

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 1:09pm*

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

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

CHECK 45396 RECEIPT # 200166942 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 Referred Back to Planning Commission Withdrawn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

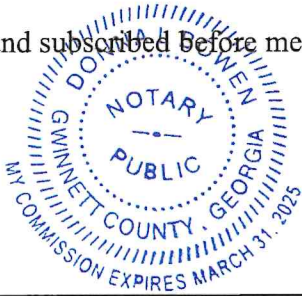
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] _____ Date 3/7/24

Shane Lanham, Attorney for Applicant
Print Name and Title

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

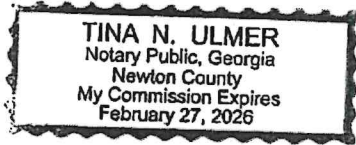
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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)

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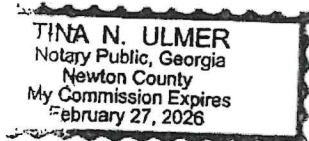
that all information contained in this application is complete and accurate to the best of their knowledge.

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

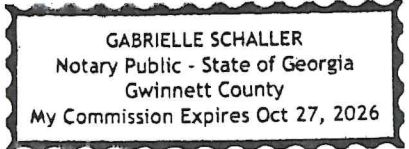
Date

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)

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- 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

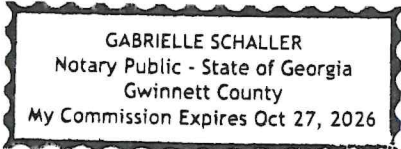
Applicant's Certification

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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- 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

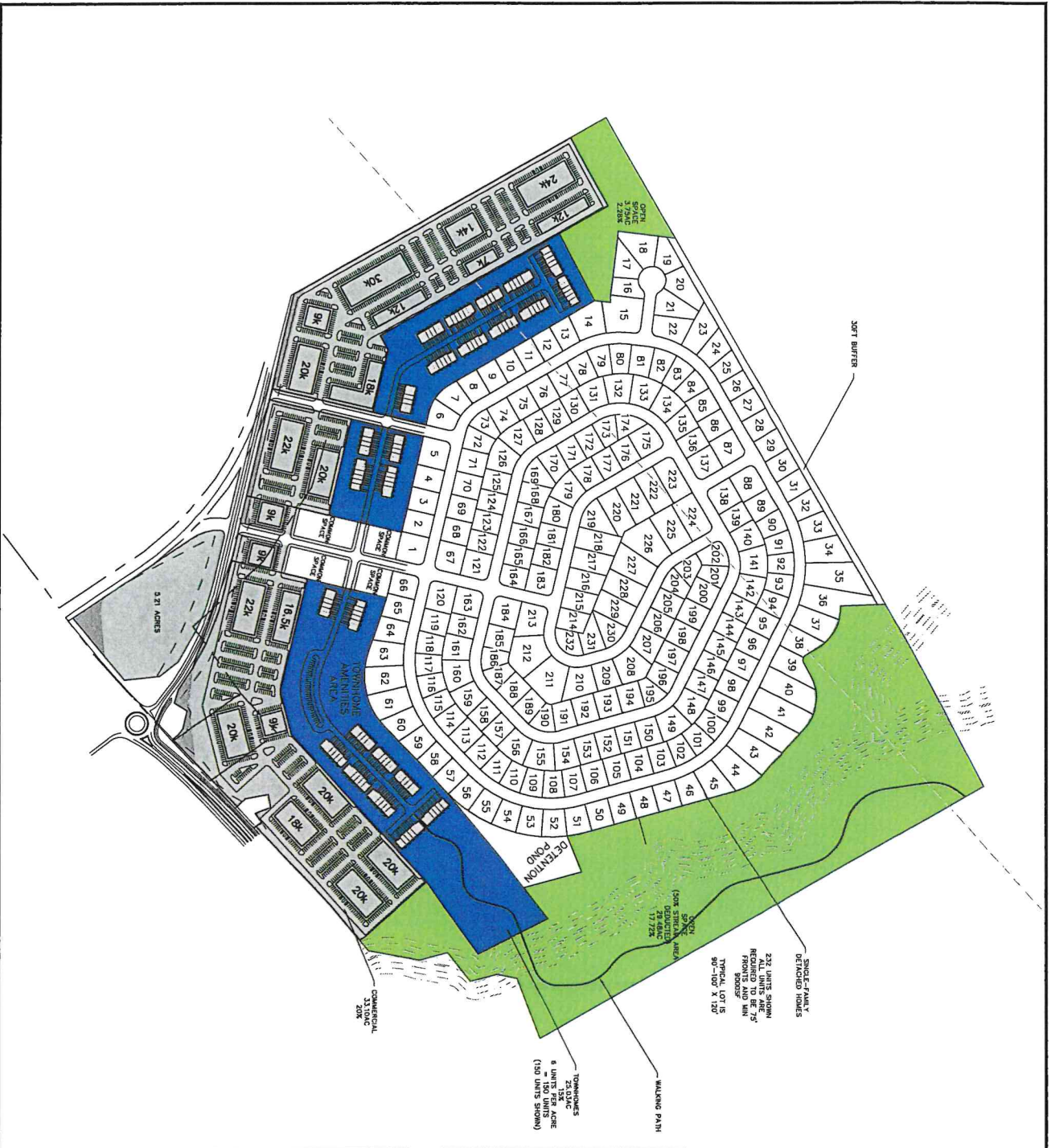
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

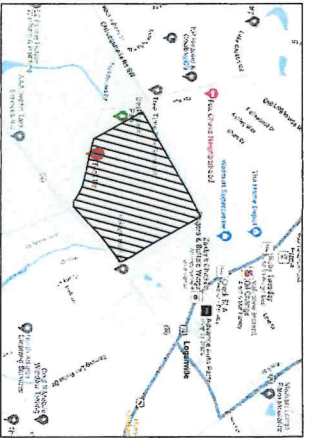
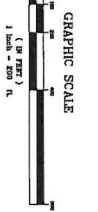
Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE EXISTENCE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOGANVILLE.



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.
TOWNHOMES	25.03AC 15%
COMMERCIAL	33.10AC 20%
OPEN SPACE	33.65AC 20%
COMMERCIAL SF REQ'D	10KSF * 232/100 = 23,200SF
COMMERCIAL PROV.	33.3500SF
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

C.200

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;

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;

Thence N 67°46'51" W a distance of 98.69' to a Point;

Thence N 71°07'45" W a distance of 46.85' to a Point;

Thence N 74°41'11" W a distance of 62.13' to a Point;

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;

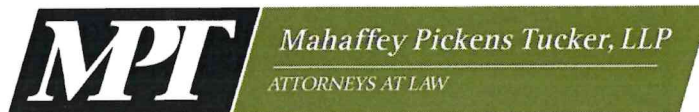
Thence N 59°46'07" E a distance of 185.38' to an IPF;

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

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

FACSIMILE 678 518 6880

www.mptlawfirm.com

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