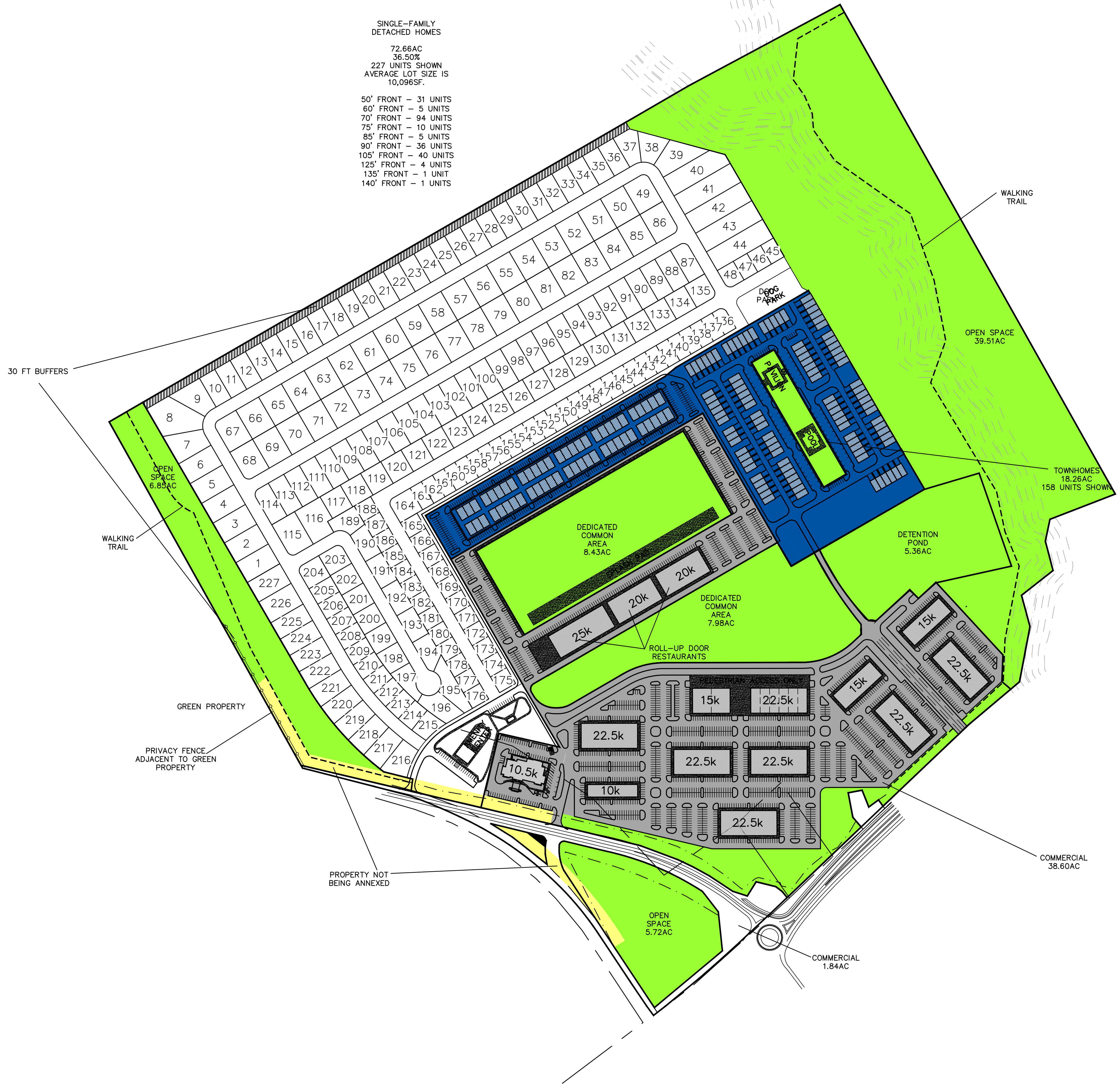


SINGLE-FAMILY DETACHED HOMES  
 72.66AC  
 36.50%  
 227 UNITS SHOWN  
 AVERAGE LOT SIZE IS 10,096SF.

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 UNIT



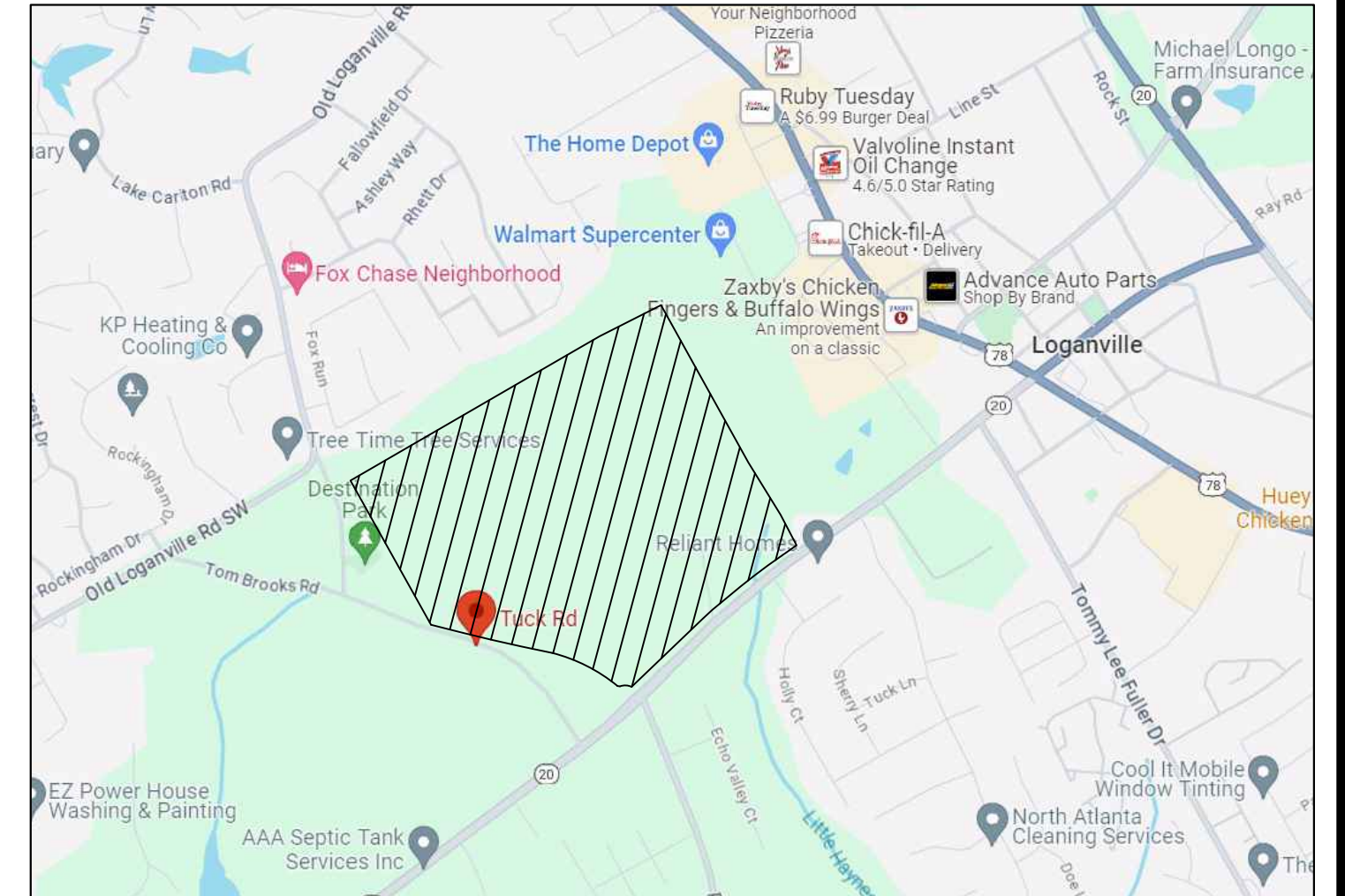
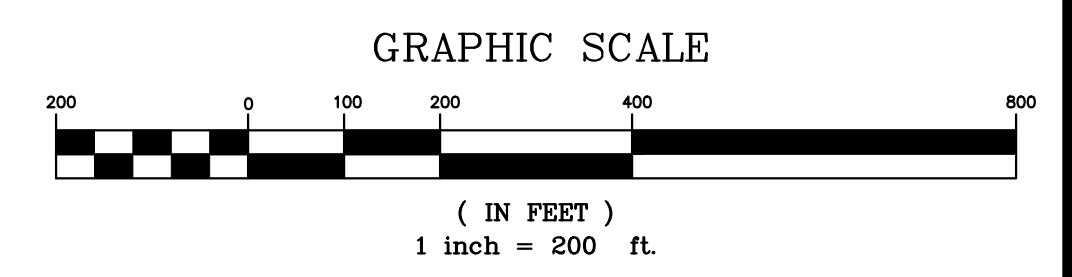
**CAUTION**

