



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: 4/3/25

Application # V 25-018

### APPLICATION FOR MAJOR VARIANCE

| APPLICANT INFORMATION                                                                                                                                                         | PROPERTY OWNER INFORMATION*                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| NAME: <u>Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP</u>                                                                                                      | NAME: <u>Multiple -- See attached</u>                 |
| ADDRESS: <u>1550 N Brown Road, Suite 125</u>                                                                                                                                  | ADDRESS: _____                                        |
| CITY: <u>Lawrenceville</u>                                                                                                                                                    | CITY: _____                                           |
| STATE: <u>Georgia</u> Zip: <u>30043</u>                                                                                                                                       | STATE: _____ Zip: _____                               |
| 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@mpllawfirm.com</u>                                                                                                                                          | FAX: <u>678.518.6880</u>                              |
| <u>Trilegionmplawfirm.com</u>                                                                                                                                                 |                                                       |
| PROPERTY INFORMATION                                                                                                                                                          |                                                       |
| MAP & PARCEL # <u>Multiple -- See attached</u>                                                                                                                                | PRESENT ZONING: <u>PUV</u> ACREAGE: <u>+/-198.082</u> |
| ADDRESS: <u>Highway 20 @ Tuck Road</u>                                                                                                                                        | COUNTY: <u>Walton &amp; Gwinnett</u>                  |
| Ordinance and Section from Which Relief is Sought: <u>Section 119-221(d)(2)</u>                                                                                               |                                                       |
| Description of Request: <u>Variance to allow alternative building permit concurrency schedule</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: 01/28/2025

Accepted by Planning & Development: [Signature]

DATE: 4-4-25

FEE PAID: \$500.00

CHECK # 9810 RECEIPT # R00241065 TAKEN BY: SB DATE OF LEGAL NOTICE: 10-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION? ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: [Signature]

DATE: 10/23/2025

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

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

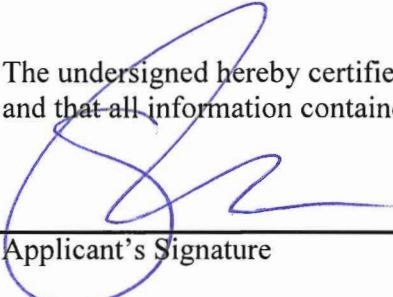
Date \_\_\_\_\_

**PROPERTY OWNER LIST - REZONING**

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

  
Applicant's Signature

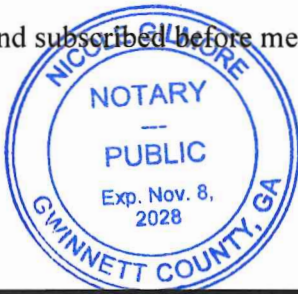
4/3/25  
Date

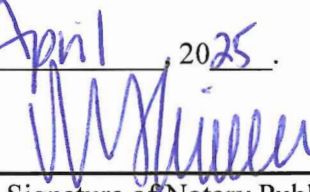
**Shane Lanham, Attorney for Applicant**

Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(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.

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

04/04/2025  
Date

CHARLES P. RICHARDS  
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

*Patricia M. Gurr*  
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.

*Chad T. Stephens*  
Owner's Signature

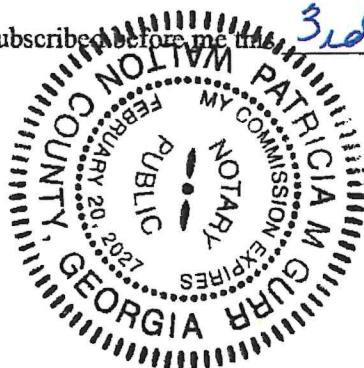
4-3-25  
Date

Chad T. Stephens  
Print Name and Title

Manger

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)



*Patricia M. Gurr*  
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

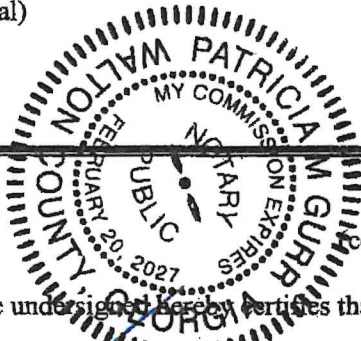
04/04/2025  
Date

CHARLES P. RICHARDS  
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)

*Pete M. Deen*  
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.

