

SINGLE-FAMILY
DETACHED HOMES

73.37AC
36.85%
225 UNITS SHOWN
ALL UNITS ARE
REQUIRED TO BE 75'
FRONTS AND MIN
9000SF

TYPICAL LOT IS
90'-100' X 120'



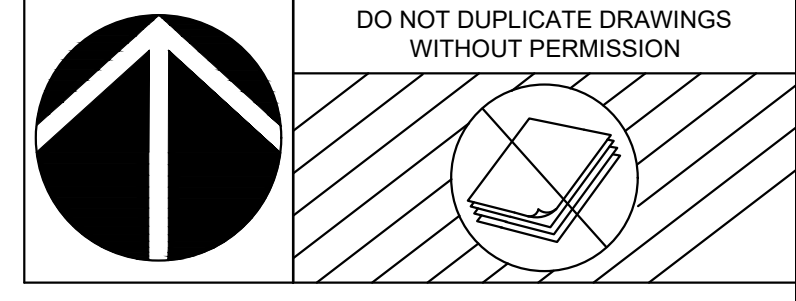
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

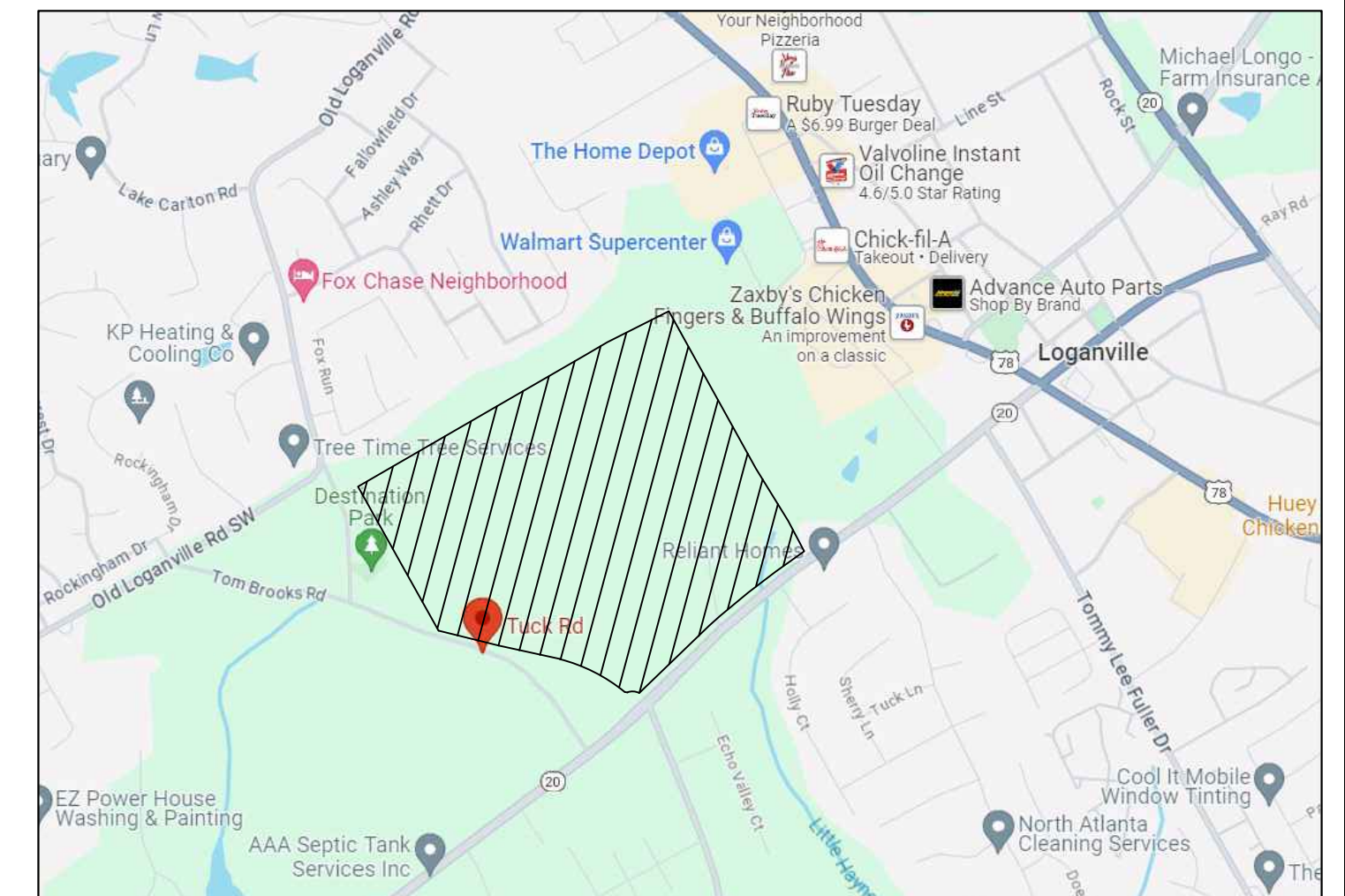
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



SITE LOCATION MAP

| SITE DATA | |
|---------------------|------------|
| EXISTING TRACT | 201.376 AC |
| ACREAGE NOT ANNEXED | 2.291 AC |
| PROPOSED PD TRACT | 199.085 AC |

| ZONING | |
|---------------------|--------------------|
| EXISTING ZONING | RA-200 |
| PROPOSED ZONING | PUV |
| ZONING JURISDICTION | CITY OF LOGANVILLE |

| USE CALCULATIONS | | |
|----------------------|---------------|-----------|
| RESIDENTIAL R/W | 16.05AC | |
| DET POND + STRM BUF. | 14.13AC | |
| SINGLE FAMILY RES | 73.37AC | 36.85% |
| SFR + RES R/W | 89.42AC | 44.92% |
| TOWNHOMES | 27.01AC | 13.57% |
| COMMERCIAL | 39.81AC | 20.00% |
| OPEN SPACE | 42.845AC | 21.52% |
| COMMERCIAL SF REQ'D | 10KSF*385/100 | 38,500SF |
| COMMERCIAL PROV. | | 288,000SF |
| SINGLE-FAMILY MAX | 73.37AC * | 227 UNITS |
| SINGLE-FAMILY PROV. | 3.1 UNITS/1AC | 227 UNITS |
| TOWNHOME MAX | 6 UNITS/AC | 158 UNITS |
| TOWNHOME PROV. | 6 UNITS/AC | 158 UNITS |

MOORE CIVIL
CONSULTING-ENGINEER
ROBERT@MOORECIVIL.COM
706.224.1629

LEVEL II CERTIFIED
DESIGN PROFESSIONAL
GSWDC 8000004090
EXPIRATION: 05/30/2026

NOT RELEASED FOR CONSTRUCTION

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24 HOUR CONTACT
TBD

CLIENT:
TBD

OWNER INFORMATION:
TBD

| REVISIONS: | |
|------------|----------------|
| 01/19/24 | CONCEPT LAYOUT |
| 02/20/24 | CONCEPT LAYOUT |
| 03/04/24 | CONCEPT LAYOUT |
| 04/24/24 | CONCEPT LAYOUT |
| 05/15/24 | CONCEPT LAYOUT |
| 05/22/24 | CONCEPT LAYOUT |
| 05/31/24 | CONCEPT LAYOUT |
| 06/10/24 | CONCEPT LAYOUT |
| 06/13/24 | CONCEPT LAYOUT |