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



**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	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

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Moore Civil Consulting, Inc. shall be without liability to Moore Civil Consulting, Inc. Copyright Moore Civil Consulting, Inc. 2018

**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
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 • 770.466.3240 • Fax 770.554.5556

Date: 3-8-24

Application # R 24-013

**REQUEST FOR ZONING MAP AMENDMENT**  
 A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF 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, R44, CH, and unzoned</u> REQUESTED ZONING: <u>PUV</u> ADDRESS: <u>Highway 20 at Tuck Road</u> COUNTY: <u>Walton &amp; Gwinnett</u> ACREAGE: <u>201.376</u> PROPOSED DEVELOPMENT: <u>Mixed-use development</u>	

You must attach:  Application Fee  Legal Description  Plat of Property  Campaign Contribution Disclosure  
 Letter of Intent  Site Plan  Names/Addresses of Abutting Property Owners  Impact Analysis

Pre-Application Conference Date: February 2nd 2024

Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45397 RECEIPT # 620166943 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

<b>Planning Commission Recommended Conditions</b>
---

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the rezone with the following conditions:

- The mailbox kiosk be placed in a central location that is not exclusively inside area of the townhomes or single-family residences but rather in between
- The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes
- The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park
- As allowed, develop a nature trail along the townhomes to the Walmart property
- Have it expressly state in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year
- 8-foot privacy fence between the buffer and the property of Chris Green at 4565 Tuck Road
- Minimum of two community swimming pools as allowed

