

Staff Report — Annexation

ZONING CASE #: A25-016

LANDOWNERS: CTX Funding SPE, LLC

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

PROPERTY ADDRESS: 3215 and 0 Tig Knight Road

MAP/PARCEL #: C0470003 and C0470003A00

PARCEL DESCRIPTION: Residential / Vacant

AREA: Approx. 26.883 of total 28.24

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: RM-4

FUTURE LAND USE MAP: Suburban (Walton County)

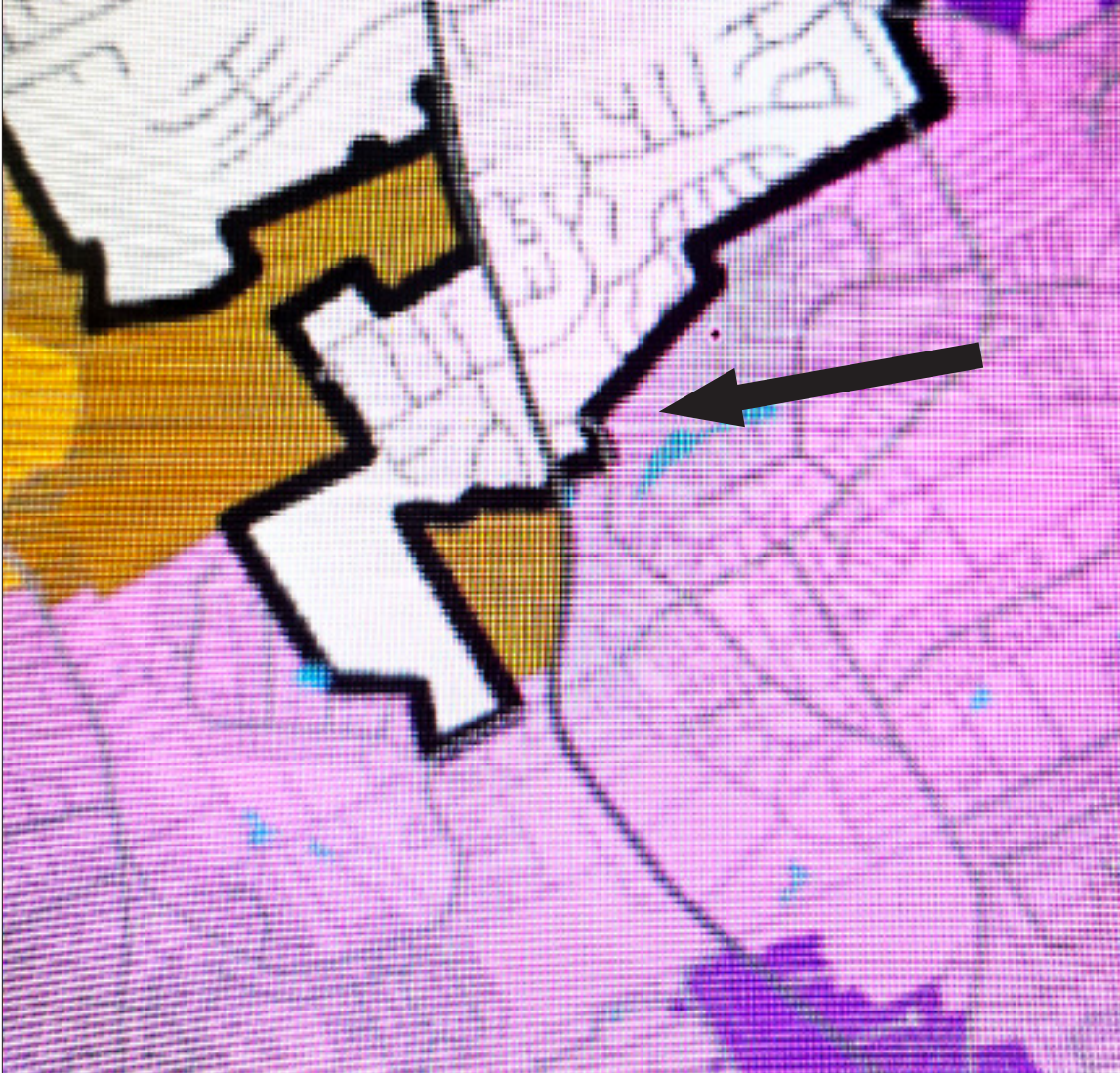
REASON FOR REQUEST: 82-unit planned residential community

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

CITY COUNCIL HEARING: July 10, 2025



Future Land Use Map — Walton County



Applicant's Request

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

Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant. It should also be noted that water service to the property is provided by Walton County. As the City does not provide just sewer service, an agreement would need to be made to switch water service over to the City.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? Rezoning of this residence and subsequent vacant land into the City would have no impact.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though the property will likely be developed and the resulting development would increase traffic.

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? Neither of these parcels are included in the City of Loganville's Future Land Use Plan.

What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself, though the property will likely in the future be developed and would impact adjacent property owners.

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcel of land meets the requirements to be annexed into the City limits.



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Planning Commission Recommended Conditions

City Council Conditions