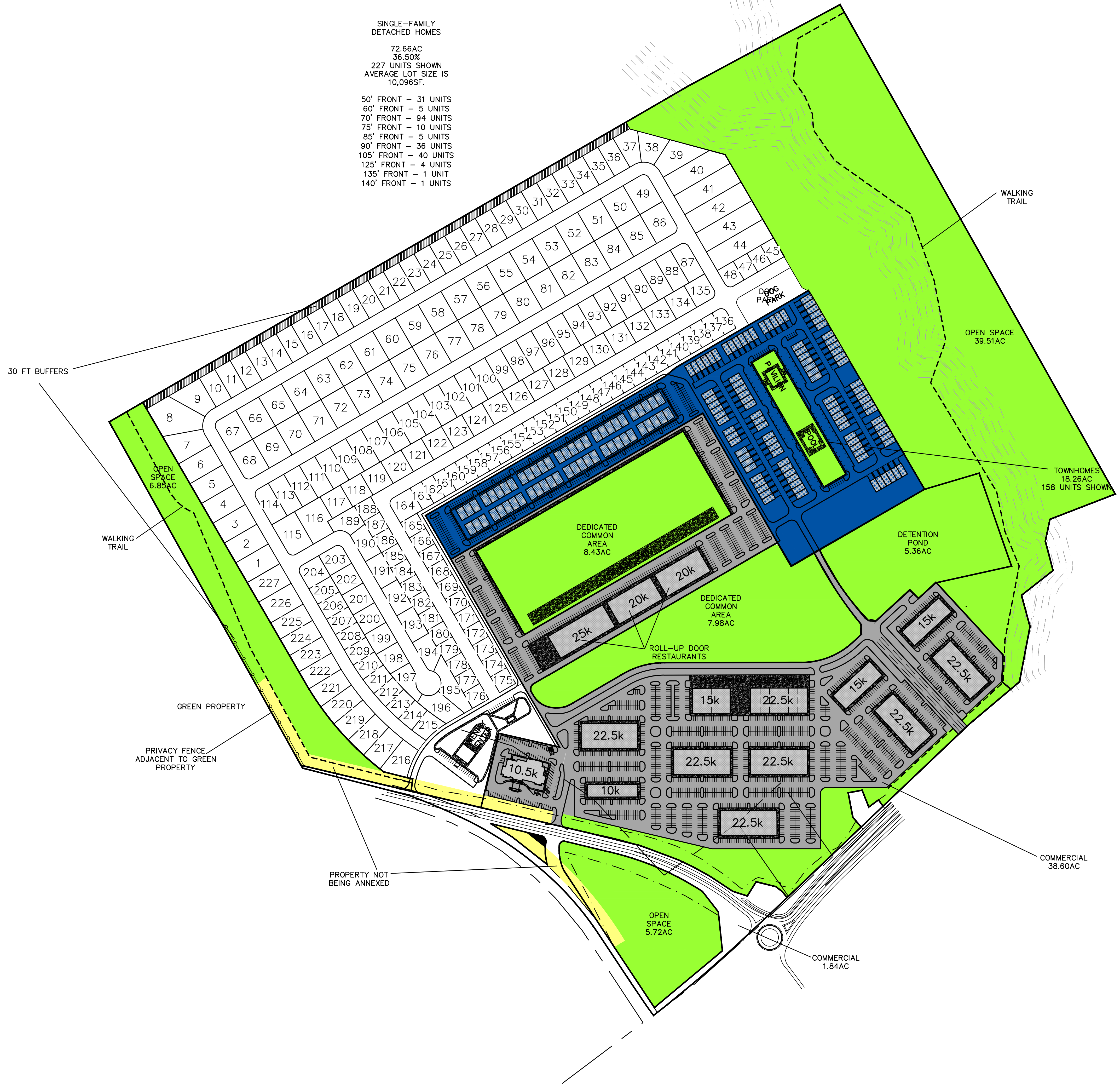
TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

SHEET TITLE:
SITE LAYOUT

SHEET NUMBER:
C.200

SINGLE-FAMILY DETACHED HOMES
 72.66AC
 36.50%
 227 UNITS SHOWN
 AVERAGE LOT SIZE IS 10,096SF.

50' FRONT - 31 UNITS
 60' FRONT - 5 UNITS
 70' FRONT - 94 UNITS
 75' FRONT - 10 UNITS
 85' FRONT - 5 UNITS
 90' FRONT - 36 UNITS
 105' FRONT - 40 UNITS
 125' FRONT - 4 UNITS
 135' FRONT - 1 UNIT
 140' FRONT - 1 UNITS



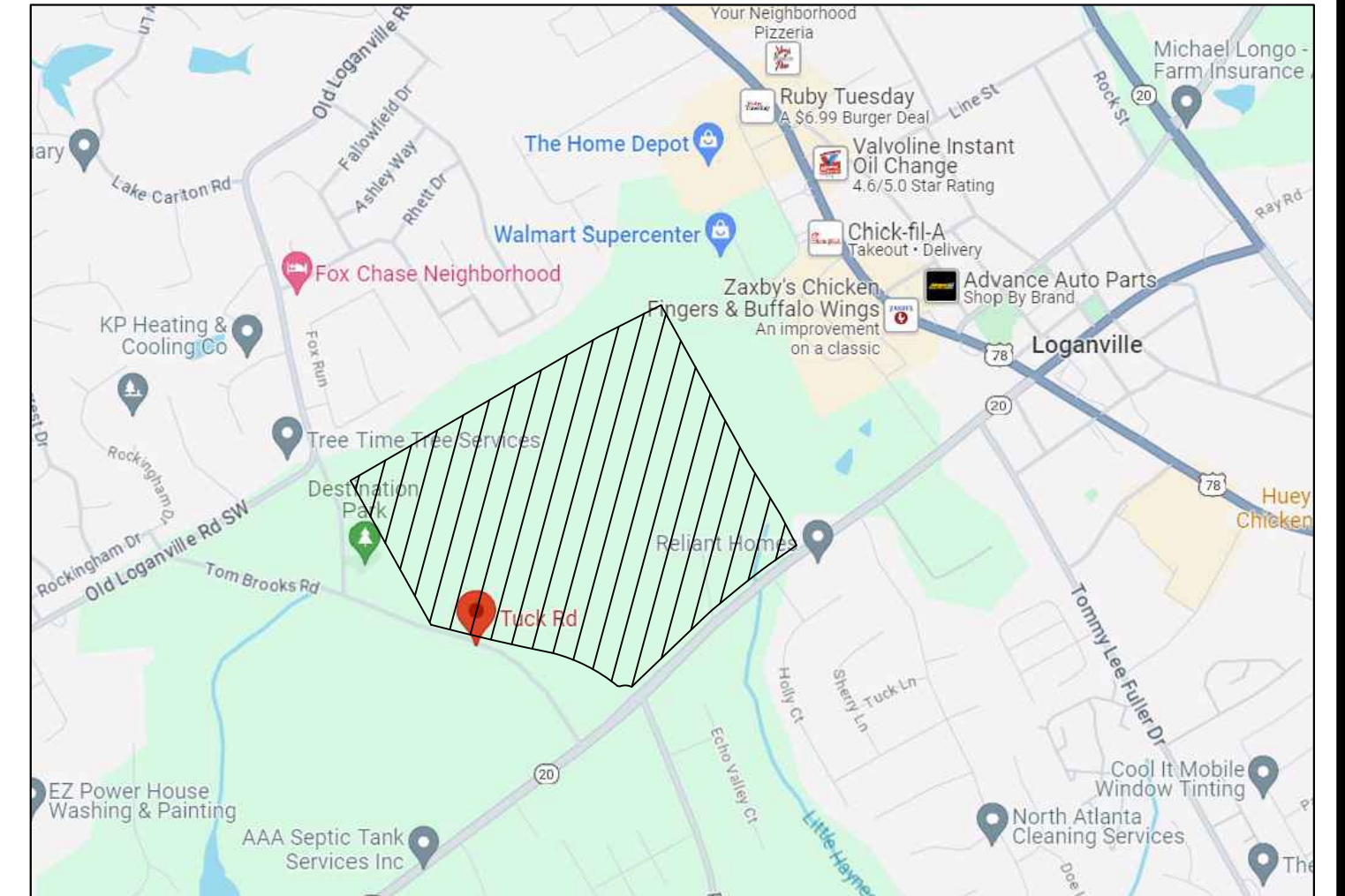
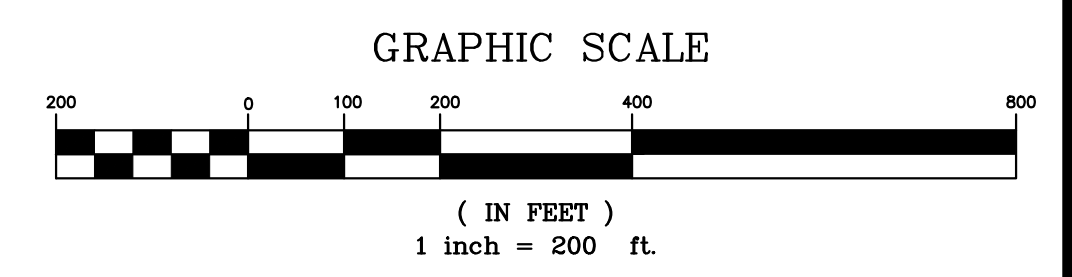
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| SITE DATA | | |
|----------------------|--------------------|--------------|
| EXISTING TRACT | 201.376 AC | |
| ACREAGE NOT ANNEXED | 2.291 AC | |
| PROPOSED PD TRACT | 199.085 AC | |
| ZONING | | |
| EXISTING ZONING | RA-200 | |
| PROPOSED ZONING | PUV | |
| ZONING JURISDICTION | CITY OF LOGANVILLE | |
| USE CALCULATIONS | | |
| RESIDENTIAL R/W | 14.39AC | |
| DET POND + STRM BUF. | 12.82AC | |
| SINGLE FAMILY RES | 55.56AC | 27.91% |
| SFR + RES R/W | 769.96AC | 35.14% |
| TOWNHOMES | 18.26AC | 9.17% |
| COMMERCIAL | 40.44AC | 20.31% |
| OPEN SPACE | 68.48AC | 34.40% |
| COMMERCIAL SF REQ'D | 10KSF*385/100 | 38,500SF |
| COMMERCIAL PROV. | | 288,000SF |
| SINGLE-FAMILY MAX | 55.56AC * | 172.23 UNITS |
| SINGLE-FAMILY PROV. | 3.1 UNITS/1AC | 227 UNITS |
| TOWNHOME MAX | 6 UNITS/AC | 118.6 UNITS |
| TOWNHOME PROV. | 6 UNITS/AC | 158 UNITS |