NOT FOR  
RECORDING  
PURPOSES

TOTAL AREA:  
**201.376 ACRES**

LEGEND:  
 1 - 1/4" = 1' SCALE  
 2 - 1/8" = 1' SCALE  
 3 - 1/16" = 1' SCALE  
 4 - 1/32" = 1' SCALE  
 5 - 1/64" = 1' SCALE  
 6 - 1/128" = 1' SCALE  
 7 - 1/256" = 1' SCALE  
 8 - 1/512" = 1' SCALE  
 9 - 1/1024" = 1' SCALE  
 10 - 1/2048" = 1' SCALE  
 11 - 1/4096" = 1' SCALE  
 12 - 1/8192" = 1' SCALE  
 13 - 1/16384" = 1' SCALE  
 14 - 1/32768" = 1' SCALE  
 15 - 1/65536" = 1' SCALE  
 16 - 1/131072" = 1' SCALE  
 17 - 1/262144" = 1' SCALE  
 18 - 1/524288" = 1' SCALE  
 19 - 1/1048576" = 1' SCALE  
 20 - 1/2097152" = 1' SCALE  
 21 - 1/4194304" = 1' SCALE  
 22 - 1/8388608" = 1' SCALE  
 23 - 1/16777216" = 1' SCALE  
 24 - 1/33554432" = 1' SCALE  
 25 - 1/67108864" = 1' SCALE  
 26 - 1/134217728" = 1' SCALE  
 27 - 1/268435456" = 1' SCALE  
 28 - 1/536870912" = 1' SCALE  
 29 - 1/1073741824" = 1' SCALE  
 30 - 1/2147483648" = 1' SCALE  
 31 - 1/4294967296" = 1' SCALE  
 32 - 1/8589934592" = 1' SCALE  
 33 - 1/17179869184" = 1' SCALE  
 34 - 1/34359738368" = 1' SCALE  
 35 - 1/68719476736" = 1' SCALE  
 36 - 1/137438953472" = 1' SCALE  
 37 - 1/274877906944" = 1' SCALE  
 38 - 1/549755813888" = 1' SCALE  
 39 - 1/1099511627776" = 1' SCALE  
 40 - 1/2199023255552" = 1' SCALE  
 41 - 1/4398046511104" = 1' SCALE  
 42 - 1/8796093022208" = 1' SCALE  
 43 - 1/17592186044416" = 1' SCALE  
 44 - 1/35184372088832" = 1' SCALE  
 45 - 1/70368744177664" = 1' SCALE  
 46 - 1/140737488355328" = 1' SCALE  
 47 - 1/281474976710656" = 1' SCALE  
 48 - 1/562949953421312" = 1' SCALE  
 49 - 1/1125899906842624" = 1' SCALE  
 50 - 1/2251799813685248" = 1' SCALE  
 51 - 1/4503599627370496" = 1' SCALE  
 52 - 1/9007199254740992" = 1' SCALE  
 53 - 1/18014398509481984" = 1' SCALE  
 54 - 1/36028797018963968" = 1' SCALE  
 55 - 1/72057594037927936" = 1' SCALE  
 56 - 1/144115188075855872" = 1' SCALE  
 57 - 1/288230376151711744" = 1' SCALE  
 58 - 1/576460752303423488" = 1' SCALE  
 59 - 1/1152921504606846976" = 1' SCALE  
 60 - 1/2305843009213693952" = 1' SCALE  
 61 - 1/4611686018427387904" = 1' SCALE  
 62 - 1/9223372036854775808" = 1' SCALE  
 63 - 1/18446744073709551616" = 1' SCALE  
 64 - 1/36893488147419103232" = 1' SCALE  
 65 - 1/73786976294838206464" = 1' SCALE  
 66 - 1/147573952589676412928" = 1' SCALE  
 67 - 1/295147905179352825856" = 1' SCALE  
 68 - 1/590295810358705651712" = 1' SCALE  
 69 - 1/1180591620717411303424" = 1' SCALE  
 70 - 1/2361183241434822606848" = 1' SCALE  
 71 - 1/4722366482869645213696" = 1' SCALE  
 72 - 1/9444732965739290427392" = 1' SCALE  
 73 - 1/18889465931478580854784" = 1' SCALE  
 74 - 1/37778931862957161709568" = 1' SCALE  
 75 - 1/75557863725914323419136" = 1' SCALE  
 76 - 1/151115727451828646838272" = 1' SCALE  
 77 - 1/302231454903657293676544" = 1' SCALE  
 78 - 1/604462909807314587353088" = 1' SCALE  
 79 - 1/1208925819614629174706176" = 1' SCALE  
 80 - 1/2417851639229258349412352" = 1' SCALE  
 81 - 1/4835703278458516698824704" = 1' SCALE  
 82 - 1/9671406556917033397649408" = 1' SCALE  
 83 - 1/19342813113834066795298816" = 1' SCALE  
 84 - 1/38685626227668133590597632" = 1' SCALE  
 85 - 1/77371252455336267181195264" = 1' SCALE  
 86 - 1/154742504910672534362390528" = 1' SCALE  
 87 - 1/309485009821345068724781056" = 1' SCALE  
 88 - 1/618970019642690137449562112" = 1' SCALE  
 89 - 1/1237940039285380274899124224" = 1' SCALE  
 90 - 1/2475880078570760549798248448" = 1' SCALE  
 91 - 1/4951760157141521099596496896" = 1' SCALE  
 92 - 1/9903520314283042199192993792" = 1' SCALE  
 93 - 1/19807040628566084398385987584" = 1' SCALE  
 94 - 1/39614081257132168796771975168" = 1' SCALE  
 95 - 1/79228162514264337593543950336" = 1' SCALE  
 96 - 1/158456325028528675187087900672" = 1' SCALE  
 97 - 1/316912650057057350374175801344" = 1' SCALE  
 98 - 1/633825300114114700748351602688" = 1' SCALE  
 99 - 1/1267650600228229401496703205376" = 1' SCALE  
 100 - 1/2535301200456458802993406410752" = 1' SCALE  
 101 - 1/5070602400912917605986812821504" = 1' SCALE  
 102 - 1/10141204801825835211973625643008" = 1' SCALE  
 103 - 1/20282409603651670423947251286016" = 1' SCALE  
 104 - 1/40564819207303340847894502572032" = 1' SCALE  
 105 - 1/81129638414606681695789005144064" = 1' SCALE  
 106 - 1/162259276832213363391578010288128" = 1' SCALE  
 107 - 1/324518553664426726783156020576256" = 1' SCALE  
 108 - 1/649037107328853453566312041152512" = 1' SCALE  
 109 - 1/1298074214657706907132624082305024" = 1' SCALE  
 110 - 1/2596148429315413814265248164610048" = 1' SCALE  
 111 - 1/5192296858630827628530496329220096" = 1' SCALE  
 112 - 1/10384593717261655257060992638440192" = 1' SCALE  
 113 - 1/20769187434523310514121985276880384" = 1' SCALE  
 114 - 1/41538374869046621028243970553760768" = 1' SCALE  
 115 - 1/83076749738093242056487941107521536" = 1' SCALE  
 116 - 1/166153499476186484112975882215042672" = 1' SCALE  
 117 - 1/332306998952372968225951764430085344" = 1' SCALE  
 118 - 1/664613997904745936451903528860170688" = 1' SCALE  
 119 - 1/132922799580949187290380705772034176" = 1' SCALE  
 120 - 1/265845599161898374580761411544068352" = 1' SCALE  
 121 - 1/531691198323796749161522823088136704" = 1' SCALE  
 122 - 1/1063382396647593498323045646176273408" = 1' SCALE  
 123 - 1/2126764793295186996646091292352546816" = 1' SCALE  
 124 - 1/4253529586590373993292182584705093632" = 1' SCALE  
 125 - 1/8507059173180747986584365169410187264" = 1' SCALE  
 126 - 1/17014118346361495973168730338820374528" = 1' SCALE  
 127 - 1/34028236692722991946337460677640749056" = 1' SCALE  
 128 - 1/68056473385445983892674921355281498112" = 1' SCALE  
 129 - 1/136112946770891967785349842710562996224" = 1' SCALE  
 130 - 1/272225893541783935570699685421125938448" = 1' SCALE  
 131 - 1/544451787083567871141399370842251876896" = 1' SCALE  
 132 - 1/1088903574167135742282798741684513753792" = 1' SCALE  
 133 - 1/2177807148334271484565597483369027507584" = 1' SCALE  
 134 - 1/4355614296668542969131194966738055015168" = 1' SCALE  
 135 - 1/8711228593337085938262389933476110030336" = 1' SCALE  
 136 - 1/1742245718667417187652477986695222006072" = 1' SCALE  
 137 - 1/3484491437334834375304955973390444012144" = 1' SCALE  
 138 - 1/6968982874669668750609911946780888024288" = 1' SCALE  
 139 - 1/13937965749339337501219823893561776048576" = 1' SCALE  
 140 - 1/27875931498678675002439647787123552097152" = 1' SCALE  
 141 - 1/5575186299735735000487929557424710418304" = 1' SCALE  
 142 - 1/11150372599471470000975859114849420836608" = 1' SCALE  
 143 - 1/22300745198942940001951718228698841673216" = 1' SCALE  
 144 - 1/44601490397885880003903436457397683346432" = 1' SCALE  
 145 - 1/89202980795771760007806872914795366692864" = 1' SCALE  
 146 - 1/178405961591543520015613745829590733385728" = 1' SCALE  
 147 - 1/35681192318308704003122749165918146677152" = 1' SCALE  
 148 - 1/71362384636617408062445498331836293354304" = 1' SCALE  
 149 - 1/14272476927323481612489099666367258670688" = 1' SCALE  
 150 - 1/28544953854646963224978199332734517341376" = 1' SCALE  
 151 - 1/57089907709293926449956398665469034682752" = 1' SCALE  
 152 - 1/114179815418587852999912797330938069365504" = 1' SCALE  
 153 - 1/228359630837175705999825594661876138731008" = 1' SCALE  
 154 - 1/456719261674351411999651189323752277462016" = 1' SCALE  
 155 - 1/913438523348702823999302378647504554924032" = 1' SCALE  
 156 - 1/1826877046697405647998604757295009109848064" = 1' SCALE  
 157 - 1/3653754093394811295997209514590018219696128" = 1' SCALE  
 158 - 1/7307508186789622591994419029180036399392256" = 1' SCALE  
 159 - 1/14615016373579245183988838058360072798784" = 1' SCALE  
 160 - 1/29230032747158490367977676116720145975568" = 1' SCALE  
 161 - 1/58460065494316980735955352233440291951136" = 1' SCALE  
 162 - 1/116920130988633961471910704466880583902272" = 1' SCALE  
 163 - 1/233840261977267922943821408933761168044544" = 1' SCALE  
 164 - 1/467680523954535845887642817867522336089088" = 1' SCALE  
 165 - 1/93536104790907169177528563573504467178176" = 1' SCALE  
 166 - 1/187072209581814338355057127147008934356352" = 1' SCALE  
 167 - 1/374144419163628676710114254294017868712704" = 1' SCALE  
 168 - 1/748288838327257353420228508588035737425408" = 1' SCALE  
 169 - 1/1496577676654514706840457017176071474850816" = 1' SCALE  
 170 - 1/299315535330902941368091403435214294970132" = 1' SCALE  
 171 - 1/598631070661805882736182806870428589840264" = 1' SCALE  
 172 - 1/1197262141323611765472365613740857179680528" = 1' SCALE  
 173 - 1/2394524282647223530944731227481714393601056" = 1' SCALE  
 174 - 1/4789048565294447061889462454963428787202112" = 1' SCALE  
 175 - 1/9578097130588894123778924909926857574404224" = 1' SCALE  
 176 - 1/1915619426117778824755784981985371514880848" = 1' SCALE  
 177 - 1/383123885223555764951156996397074302961696" = 1' SCALE  
 178 - 1/766247770447111529902313992794148605923392" = 1' SCALE  
 179 - 1/1532495540894223059804627985588297211846784" = 1' SCALE  
 180 - 1/3064991081788446119609255971176594423693568" = 1' SCALE  
 181 - 1/6129982163576892239218511942353188847387136" = 1' SCALE  
 182 - 1/122599643271537844784370238847063774747744" = 1' SCALE  
 183 - 1/245199286543075689568740477694127549495488" = 1' SCALE  
 184 - 1/490398573086151379137480955388255098990976" = 1' SCALE  
 185 - 1/980797146172302758274961910776510197981952" = 1' SCALE  
 186 - 1/196159429244460551654992382155302039596384" = 1' SCALE  
 187 - 1/392318858488921103309984764310604079192768" = 1' SCALE  
 188 - 1/784637716977842206619969528621208158385536" = 1' SCALE  
 189 - 1/156927543395568441323993905724241666671104" = 1' SCALE  
 190 - 1/313855086791136882647987811448483333342208" = 1' SCALE  
 191 - 1/627710173582273765295975622896966666684416" = 1' SCALE  
 192 - 1/1255420347164547530591951245793933333688832" = 1' SCALE  
 193 - 1/2510840694329095061183902491587866667377664" = 1' SCALE  
 194 - 1/5021681388658190122367804983175733334755296" = 1' SCALE  
 195 - 1/10043362777316380244735609966351466671510592" = 1' SCALE  
 196 - 1/20086725554632760489471219932702933343021184" = 1' SCALE  
 197 - 1/4017345110926552097894243986540586668604368" = 1' SCALE  
 198 - 1/8034690221853104195788487973081173337208736" = 1' SCALE  
 199 - 1/16069380443706208391576975946162466674417728" = 1' SCALE  
 200 - 1/3213876088741241678315395189232493334883552" = 1' SCALE  
 201 - 1/6427752177482483356630790378464986669767104" = 1' SCALE  
 202 - 1/12855504354964966713261580756929973339534208" = 1' SCALE  
 203 - 1/25711008709929933426523161513859946679068416" = 1' SCALE  
 204 - 1/5142201741985986685304632302771989335813696" = 1' SCALE  
 205 - 1/10284403483971973370609264605543978671627392" = 1' SCALE  
 206 - 1/20568806967943946741218529211087957343254784" = 1' SCALE  
 207 - 1/41137613935887893482437058422175914686509568" = 1' SCALE  
 208 - 1/82275227871775786964874116844351829373019136" = 1' SCALE  
 209 - 1/164550455743551573929748233688703658746038304" = 1' SCALE  
 210 - 1/329100911487103147859496467377407317492076608" = 1' SCALE  
 211 - 1/658201822974206295718992934754814629844153216" = 1' SCALE  
 212 - 1/1316403645948412594437985869509629259688306304" = 1' SCALE  
 213 - 1/2632807291896825188875971739019258519376612608" = 1' SCALE  
 214 - 1/526561458379365037775194347803851702755325216" = 1' SCALE  
 215 - 1/105312291679873007555038869560770340551060432" = 1' SCALE  
 216 - 1/210624583359746015110077739121540681102120864" = 1' SCALE  
 217 - 1/421249166719492030220155478243081362204241728" = 1' SCALE  
 218 - 1/842498333438984060440310956486162724408483456" = 1' SCALE  
 219 - 1/1684996668877968120880621912972325488066966912" = 1' SCALE  
 220 - 1/3369993337755936241761243825944650976133933824" = 1' SCALE  
 221 - 1/6739986675511872483522487651889301952267867488" = 1' SCALE  
 222 - 1/13479973351023744971044975303778603904535734976" = 1' SCALE  
 223 - 1/26959946702047489942089950607557207809071669952" = 1' SCALE  
 224 - 1/53919893404094979884179901215114415618143339904" = 1' SCALE  
 225 - 1/107839786808189959768359802430228831236286678016" = 1' SCALE  
 226 - 1/215679573616379919536719604860457624472573356032" = 1' SCALE  
 227 - 1/431359147232759839073439209720915448945146712064" = 1' SCALE  
 228 - 1/862718294465519678146878419441808897890293424128" = 1' SCALE  
 229 - 1/1725436588931039356293756838883717757780586848256" = 1' SCALE  
 230 - 1/3450873177862078712587513677767435515561173696512" = 1' SCALE  
 231 - 1/6901746355724157425175027355534871031122347393024" = 1' SCALE  
 232 - 1/13803492711448314850350054711069742062246886786048" = 1' SCALE  
 233 - 1/27606985422896629700700109422139484124449733732096" = 1' SCALE  
 234 - 1/55213970845793259401400218844278968248898667464192" = 1' SCALE  
 235 - 1/110427941691586518802800437688557936497797334928384" = 1' SCALE  
 236 - 1/220855883383173037605600875377115872995594669856768" = 1' SCALE  
 237 - 1/441711766766346075211201750754231759911193397713536" = 1' SCALE  
 238 - 1/883423533532692150422403501508463519822386795427072" = 1' SCALE  
 239 - 1/1766847067065384300844807003016927037644773590854144" = 1' SCALE  
 240 - 1/3533694134130768601689614006033854075289547181708288" = 1' SCALE  
 241 - 1/7067388268261537203379228012067708150579094363416576" = 1' SCALE  
 242 - 1/14134776536523074406758456024135416311158188726833216" = 1' SCALE  
 243 - 1/282695530730461488135169120482708326223163745366664" = 1' SCALE  
 244 - 1/565391061460922976270338240965416652446327490733328" = 1' SCALE  
 245 - 1/113078212292184595254067648193083324889264898146656" = 1' SCALE  
 246 - 1/226156424584369190508135296386166649778529796293312" = 1' SCALE  
 247 - 1/452312849168738381016270592772333299557059592586624" = 1' SCALE  
 248 - 1/904625698337476762032541185544666599114119185173248" = 1' SCALE  
 249 - 1/18092