*Chad T. Stephens*  
Owner's Signature

4-3-25  
Date

Chad T. Stephens  
Print Name and Title

Managing Member

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal)

*Pete M. Deen*  
Signature of Notary Public



**Applicant's Certification**

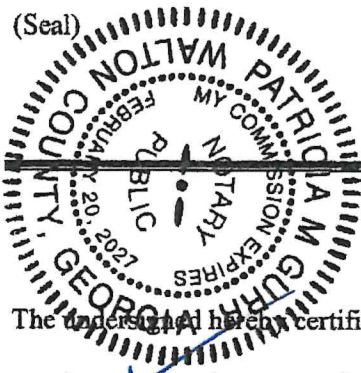
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

*Charles P. Richards*  
Applicant's Signature  
04/04/2025  
Date

CHARLES P. RICHARDS  
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal) *Patricia M. Lunn*  
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.

*Chad T. Stephens*  
Owner's Signature  
4-3-25  
Date

Chad T. Stephens  
Print Name and Title

Sworn to and subscribed before me this 3rd day of April, 2025.

(Seal) *Patricia M. Lunn*  
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?**

Please see attached.

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached.

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

**COMBINED LETTER OF INTENT AND APPLICANT'S RESPONSE TO  
EVALUATION CRITERIA FOR MAJOR VARIANCE APPLICATION OF  
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached variance application (the "Application") on behalf of Green River Builders, Inc. (the "Applicant"), relative to a proposed mixed-use development on an approximately 198.082-acre tract of land (the "Property") located at the intersection of Tuck Road and Conyers Road (State Route 20). Unincorporated portions of the Property were annexed into the City of Loganville and the entire Property was rezoned to the PUV zoning classification by City Council at the October 10, 2024 Council meeting pursuant to their approval of case numbers A24-012 and R24-013 (the "Rezoning").

In accordance with the approval of the Rezoning and applicable provisions of Chapter 119 of The Code of the City of Loganville, Georgia (the "Code"), the proposed development includes a mixture of single-family detached homes, attached townhomes, and commercial space. Subsequent to the approval of the Rezoning, the Applicant proceeded with intense engineering and design work, including conducting additional environmental and other site inspections, in preparation for land disturbance and other necessary permit submittals. Those efforts have uncovered additional physical characteristics of the Property which frustrate its use and development pursuant to the current requirements of the Code. Simultaneously, the Applicant also embarked on major marketing efforts for the commercial component. However, as described in more detail below and despite strong interest from commercial tenants, the Applicant has encountered serious reservations from those prospective tenants about the timing of building

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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[www.mptlawfirm.com](http://www.mptlawfirm.com)

permit issuance and the construction of the Tuck Road realignment and Highway 20 improvements.

Accordingly, based on the physical characteristics of the Property, including recently uncovered physical characteristics, and updated information related to the timing of the Tuck Road realignment and Highway 20 improvements, the Applicant submits the Application requesting to modify the building permit concurrency requirements set forth in Section 119-221(d)(2) of the Code. Specifically, the Applicant is requesting relief from the Code to allow the issuance of building permits for up to 75% of the floor area/dwelling units of each use with the remaining 25% of building permits for each use not being issued until certificates of occupancy have been issued for the first 75% of the floor area/dwelling units of each use. As described in the Applicant's Responses to Evaluation Criteria provided below, the strict application of the Code to the Property would create an unnecessary hardship on the Applicant and Property Owner due to unique characteristics of the Property.

#### **APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

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 subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which presents challenges for the development of the property and construction of buildings. Additionally, after the rezoning was approved by City Council in 2024, additional engineering and environmental inspections were conducted on the property which uncovered another stream running through the middle of the Property. The presence of this stream has disrupted the layout of the proposed development including the commercial portion. While the residential components are more easily adaptable to this reconfiguration, the commercial reconfiguration has caused a delay in the design, marketing, and leasing of the commercial space.

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

The proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide unique, significant challenges to the reasonable use and usability of the Property as currently zoned. The timeline of these major road improvements has been extended multiple times. The road improvement project directly affects the usability of the commercial components of the Property as they are located along the frontage of Tuck Road and Highway 20. The residential components are largely unaffected. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements is completed would create an unnecessary

hardship on the Applicant and the property owner. Through its marketing efforts, the Applicant has encountered strong interest in the commercial component, but with a common and serious concern regarding the timing of the road improvements. Frankly, there is virtually zero desire among potential commercial tenants to open for business in the middle of major road improvements—especially improvements that directly affect visibility and access.

Additionally, 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. 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.