MOORE CIVIL
 CONSULTING ENGINEER
 706.224.1629
 ROBERT@MOORECIVIL.COM

LEVEL II CERTIFIED DESIGN PROFESSIONAL
 GSWCC #000064090
 EXPIRATION: 05/30/2026

NOT RELEASED FOR CONSTRUCTION

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24 HOUR CONTACT
 TBD

CLIENT:
 TBD

OWNER INFORMATION:
 TBD

REVISIONS:

| | |
|----------|----------------|
| 01/19/24 | CONCEPT LAYOUT |
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| 06/13/24 | CONCEPT LAYOUT |
| 08/07/24 | CONCEPT LAYOUT |
| 08/27/24 | CONCEPT LAYOUT |
| 08/29/24 | CONCEPT LAYOUT |
| 09/09/24 | CONCEPT LAYOUT |
| 09/23/24 | CONCEPT LAYOUT |
| 10/3/24 | CONCEPT LAYOUT |

TUCK FAMILY FARM
 TUCK ROAD AT HWY 20
 LOGANVILLE, GA

SHEET TITLE:
 SITE LAYOUT

SHEET NUMBER:
C.200



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: 3/8/24

Application # A 24-012

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---|
| NAME: <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u> ADDRESS: <u>1550 North Brown Road, Suite 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> Zip: <u>30043</u> PHONE: <u>770 232 0000</u> | NAME: <u>Multiple--see attached</u> ADDRESS: _____ CITY: _____ STATE: _____ Zip: _____ 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: <u>678 518 6880</u> | |
| PROPERTY INFORMATION | |
| MAP & PARCEL # <u>Multiple</u> PRESENT ZONING: <u>A2 & unzoned</u> (Separate rezoning request required) ADDRESS: <u>Highway 20 at Tuck Road</u> COUNTY: <u>Walton & Gwinnett</u> ACREAGE: <u>41.146</u> PROPOSED DEVELOPMENT: <u>Mixed-use development</u> | |

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File) - Lm 3/8/24 1:00pm

Pre-Application Conference Date: **February 2nd 2024**

Accepted by Planning & Development: Sean Black DATE: 3/8/24 FEE PAID: \$300.00

CHECK # 45396 RECEIPT # 202166942 TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 6/27/24

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

 Mayor City Clerk Date

PROPERTY OWNER LIST - REZONING

| Name | Address | Parcel No. | County |
|---|--|-------------------|---------------|
| Tuck Family Farm, LLLP | 1221 Dials Plantation Dr Statham, GA 3066 | LG060010 | Walton |
| Tuck Family Farm, LLLP | 1221 Dials Plantation Dr Statham, GA 3066 | LG060010A00 | Walton |
| Tuck Family Farm, LLLP | 1221 Dials Plantation Dr Statham, GA 3066 | LG060010ADP | Walton |
| Tuck Family Farm, LLLP | 1221 Dials Plantation Dr Statham, GA 3066 | LG0600100DP | Walton |
| Stephens, Chad Tuck & Stephens, Sandra Pendley | P.O. Box 1058 Loganville, GA 30052 | LG060009 | Walton |
| CSAT Enterprises LLC | P.O. Box 1058 Loganville, GA 30052 | LG060011 | Walton |

Applicant's Certification

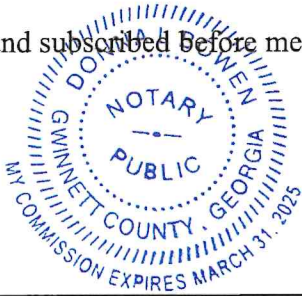
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] _____ Date 3/7/24

Applicant's Signature _____
Print Name and Title Shane Lanham, Attorney for Applicant

Sworn to and subscribed before me this 7th day of March, 2024.

(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

Applicant's Certification

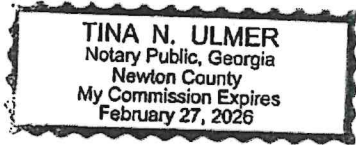
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards
Applicant's Signature 03/07/2024
Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
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

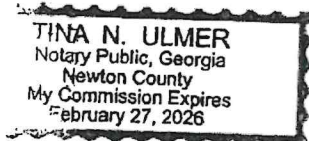
that all information contained in this application is complete and accurate to the best of their knowledge.

Sherry S. Grider
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
Signature of Notary Public

Owner's

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.