**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.

3/7/24

Applicant's Signature

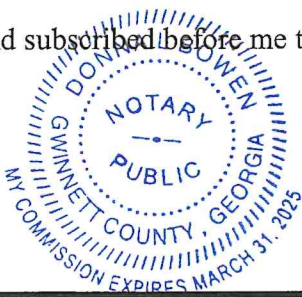
Date

Shane Latham, attorney for Applicant

Print Name and Title

Sworn to and subscribed before me this 7<sup>th</sup> day of March, 2024.

(Seal)



Donna L. Bowen  
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

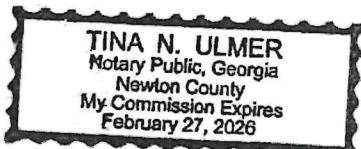
**Applicant's Certification**

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* 03/07/2024  
Applicant's Signature Date

CHARLES P. RICHARDS CFO  
Print Name and Title

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

(Seal)  *Tina 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* 3-7-24  
Owner's Signature Date

Sherry S. Grider, Managing Partner, Luck Family Farm LLLP  
Print Name and Title

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

(Seal)  *Tina 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*

Application # **R** \_\_\_\_\_

**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

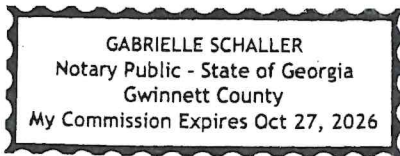
*Chad T. Stephens*

*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)

- 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



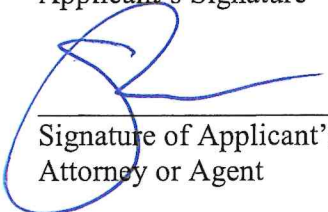
**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Applicant's Signature

Date

Print Name



3/7/24

Shane Lanham

Signature of Applicant's Attorney or Agent

Date

Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

\_\_\_\_\_ YES

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ NO

**If YES, complete the following:**

NAME OF INDIVIDUAL MAKING CONTRIBUTION

N/A

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL

CONTRIBUTIONS (List all aggregating to \$250 or more)

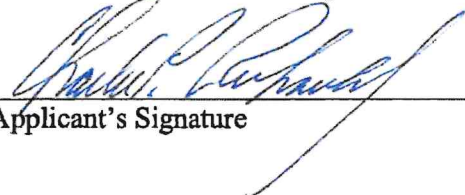
DATE OF CONTRIBUTION

N/A

Attach additional sheets as necessary to disclose and describe all contributions.