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

The application of the ordinance to the subject property creates unnecessary hardship by effectively prohibiting the use of the Property according to the current PUV zoning classification. Despite its best efforts to market the commercial space, prospective tenants are not interested in occupying the Property until the completion of the Highway 20 improvements. Based on feedback from prospective commercial tenants, the lack of residential critical mass on the Property also frustrates the construction of commercial space. Essentially, the Applicant is caught in a “catch-22” wherein residential units on the Property cannot be constructed on the Property until the completion of corresponding commercial space, but the commercial space is not viable until the completion of the residential units. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the overall development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

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. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing the purpose and intent of the applicable ordinance. The Applicant is not seeking relief from the prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility regarding the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project. As requested, the relief would still require the Applicant to complete 75% of the commercial space before building permits for the remaining 25% of residential uses would be allowed.

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

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

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 4th day of April, 2025.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

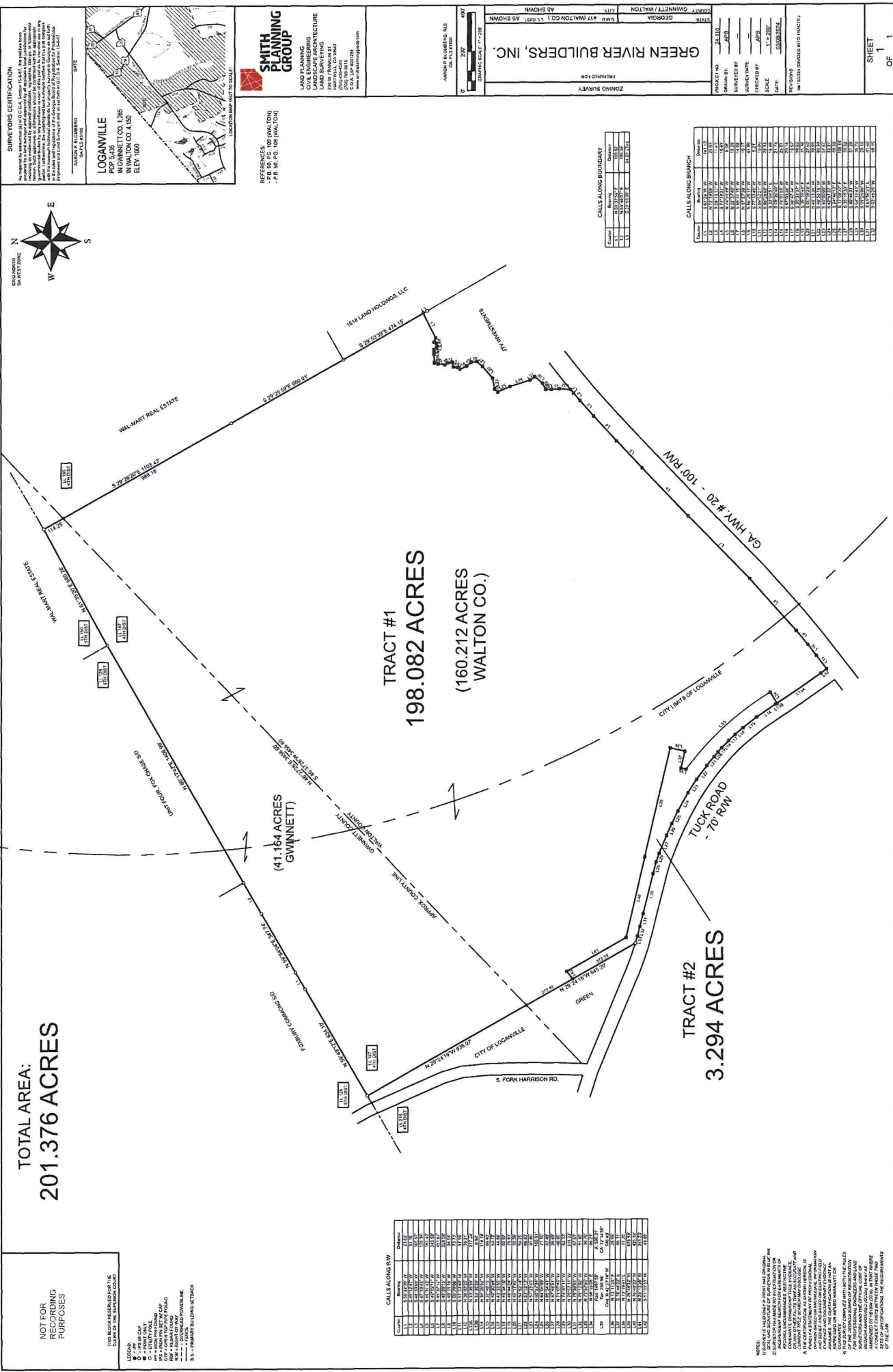
Shane M. Lanham  
*Attorneys for the Applicant*