Chad T. Stephens

3-7-24

Applicant's Signature

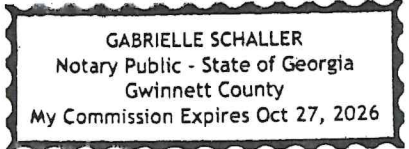
Date

Chad T. Stephens

Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Gabrielle Schaller

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

owner's

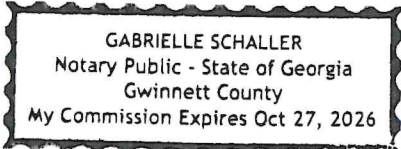
Applicant's Certification

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller
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)

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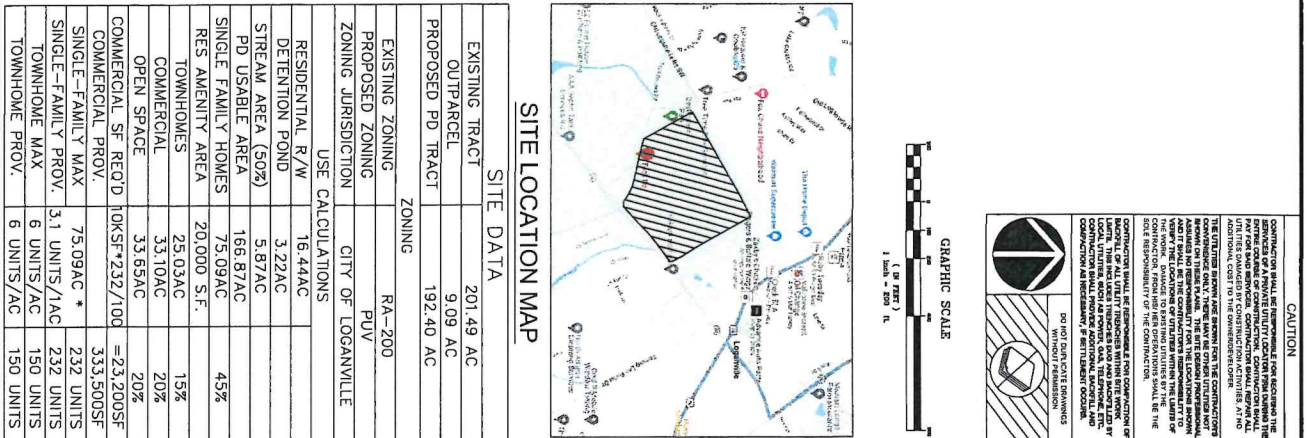
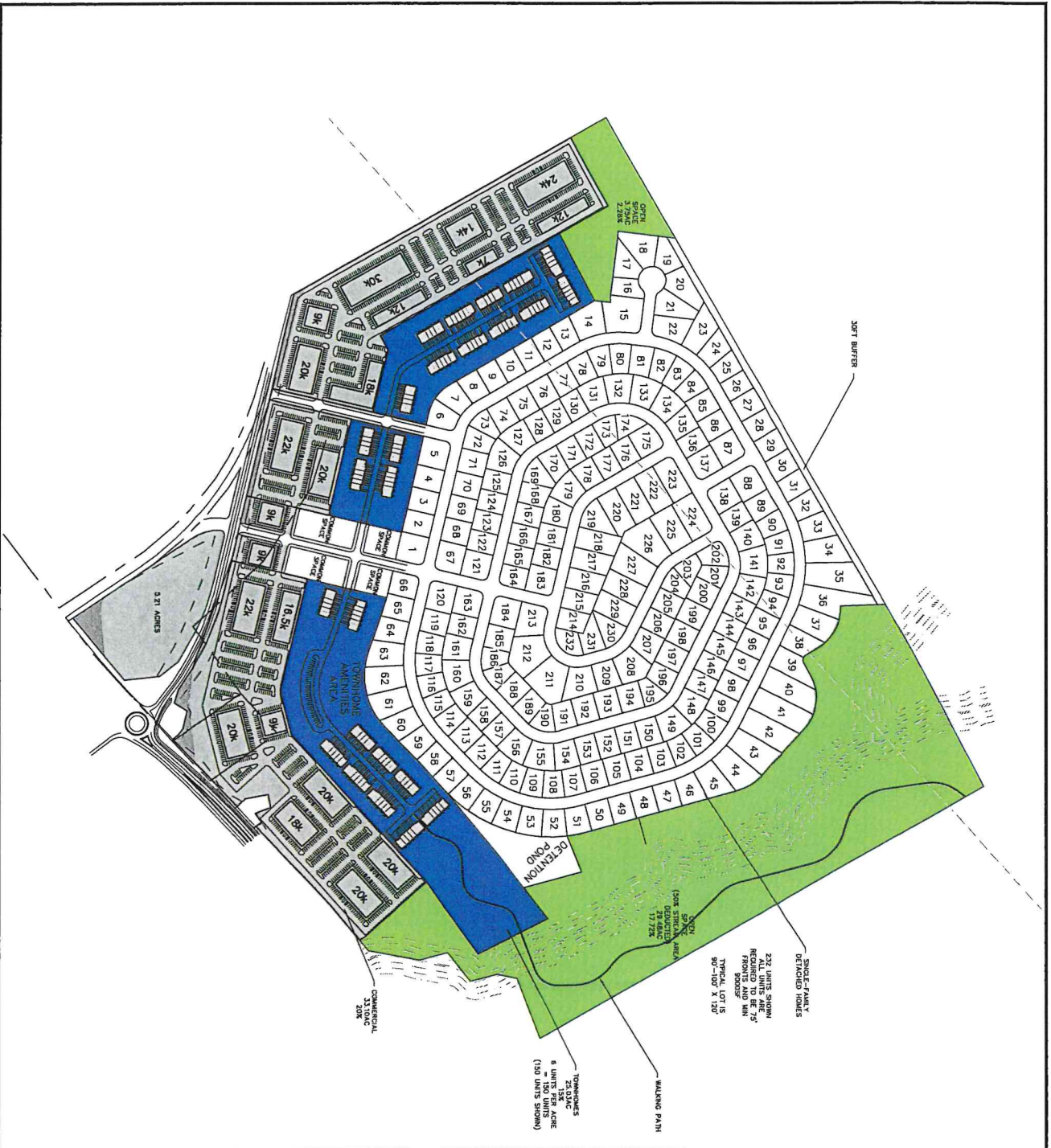
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public



| SITE DATA | |
|---------------------|--------------------------|
| EXISTING TRACT | 201.49 AC |
| OUTPARCEL | 9.09 AC |
| PROPOSED PD TRACT | 192.40 AC |
| ZONING | |
| EXISTING ZONING | RA-200 |
| PROPOSED ZONING | PUV |
| CITY OF LOGANVILLE | |
| USE CALCULATIONS | |
| RESIDENTIAL R/W | 16.44AC |
| DETENTION POND | 3.22AC |
| STREAM AREA (50%) | 5.87AC |
| PD USABLE AREA | 166.87AC |
| SINGLE FAMILY HOMES | 75.09AC 45% |
| RES AMENITY AREA | 20,000 S.F. 15% |
| TOWNHOMES | 25.03AC 20% |
| COMMERCIAL | 33.10AC 20% |
| OPEN SPACE | 33.65AC 20% |
| COMMERCIAL SF REQ'D | 10KSF*232/100 = 23,200SF |
| COMMERCIAL PROV. | 333,500SF |
| SINGLE-FAMILY MAX | 75.09AC * |
| SINGLE-FAMILY PROV. | 232 UNITS |
| TOWNHOME /AC | 3.1 UNITS/AC |
| TOWNHOME MAX | 6 UNITS/AC |
| TOWNHOME PROV. | 150 UNITS |

TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

MOORE CIVIL
CONSULT-DESIGN-ENGINEER
706.224.1629 ROBERT@MOORECIVIL.COM

CAUTION
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE.