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

  
Applicant's Signature

03/07/2024  
Date

CHARLES P. RICHARDS  
Print Name

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

**Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?**

\_\_\_\_\_ **YES**       **NO**

**If YES, complete the following:**

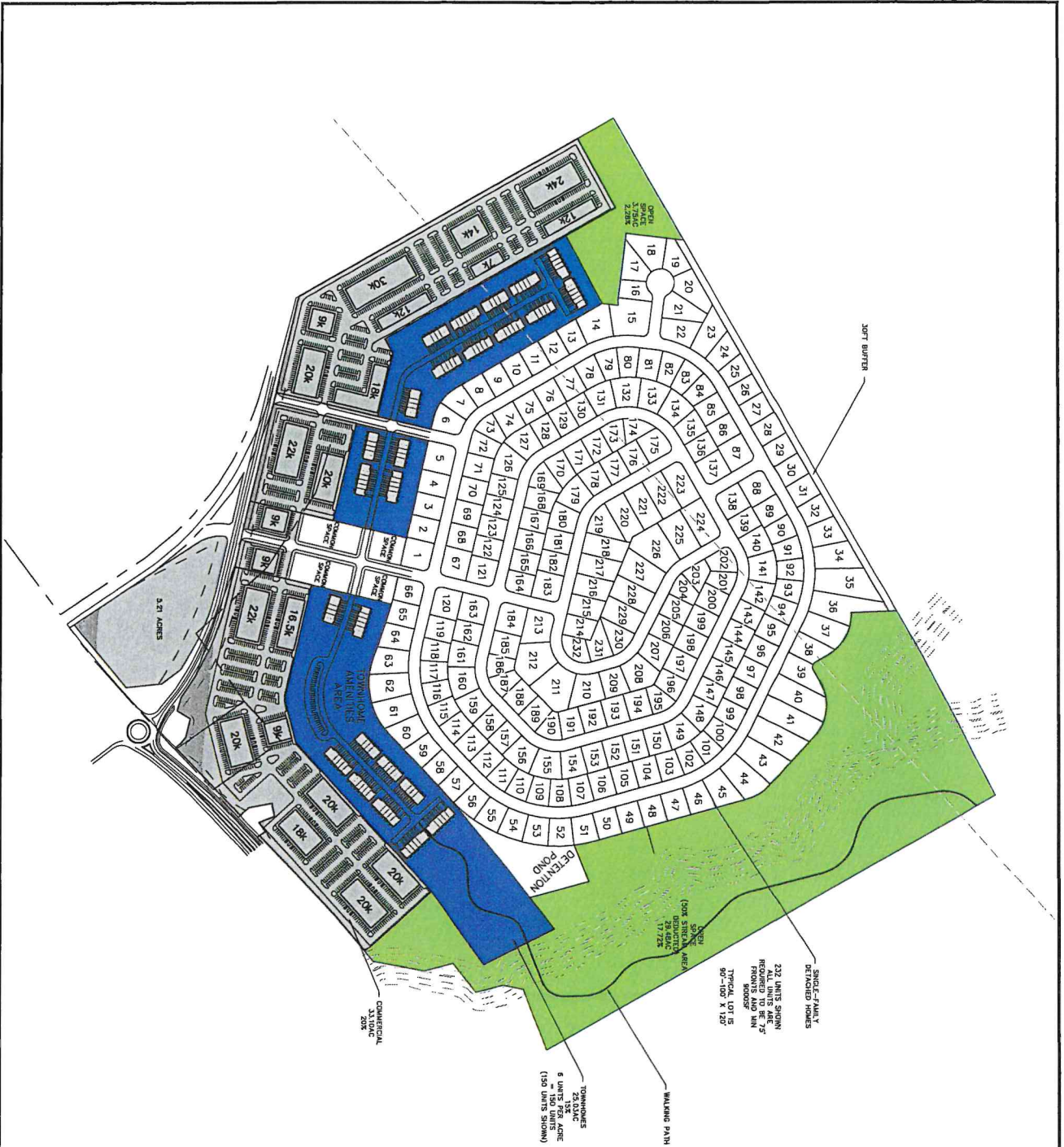
NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

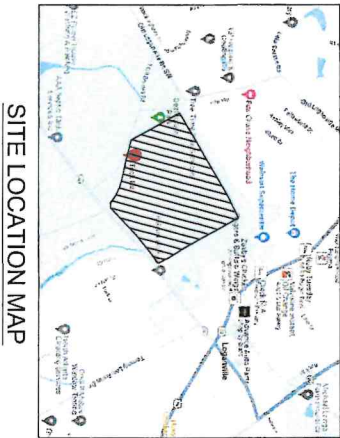
**Attach additional sheets as necessary to disclose and describe all contributions.**

**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 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



SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
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	3.3, 10AC 20%
OPEN SPACE	3.3, 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 MAX	3.1 UNITS/AC
TOWNHOME PROV.	150 UNITS
TOWNHOME /AC	6 UNITS/AC
TOWNHOME UNITS	150 UNITS



**CAUTION**

CONSTRUCTION SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATION FIRM DURING THE CONSTRUCTION OF ALL UTILITIES. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**GRAPHIC SCALE**  
1" = 500' FT.

**LEGEND**

**24 HOUR CONTACT**  
 NAME: [Redacted]  
 PHONE: [Redacted]  
 EMAIL: [Redacted]  
 ADDRESS: [Redacted]  
 CITY: [Redacted]  
 STATE: [Redacted]  
 ZIP: [Redacted]

**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

In the space provided or in a separate attachment, provide responses to the following questions:

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?  
Please see attached.
  
2. How does the proposed use impact thoroughfare congestion and traffic safety?
  
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
  
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;
  
5. How does the proposed zoning provide protection of property against blight and depreciation?
  
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
  
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?
  
8. What is the impact upon adjacent property owners if the request zoning is not approved?
  
9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

## APPLICANT'S RESPONSES TO EVALUATION CRITERIA

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed mixed-use development with residential, commercial, and open space/recreational amenities is compatible with existing land uses. The proposed commercial components of the development are located along exterior right-of-way and would provide an attractive streetscape for motorists travelling along Conyers Road (State Route 20) and Tuck Road.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

The proposed development is located along Conyers Road, which is a major transportation corridor and a State Highway. Additionally, GDOT has announced plans to align Tuck Road with Sharon Church Road with the construction of a new roundabout. The Applicant is coordinating with GDOT relative to this road improvement, which will enhance connectivity and traffic flows in the area.

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

The proposed development would not contribute to overcrowding or urban sprawl as the property is located near the urban core of Loganville and the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,500 feet from Atlanta Highway (U.S. Route 78), which is Loganville's most heavily developed corridor. The proposed development is not an isolated, out-of-place development at Loganville's fringes. It includes a mix of land uses that are already present in the area and continues established development patterns along major transportation corridors.