\*\*\*\*\* 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 being partially in the City of Loganville containing 198.082 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 277.24' to a Point;  
Thence leaving said Right-of-Way N 58°55'08" E a distance of 66.21' to a Point;  
Thence with a curve turning to the left with an arc length of 590.21', with a radius of 1497.59', with a chord bearing of N 42°22'18" W, with a chord length of 586.40', to a Point;  
Thence N 13°11'28" E a distance of 26.99' to a Point;  
Thence S 76°48'32" E a distance of 89.11' to a Point;  
Thence N 13°19'41" E a distance of 77.35' to a Point;  
Thence N 76°48'32" W a distance of 575.59' to a Point;  
Thence N 76°49'33" W a distance of 425.32' to a Point;  
Thence N 29°13'39" W a distance of 351.20' to a Point;  
Thence S 51°33'33" W a distance of 49.66' to a Point;  
Thence N 29°24'16" W a distance of 272.91' 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 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 1103.43' to an IPF;  
Thence S 29°25'59" E a distance of 660.01' to an IPF;  
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;  
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;  
Thence N 72°18'08" W a distance of 24.03' to a Point;  
Thence S 28°13'12" W a distance of 11.41' to a Point;  
Thence S 74°19'31" W a distance of 15.83' to a Point;  
Thence N 74°51'49" W a distance of 8.68' to a Point;  
Thence N 32°37'40" W a distance of 16.39' to a Point;  
Thence S 89°31'15" W a distance of 14.08' to a Point;  
Thence N 87°57'38" W a distance of 10.17' to a Point;  
Thence S 86°26'17" W a distance of 41.00' to a Point;  
Thence S 77°33'48" W a distance of 5.21' to a Point;  
Thence S 09°52'21" W a distance of 19.06' to a Point;  
Thence S 08°28'09" W a distance of 35.33' to a Point;

Thence S 33°04'51" E a distance of 16.99' to a Point;  
Thence S 09°36'40" E a distance of 21.74' to a Point;  
Thence S 74°01'58" W a distance of 25.01' to a Point;  
Thence S 07°03'34" W a distance of 20.14' to a Point;  
Thence S 38°47'34" W a distance of 16.52' to a Point;  
Thence S 25°21'37" E a distance of 38.69' to a Point;  
Thence S 39°19'43" E a distance of 31.34' to a Point;  
Thence S 06°18'24" E a distance of 27.60' to a Point;  
Thence S 40°13'36" W a distance of 38.09' to a Point;  
Thence S 48°59'18" W a distance of 80.30' to a Point;  
Thence S 80°00'00" W a distance of 57.67' to a Point;  
Thence S 42°51'22" W a distance of 22.27' to a Point;  
Thence S 24°46'13" E a distance of 68.30' to a Point;  
Thence S 17°08'22" E a distance of 108.56' to a Point;  
Thence S 35°15'33" E a distance of 30.52' to a Point;  
Thence S 40°44'31" W a distance of 51.28' to a Point;  
Thence S 64°31'43" W a distance of 35.70' to a Point;  
Thence S 01°26'06" W a distance of 29.16' to a Point;  
Thence S 04°56'23" E a distance of 41.60' to a Point;  
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;  
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;  
Thence S 49°12'47" W a distance of 51.16' to a Point;  
Thence S 48°33'09" W a distance of 105.67' to a Point;  
Thence S 47°10'43" W a distance of 175.36' to a Point;  
Thence S 46°31'43" W a distance of 191.40' to a Point;  
Thence S 46°15'11" W a distance of 343.08' to a Point;  
Thence S 45°37'12" W a distance of 451.87' to a Point;  
Thence S 48°28'15" W a distance of 359.08' 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.



**NOT FOR RECORDING PURPOSES**

**TOTAL AREA: 201.376 ACRES**

**TRACT #1  
198.082 ACRES  
(160.212 ACRES  
WALTON CO.)**

**TRACT #2  
3.294 ACRES**

**LOGANVILLE**

**SMITH PLANNING GROUP**

**GREEN RIVER BUILDERS, INC.**

**PROJECT NO. 24-112**

**DATE: 03/08/2024**

**SHEET 1 OF 1**

**LEGEND**

**NOTES**

**CALLS ALONG R/W**

**CALLS ALONG BRANCH**

**REFERENCES**

**SMITH PLANNING GROUP**

**GREEN RIVER BUILDERS, INC.**

**PROJECT NO. 24-112**

**DATE: 03/08/2024**

**SHEET 1 OF 1**

# UNIT MIX

SINGLE FAMILY LOTS

50'X150' LOTS = 30

60'X150' LOTS = 40

70'X150' LOTS = 76

80'X150' LOTS = 52

90'X150' LOTS = 35

TOTAL SF LOTS = 233 LOTS SHOWN

TOWNHOMES = 160 UNITS

COMMERCIAL = +/- 205,000 SF SHOWN

GREENSPACE BUFFER AREAS  
AROUND EXISTING STREAMS  
PER JURISDICTIONAL STANDARDS.