GRAPHIC SCALE
1 inch = 500 feet

REVISIONS
NO

DATE
1/10/2024

DESIGN ENGINEER
ROBERT MOORE

PROJECT NO.
2024-001

PROJECT NAME
TUCK FAMILY FARM

PROJECT ADDRESS
TUCK ROAD AT HWY 20, LOGANVILLE, GA

PROJECT CONTACT
TUCK FAMILY FARM

PROJECT PHONE
706.224.1629

PROJECT FAX
706.224.1629

PROJECT EMAIL
ROBERT@MOORECIVIL.COM

PROJECT WEBSITE
WWW.MOORECIVIL.COM

PROJECT ADDRESS
1000 W. BROAD ST., SUITE 100, ATLANTA, GA 30308

PROJECT PHONE
404.525.1100

PROJECT FAX
404.525.1101

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ROBERT@MOORECIVIL.COM

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PROJECT PHONE
404.525.1100

PROJECT FAX
404.525.1101

PROJECT EMAIL
ROBERT@MOORECIVIL.COM

PROJECT WEBSITE
WWW.MOORECIVIL.COM

ABUTTING PROPERTY OWNERS LIST

| Name/Address | Parcel Number |
|---|----------------------|
| GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052 | C0040009B00 |
| GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052 | C0040009D00 |
| JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052 | LG060008 |
| JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052 | LG060007 |
| 1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043 | LG060005 |
| WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555 | LG040001 |
| WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055 | R5160 001 |
| EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039 | R5160 258 |
| MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052 | R5129 191 |
| SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380 | R5129 190 |
| CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052 | R5129 189 |
| SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380 | R5129 188 |

| | |
|--|-----------|
| FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261 | R5129 187 |
| BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746 | R5129 186 |
| POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052 | R5129 185 |
| CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052 | R5129 184 |
| CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052 | R5129 183 |
| BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052 | R5129 175 |
| FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052 | R5129 174 |
| TAMAYO HECTOR A PEREZ IRLINY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052 | R5129 173 |
| MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052 | R5129 297 |
| BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052 | R5129 331 |
| ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052 | R5129 332 |
| IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052 | R5129 333 |
| HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052 | R5129 334 |

| | |
|---|-----------|
| DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052 | R5129 335 |
| JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052 | R5129 336 |
| VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052 | R5129 337 |
| COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052 | R5129 338 |
| WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052 | R5129 339 |
| HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052 | R5129 340 |
| CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052 | R4216 024 |

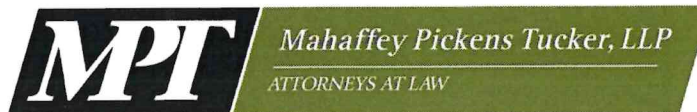
***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, being partially in the City of Loganville containing 41.164 acres and being more fully described as follows:

Commencing at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;

Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
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Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
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Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point, said point being the True Point of Beginning;

Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 114.25' to a Point;
Thence S 46°37'26" W a distance of 3456.60" to the True Point of Beginning.



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and 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.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

**AMENDMENT TO AN APPLICATION TO AMEND THE OFFICIAL
ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA**

| | |
|-------------------------------|--|
| APPLICANT: | Green River Builders, Inc. c/o MAHAFFEY PICKENS TUCKER, LLC |
| ZONING CASE NUMBER(S): | A24-012, R24-013, V24-014 |
| PRESENT ZONING DISTRICT(S): | A2, R44, CH, and unzoned |
| REQUESTED ZONING DISTRICT(S): | PUV |
| PROPERTY: | Tuck Farm |
| SIZE: | +/- 201.376 Acres |
| PROPOSED DEVELOPMENT: | Mixed-use development |

The Applicant, Green River Builders, Inc., hereby amends its application to amend the official zoning map of The City of Loganville, Georgia heretofore filed with the Planning Department of Loganville, Georgia by the addition of the attached Exhibit to the original application.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Attorneys for Applicant

JUSTIFICATION FOR REZONING APPLICATIONS

The portions of the Zoning Ordinance of Loganville, Georgia (the “Ordinance”) which classify or may classify the property which is the subject of this application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinance as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner’s property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the PUV zoning classification as requested by the Applicant, and is not economically suitable for development under the present AZ, R44, CH, and Unzoned zoning classification of City of Loganville, Walton County and Gwinnett County. A denial of the Application would constitute an arbitrary and capricious act by the Loganville City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Loganville City Council to rezone the Property to the PUV zoning classification as set forth in the application with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the PUV zoning classification, subject to conditions which are different from the conditions by which the Applicant may amend its Application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner’s utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an

unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning Application submitted by it relative to the Property be granted and that the Property be rezoned to the zoning classifications as shown on the application.

This 3rd day of April 2024.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant



TYPICAL COMMERCIAL CHARACTER ELEVATION

TUCK FAMILY FARM

GREEN RIVER BUILDERS, LLC.

6-7-2024





Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: A24-012

LANDOWNERS: Tuck Family Farm LLLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP)

PARCEL DESCRIPTION: Vacant Property

AREA: 61.213 acres

EXISTING ZONING: A2, Unzoned

PROPOSED ZONING: PUV

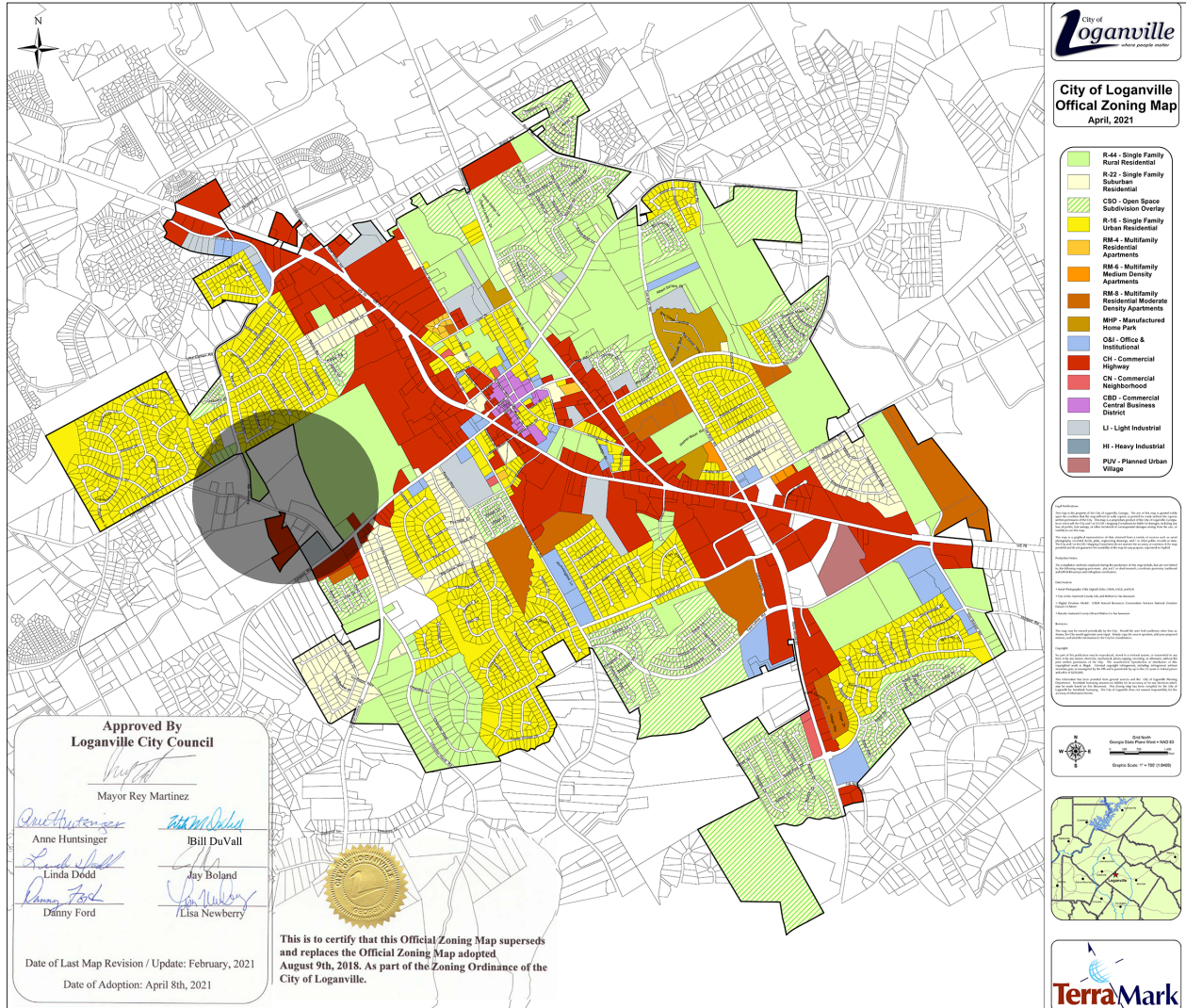
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Annexation is part of a 200+-acre mixed use development