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?

The proposed development would utilize public water, sewer, and other utilities, providing upgrades where necessary. Given the intensity of surrounding development and the property's proximity to major transportation corridors, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

5. How does the proposed zoning provide protection of property against blight and depreciation?

The proposed development would provide high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. First-class amenities and a mix of housing types would provide additional stability to the proposed development. The proposed development would provide necessary residential critical mass to support proposed commercial components of the development as well as existing commercial uses in the surrounding area.

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

The proposed development would provide a mixture of residential, commercial, and recreational/open space uses that is compatible with the Future Land Use designations of Residential, Commercial, and Park/Recreation/Conservation. While the unincorporated portions of the subject property are not assigned Future Land Use designations, they are compatible with the designations of adjacent land. That is, one of the proposed open spaces portions of the subject property is located adjacent to Destination Park, which is designated as Park/Recreation/Conservation. The proposed commercial portions of the proposed development are located across the street from land designated as Commercial across Tuck Road and Conyers Road. The balance of the proposed development is the residential component, which is consistent with the Residential Future Land Use designation.

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

The proposed development would complement surrounding properties by enhancing the walkability of the surrounding area, increasing housing options in the City, and providing a high-quality, attractive mixed-use development near major transportation corridors.

8. What is the impact upon adjacent property owners if the request zoning is not approved?

The property would remain a large, underutilized tract near the center of Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained.

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

The subject property is located along a State Highway with convenient access to downtown Loganville. The proposed alignment of Tuck Road and Sharon Church Road with the construction of a roundabout enhances the subject property's vehicular access and will improve existing traffic flows. The proposed mixed-use development is compatible with the mixed-use character of the surrounding area which includes, residential, commercial, and recreational uses.

**ABUTTING PROPERTY OWNERS LIST**

<b>Name/Address</b>	<b>Parcel Number</b>
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 the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 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;  
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;  
Thence N 46°37'26" E a distance of 3456.60' to a Point;  
Thence S 29°26'20" E a distance of 989.18' 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.



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](http://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*

\*\*\*\*\* 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 201.376 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;  
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;  
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.



Planning & Development  
4303 Lawrenceville Rd.  
Loganville, GA 30052  
770.466.2633 • [planning@loganville-ga.gov](mailto:planning@loganville-ga.gov)

## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** R24-013

**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 #:** LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

**PARCEL DESCRIPTION:** Mixture of residential, commercial, vacant properties

**AREA:** 201.36 acres

**EXISTING ZONING:** A2, R-44, CH, Unzoned

**PROPOSED ZONING:** PUV

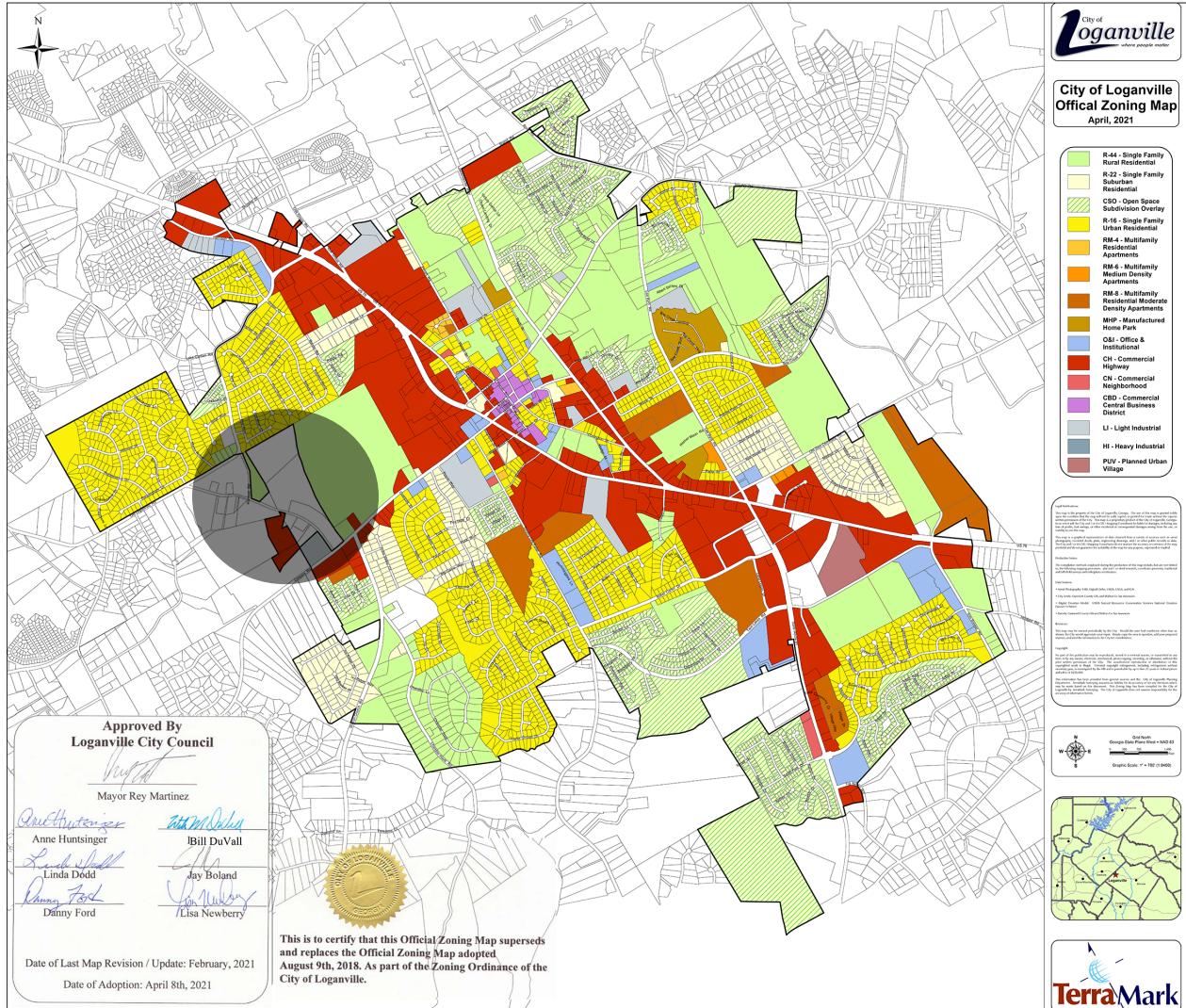
**FUTURE LAND USE MAP:** Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

**REASON FOR REQUEST:** Creation of a mixed-use development with 232 single-family homes, 150 townhomes, and 23,200-square-feet of commercial space as well as greenspace.