GREENSPACE BUFFER AREAS  
AROUND EXISTING STREAMS  
PER JURISDICTIONAL STANDARDS.

20% GREENSPACE. POCKET  
PARKS WITH TRAILS CONNECTING  
EACH AREA.

+/-227 SINGLE FAMILY LOTS  
THAT BREAK UP INTO 90, 80,  
75, 65 AND 50' WIDE LOTS ALL  
WITH SIGNAGE. - SEE MIX

CLUBHOUSE WITH POOL  
AND PICKLEBALL FACILITY  
ROUNDABOUT AT ENTRY

MAIN STREET BOULEVARD  
ENTRY DRIVE WITH 50'X140' LOTS  
FRONT ENTRY REAR TO PARK

MAIN ENTRY INTO COMMUNITY WITH  
SIGNAGE ENHANCED STREETSCAPES

OPPORTUNITY FOR APARTMENTS OVER  
TOP OF RETAIL, SPECIFICALLY ON BACK  
SIDE - FOR DISCUSSION.

ROOF TOP BAR AND RESTAURANTS  
W/ GARAGE DOORS THAT SPILL OUT  
INTO THE LAWN AND LINK TO PARK  
IN THE REAR FACING RESIDENTIAL.  
PARKING LOT INTERNAL AND  
OTHER COMMERCIAL BUILDING  
FACE THE STREET WITH ON STREET  
PARKING STREETSCAPES.

"PEACHTREE CORNERS AREA"  
TOTAL OF +/-205K SHOWN NOW



+/-160 TOWNHOME LOTS  
WITH SMALL CLUB AND  
POOL- ALL UNITS FACE  
PARK SPACE ON ONE  
SIDE

ENTRY/ EXIT INTO  
COMMUNITY

ENTRY/ EXIT INTO  
COMMUNITY

FOOD TRUCK AREA

FUTURE COMMERCIAL

3-25-25

LOGANVILLE CONCEPT D  
GREEN RIVER BUILDERS

**ABUTTING PROPERTY OWNERS LIST**

| <b>Name/Address</b>                                                                                                 | <b>Parcel Number</b> |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| GREEN CHRISTOPHER JAMES &<br>GREEN MICHELLE YVONNE<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                        | C0040009B00          |
| GREEN CHRISTOPHER J &<br>GREEN MICHELLE Y<br>4565 TUCK ROAD<br>LOGANVILLE, GA 30052                                 | C0040009D00          |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052                                                      | LG060008             |
| JTV INVESTMENT GROUP LLC<br>PO BOX 235<br>LOGANVILLE, GA 30052                                                      | LG060007             |
| 1618 LAND HOLDINGS LLC<br>1550 NORTH BROWN RD<br>SUITE 130<br>LAWRENCEVILLE, GA 30043                               | LG060005             |
| WAL-MART REAL ESTATE<br>BUSINESS TRUST<br>%RE PROPERTY TAX DEPT<br>PO BOX 8050 MS 0555<br>BENTONVILLE, AR 727160555 | LG040001             |
| WAL-MART REAL ESTATE BUSINESS<br>PO BOX 8050<br>BENTONVILLE AR 72716-8055                                           | R5160 001            |
| EPIC ENDEAVORS REAL ESTATE LLC<br>4560 TRUMBLE TER<br>SNELLVILLE GA 30039                                           | R5160 258            |
| MARTINEZ ANA MARINA<br>4411 FIDDLERS BND<br>LOGANVILLE GA 30052                                                     | R5129 191            |
| SWH 2017-1 BORROWER LP<br>2 SUN CT, STE 400<br>PEACHTREE CORNERS, GA 30092                                          | R5129 190            |
| CANALES JOSE G<br>4391 FIDDLERS BND<br>LOGANVILLE GA 30052                                                          | R5129 189            |
| SWH 2017-1 BORROWER LP<br>2 SUN CT, STE 400<br>PEACHTREE CORNERS, GA 30092                                          | R5129 188            |

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

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