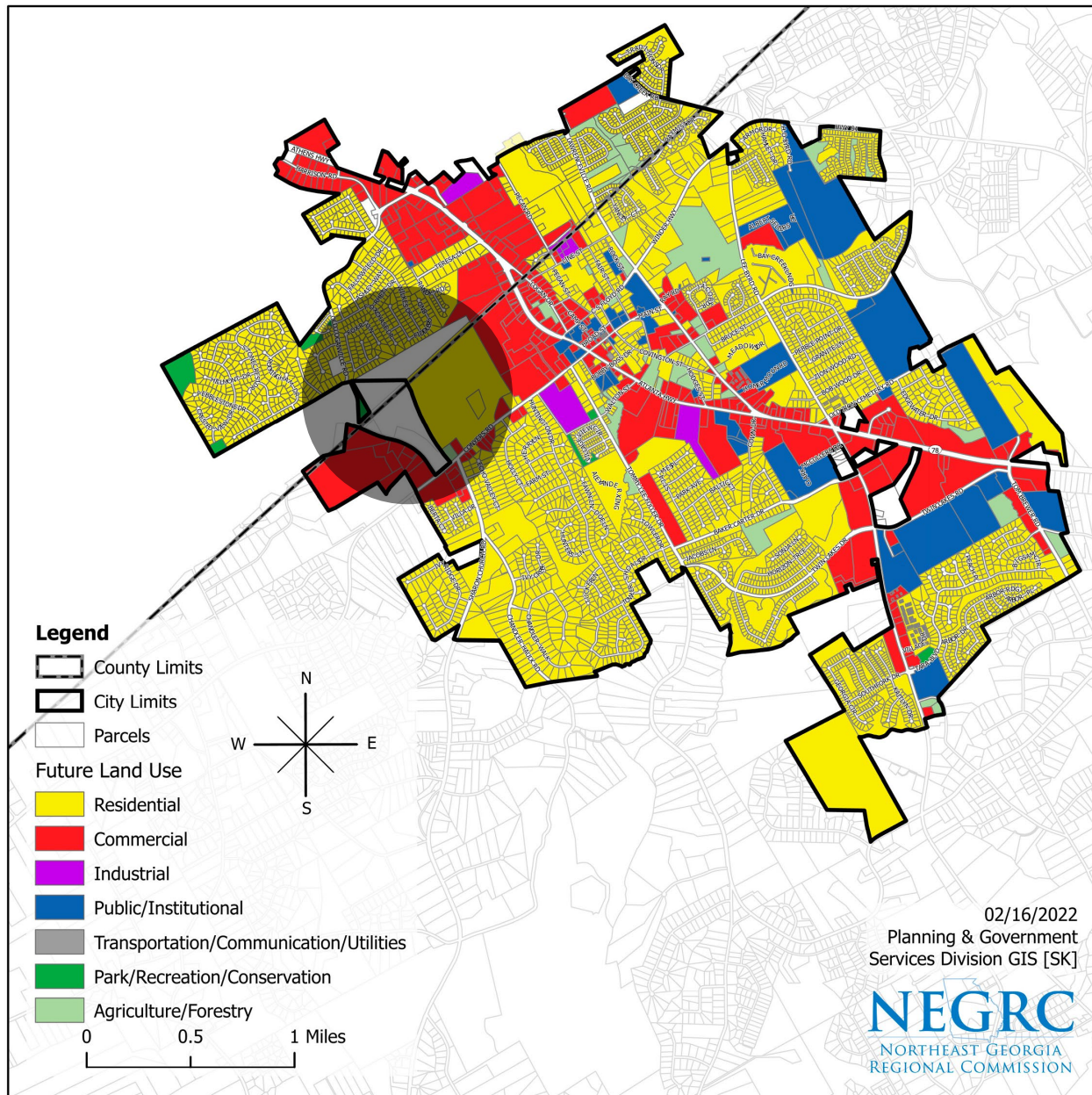
PLANNING COMMISSION HEARING: Was tabled April 25, 2024 until June 27, 2024

CITY COUNCIL HEARING: July 8, 2024 and July 11, 2024

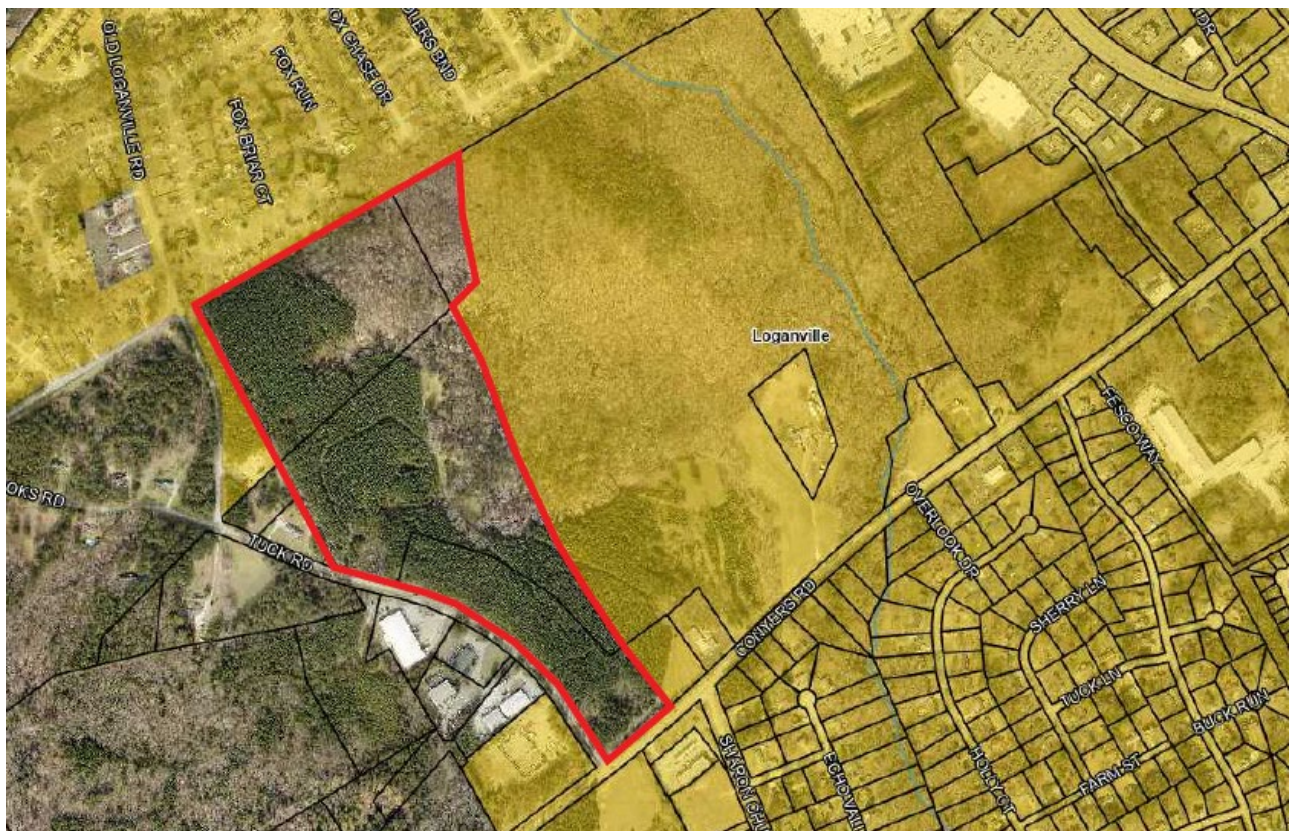
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is applying to annex in 61.213 acres of land to become part of a larger project that will entail more than 200 acres of mixed use, including townhomes, single-family homes and commercial space.