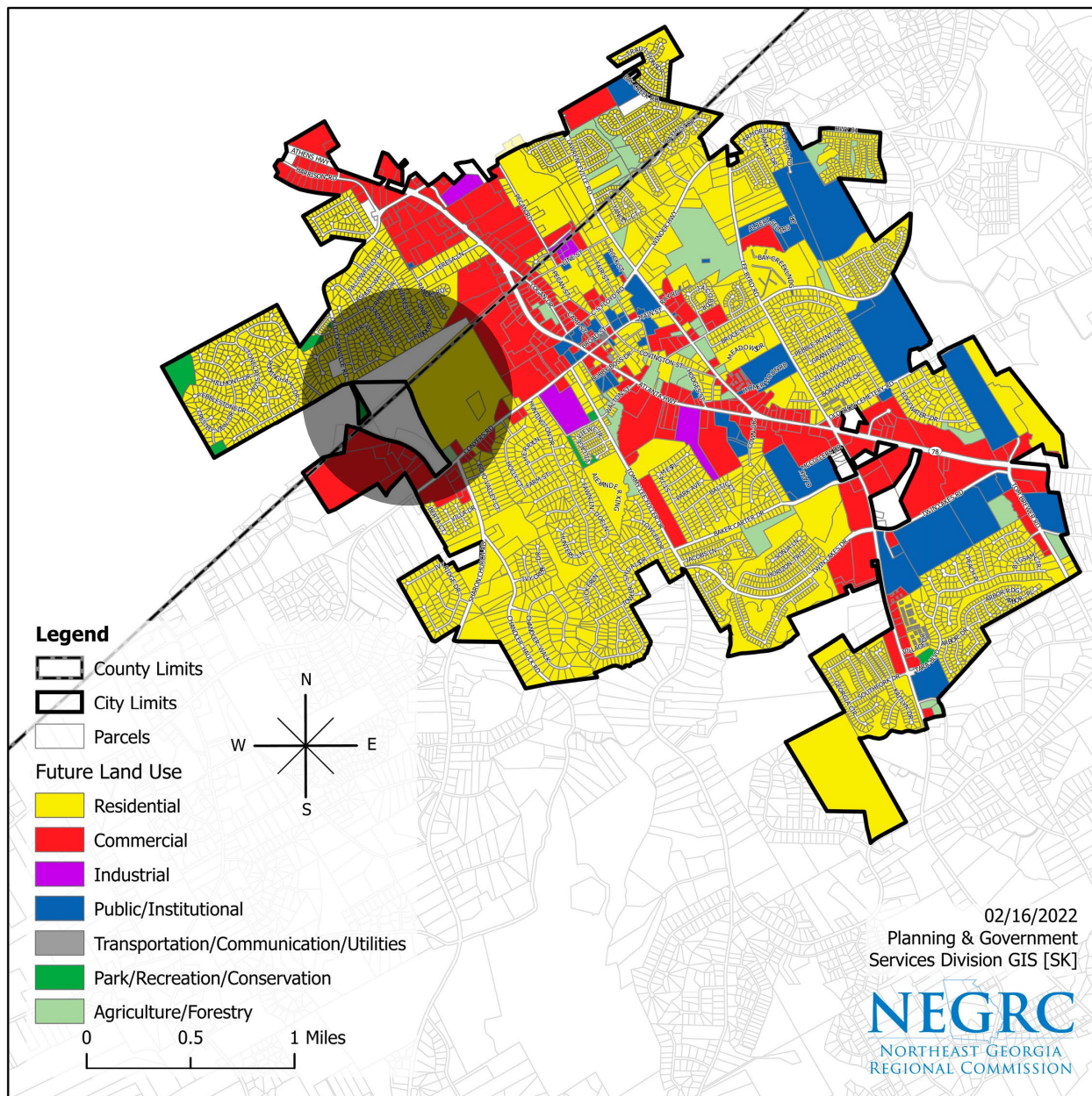
**PLANNING COMMISSION HEARING:** Was tabled April 25, 2024 until June 27, 2024

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

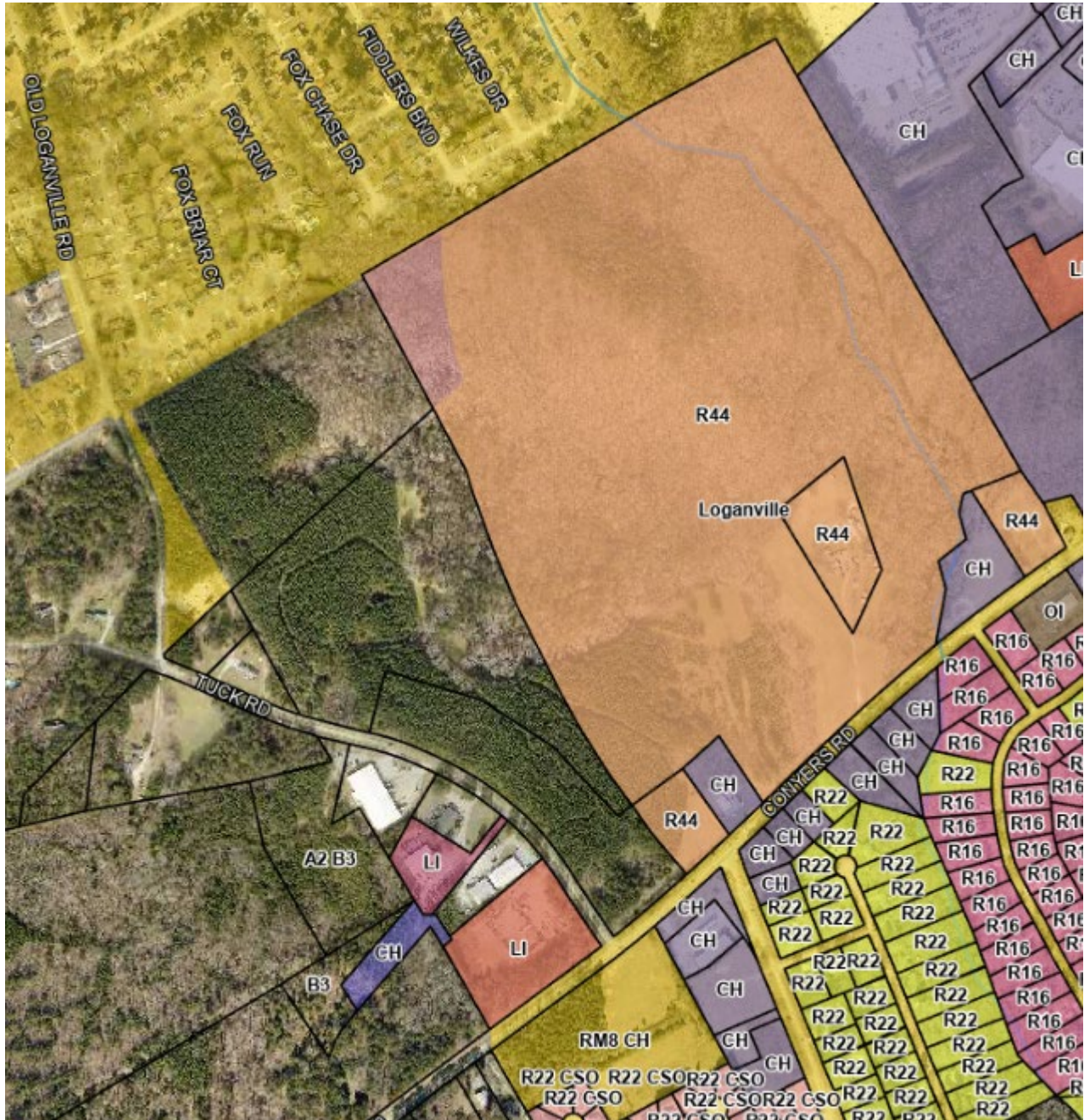
# ZONING MAP



## FUTURE LAND USE MAP



## AREA ZONING





### Applicant's Request

Rezone the property to allow for a proposed development that would include a mix of land uses including single-family detached homes, townhomes, commercial/retail/office and open space.

### Existing Conditions

Most of the land is undeveloped, though there is a 2,844-square-foot home dating back to 1865 with accessory structures on one of the parcels being considered for this project and another parcel contains a 4,400-square-foot metal commercial building dating back to 2000.

### Impact Analysis/Recommendation

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This project would alter the aesthetic landscape in the area as it transitions from an old family farm to a large tract of land with both residential and commercial purposes being proposed.

