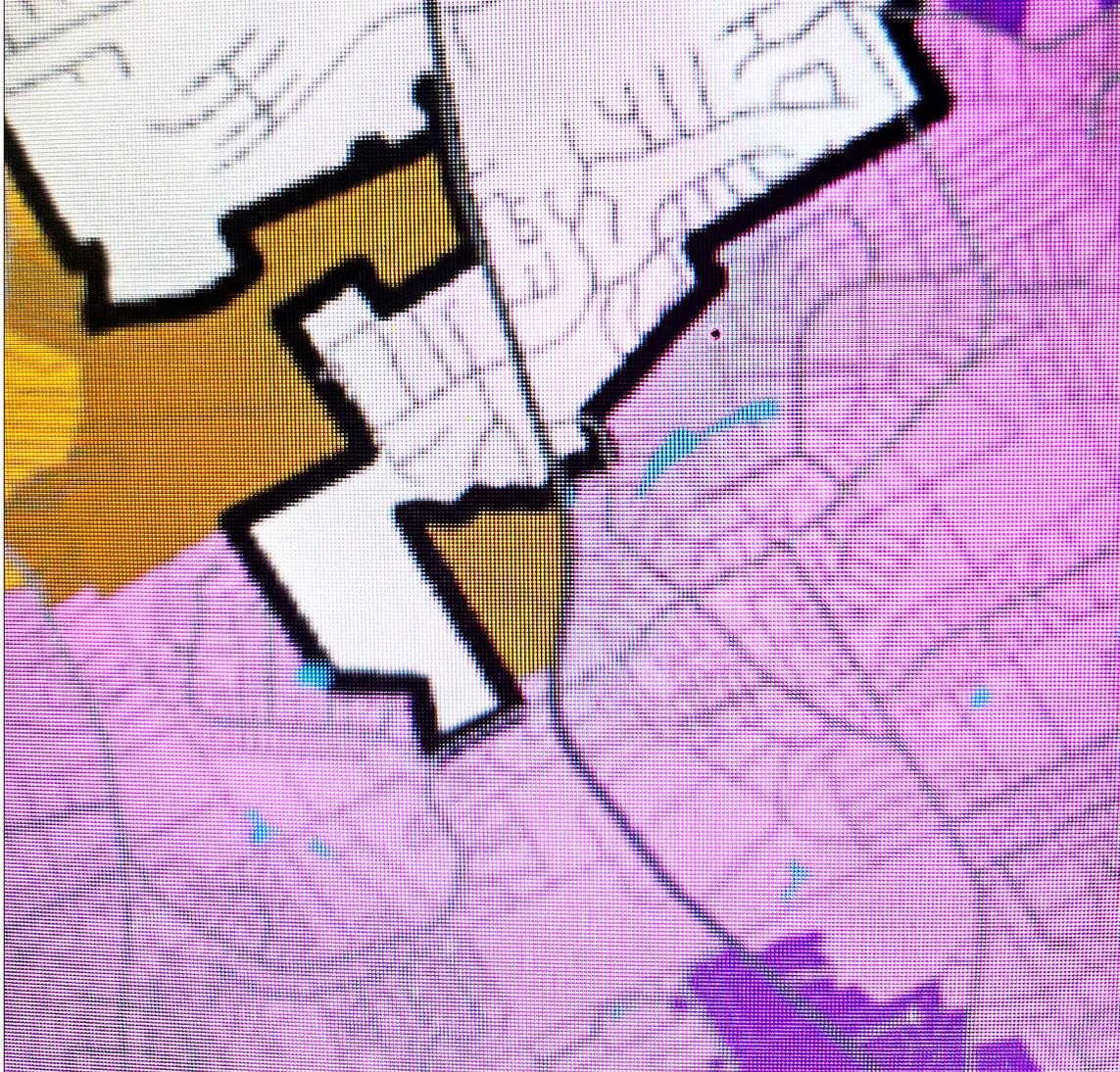
PLANNING COMMISSION HEARING: April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

CITY COUNCIL HEARING: July 10, 2025

Current Area Zoning - City and Walton County



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking relief from the City's RM-4 zoning which stipulates that a project must be within a half-mile (2,640 feet) from the intersection of Main Street and Covington Street to have detached townhomes.

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 extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? None.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? It does not.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The City made changes to the RM-4 zoning classification in the spring of 2024 which included this distance requirement. That change was implemented with the understanding that this was for the greater good and to spur growth in the downtown area. Granting this variance would in fact impair the purpose of the ordinance.

Recommended action: The applicant failed to show this as a true hardship. *The staff recommendation is to deny this variance.*



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Planning Commission Recommended Conditions

City Council Conditions