Existing Conditions

The parcels are undeveloped and have been a part of the larger family farm. Both parcels are abutted by City limits by parcels LG060010 and LG060010A00.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This annexation would bring inside city limits parcels that are almost completely encircled by land already part of the City of Loganville.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map of Walton and Gwinnett both show the areas as being residential.

What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

What is the impact upon adjacent property owners if the request is not approved? The land would likely continue to remain undeveloped.

Recommended action: The parcels of land meet the requirements to be annexed into the City limits. Recommendation is for approval of these annexations.

Planning Commission Recommended Conditions

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the annexation.

City Council Conditions



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

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. Environmental Protection Agency? 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? Unknown.

Are the storm water issues related to the application? No.



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TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?

Highway 20 (state route), Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

Estimated number of cars generated by the proposed development? Unknown.

Estimated number of trips generated by the proposed development? Unknown.

Do sidewalks exist in the area? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

Transportation improvements in the area? If yes, what are they? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 18 @ 180 Old Loganville Road

Distance of the nearest station? 2 miles

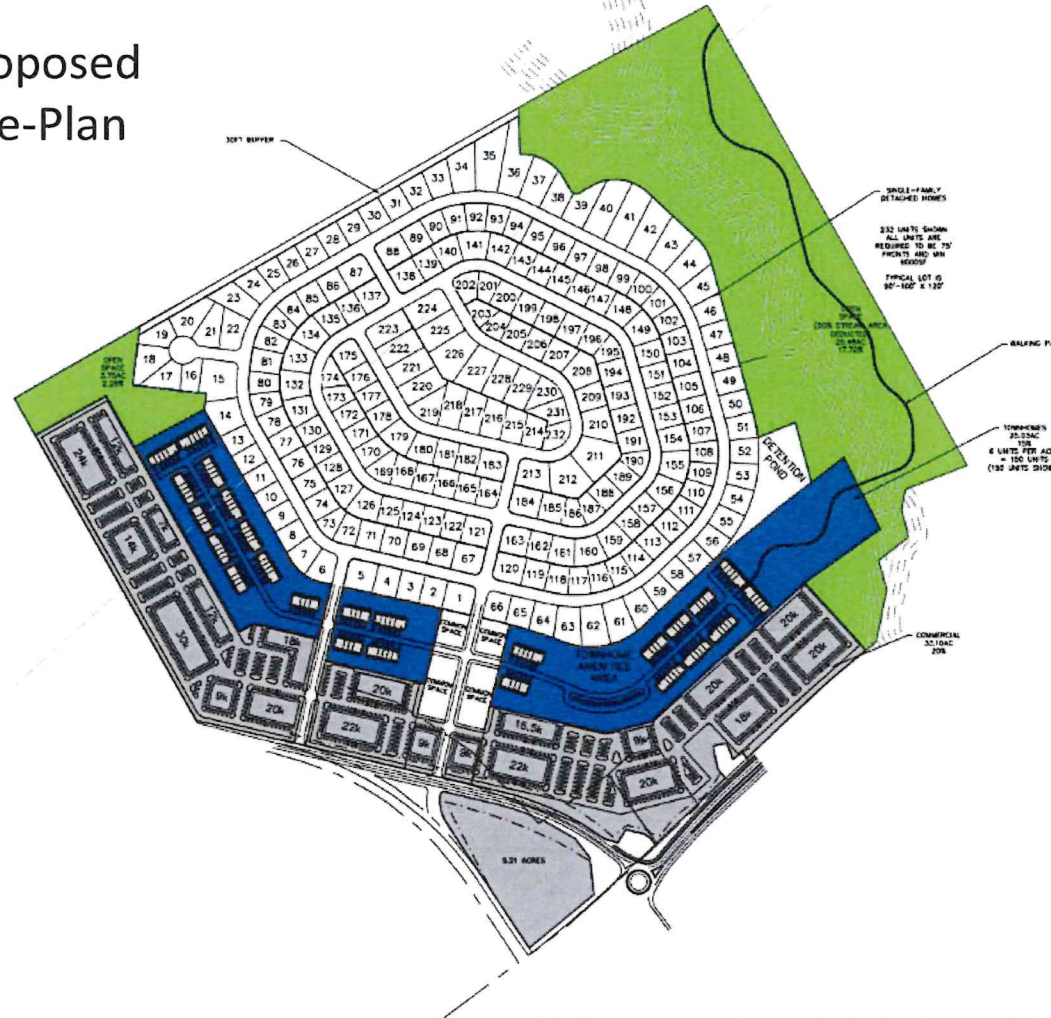
Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.

The Landing @ Tuck Farm

Loganville, Ga

Proposed Site-Plan



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA, AND THE STATE OF GEORGIA.



SITE LOCATION MAP

| SITE DATA | |
|---------------------|--------------------------|
| EXISTING TRACT | 201.49 AC |
| OUTPARCEL | 9.09 AC |
| PROPOSED PD TRACT | 192.40 AC |
| ZONING | |
| EXISTING ZONING | RA-200 |
| PROPOSED ZONING | PLV |
| ZONING JURISDICTION | CITY OF LOGANVILLE |
| USE CALCULATIONS | |
| RESIDENTIAL R/W | 16.44AC |
| DETENTION POND | 3.22AC |
| STREAM AREA (50%) | 5.87AC |
| PD USABLE AREA | 166.87AC |
| SINGLE FAMILY HOMES | 75.09AC 45% |
| RES AMENITY AREA | 20,000 S.F. |
| TOWNHOMES | 25.03AC 15% |
| COMMERCIAL | 33.10AC 20% |
| OPEN SPACE | 33.65AC 20% |
| COMMERCIAL SF REQ'D | 10KSF*232/100 = 23,200SF |
| COMMERCIAL PROV. | 333,500SF |
| SINGLE-FAMILY MAX | 75.09AC * 232 UNITS |
| SINGLE-FAMILY PROV. | 3.1 UNITS/AC 232 UNITS |
| TOWNHOME MAX | 6 UNITS/AC 150 UNITS |
| TOWNHOME PROV. | 6 UNITS/AC 150 UNITS |

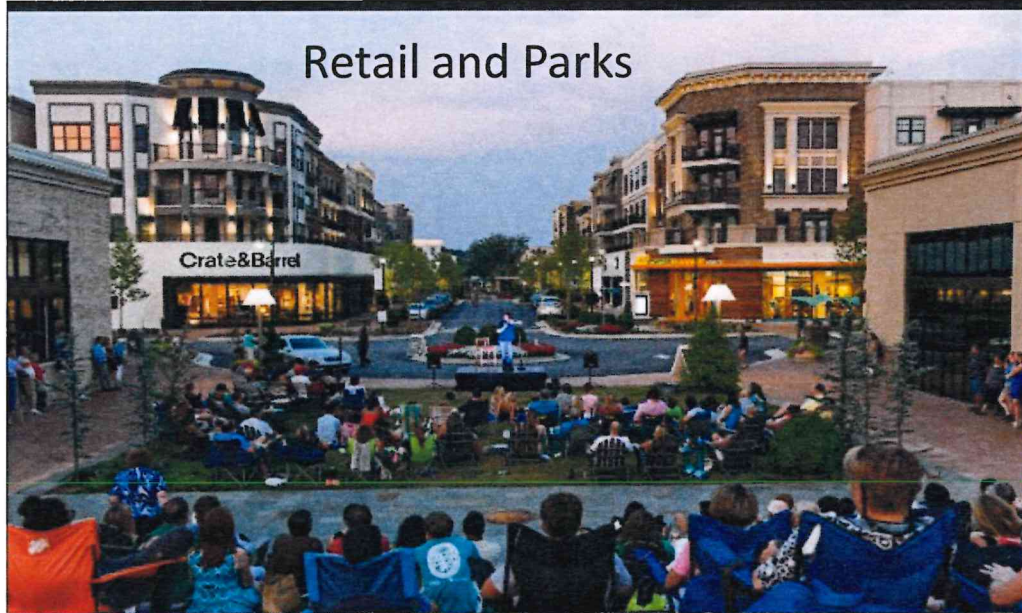
MOORE CIVIL
CONSULTING ENGINEER

24 HOUR CONTACT

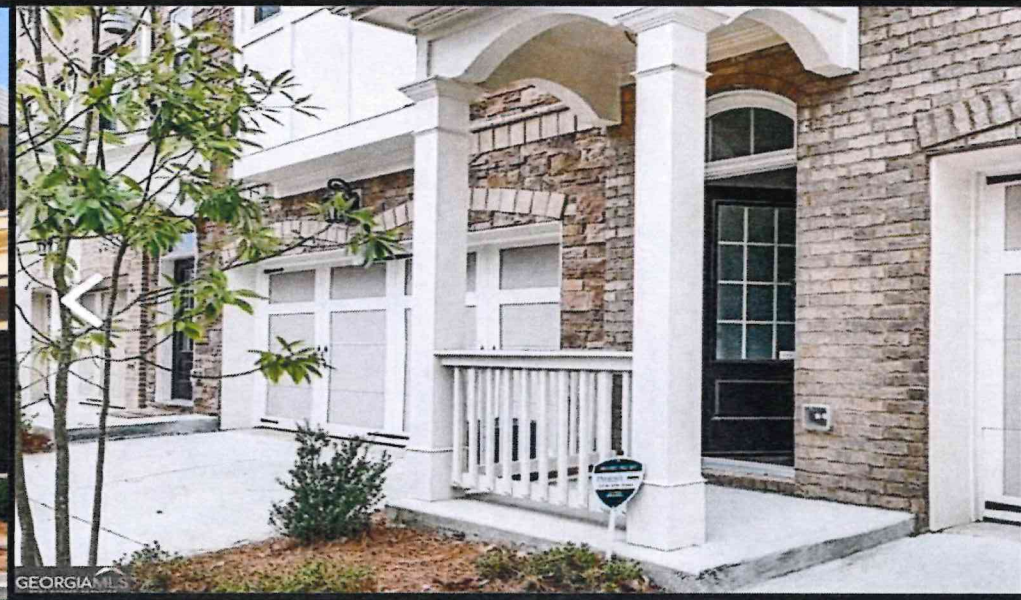
TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

DATE: 11/2023
SHEET: 1/1000
C.200

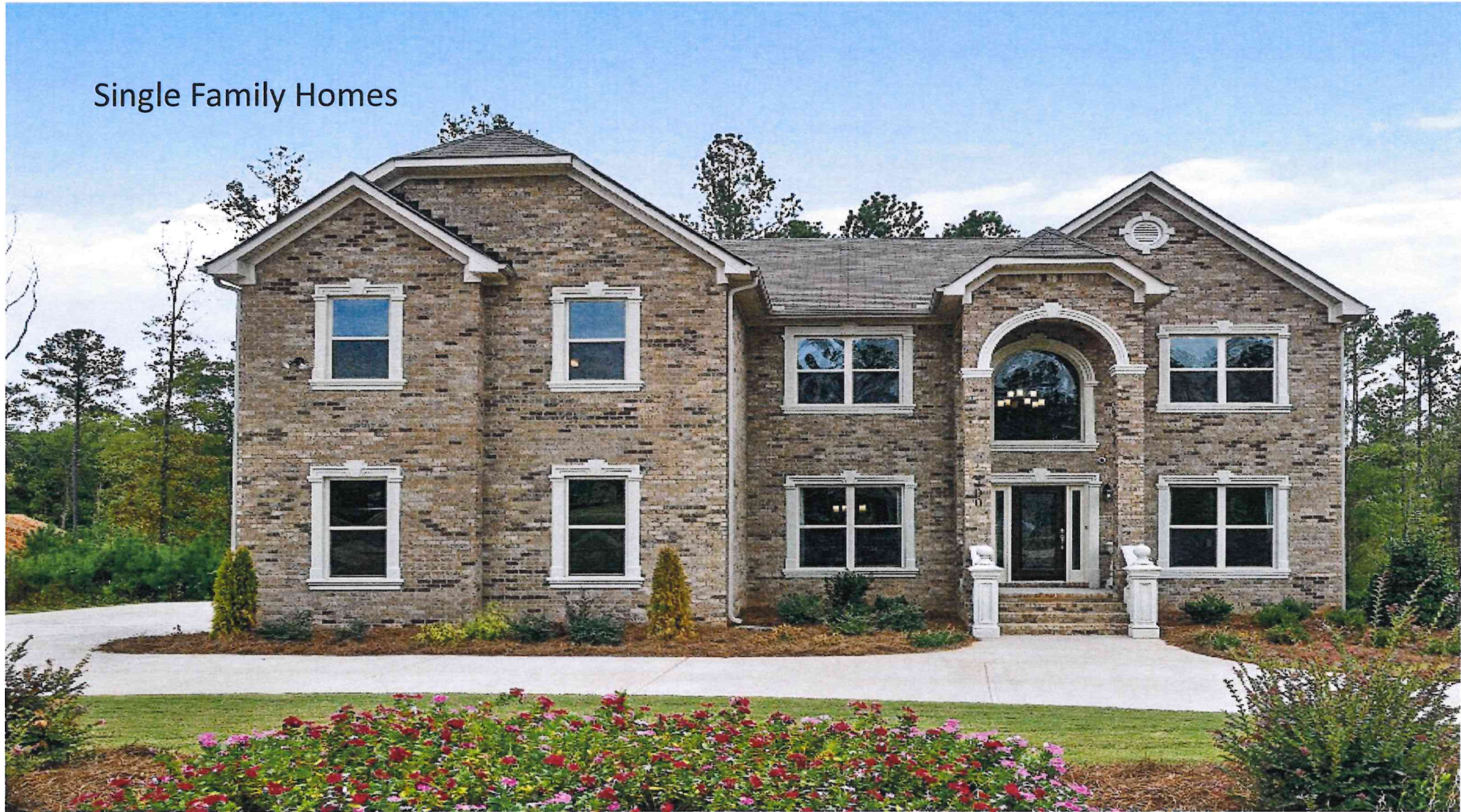
Retail and Parks



Townhomes



Single Family Homes



Single Family Street Scape



***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
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Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 193.37' to a Point;
Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;

Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.