**What is the impact upon thoroughfare congestion and traffic safety?** There is some uncertainty that remains with the future improvements planned for Highway 20 and Tuck Road. The last known plans included a two-lane roundabout, with construction scheduled to start in the summer of 2025. The secondary outlet for traffic will be Tuck Road or Tom Brooks Road and Old Loganville Road, which will likely be impacted by this project.

Traffic counts in the area include about 8,000 cars per day at Old Loganville Road south of Chase Court and 10,800 cars per day on Highway 20 at Center Hill Church Road. The City's comprehensive traffic study included comments from the citizenry that included the difficulty of pulling out from Tuck Road onto Conyers Road and the curve on Old Loganville Road being dangerous and prone to flooding for those near the intersection of Tuck Road. Another comment included that, due to the increase in housing in the area of Tuck Road, the speed limit on Highway 20 should not go up to 55 mph until after the intersection with Tuck Road if you are heading toward Conyers.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** Considering the fact most of the land sits vacant at the moment, there will be a noticeable increase in population density with the addition of a large-scale project such as this one being proposed. A development such as this would meet the definition of urban sprawl.

**Is the proposed use consistent with the adopted Comprehensive Plan?** The Future Land Use map of Walton and Gwinnett both show the area as being residential. While the City of Loganville's future land use map does not include these parcels, it is reasonable to assume that continued development of CH along the Highway 20 would be consistent with existing trends and then residential developments being created along Tuck Road.



**What is the impact upon adjacent property owners if the request is approved?** Due to the scale of the project, traffic would likely increase in the immediate area. But the project will also provide residents of the area potential commercial options that may afford them and the new residents alike the opportunity to enjoy commerce in the area without having to get into a car. This would also place commercial across the street on Tuck Road from residences.

**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 purpose of the PUV is to encourage cultural, retail and residential uses in a mixed-use, urban setting with uses in close proximity to maximize opportunities for pedestrian traffic, thereby reducing the need of automobile dependency and demand for parking. This project achieves that goal and does so with access to a state highway that is in the process of being improved upon by GDOT. The staff recommendation is for approval of this rezone with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.

**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 rezone with the following conditions:

- The mailbox kiosk be placed in a central location that is not exclusively inside area of the townhomes or single-family residences but rather in between
- The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes
- The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park
- As allowed, develop a nature trail along the townhomes to the Walmart property
- Have it expressly state in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year
- 8-foot privacy fence between the buffer and the property of Chris Green at 4565 Tuck Road
- Minimum of two community swimming pools as allowed
- 

**City Council Conditions**



Planning & Development  
4303 Lawrenceville Rd.  
Loganville, GA 30052  
770.466.2633 • [planning@loganville-ga.gov](mailto: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.





Planning & Development  
4303 Lawrenceville Rd.  
Loganville, GA 30052  
770.466.2633 • [planning@loganville-ga.gov](mailto:planning@loganville-ga.gov)

## **TRANSPORTATION**

**What is the road effected 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

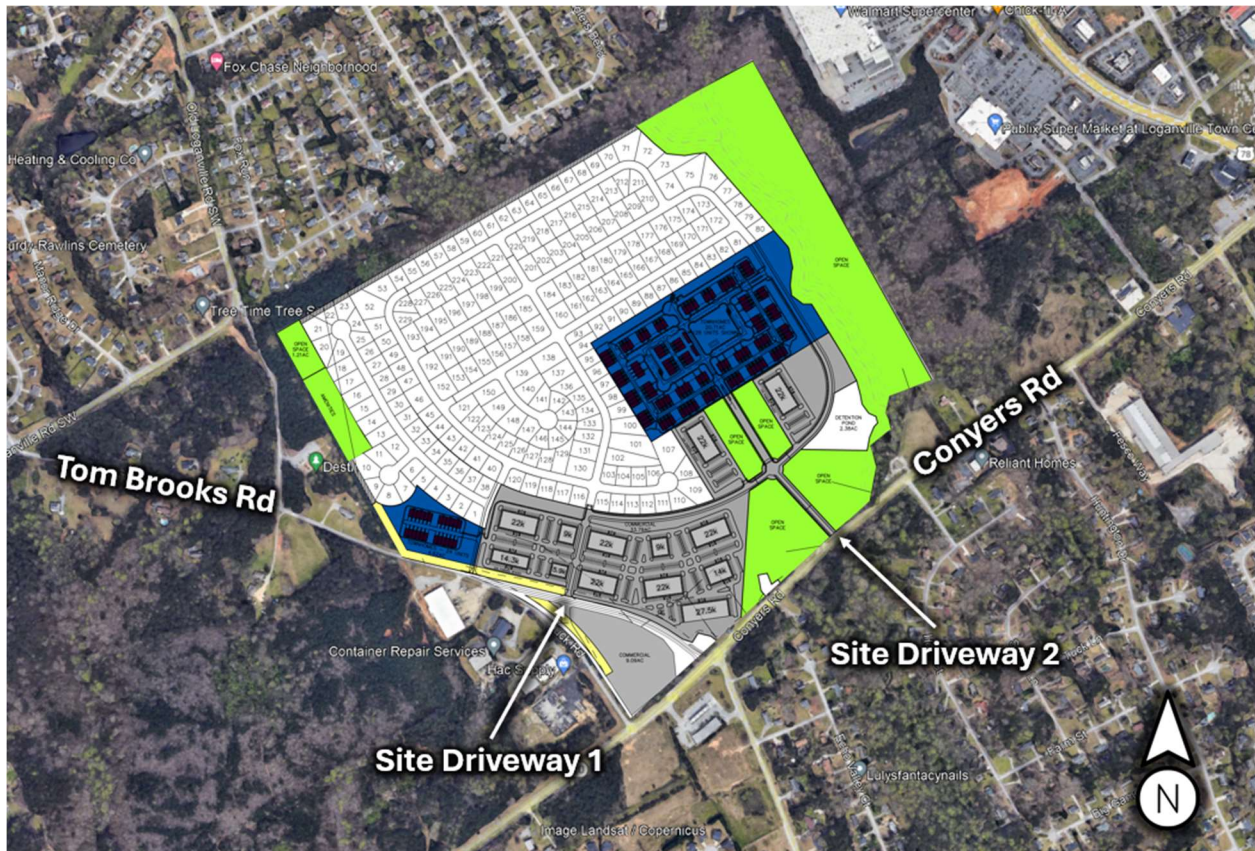
**Service burdens at the nearest city fire station (under, at, or above capacity)** No service burdens to the fire department.



e  
**Memorandum**

To: Green River Builders, Inc.  
 From: Abdul Amer, PE  
 Date: June 5<sup>th</sup>, 2024  
 Subject: Trip Generation Memorandum for Proposed Mixed-Use Development,  
 Walton County, Georgia | A&R 24-108

The purpose of this memorandum is to estimate the trip generation that will result from the proposed mixed-used development that will be located in Walton County, Georgia. The development will consist of 229 single-family houses, 152 townhomes, and 233,650 square feet of combined retail, restaurant, office space. The location of the development is shown below.



## **METHODOLOGY**

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE land uses below:

*Land Use: 210 – Single-Family Detached Housing:* A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

*Land Use: 215 – Single-Family Attached Housing:* A single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

*Land Use: 821 – Shopping Plaza (40-150k):* A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA).

*Land Use: 932 – High-Turnover (Sit-Down) Restaurant:* This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining.

*Land Use: 930 – Fast Casual Restaurant:* A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves.

*Land Use: 710 – General Office Building:* A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers.

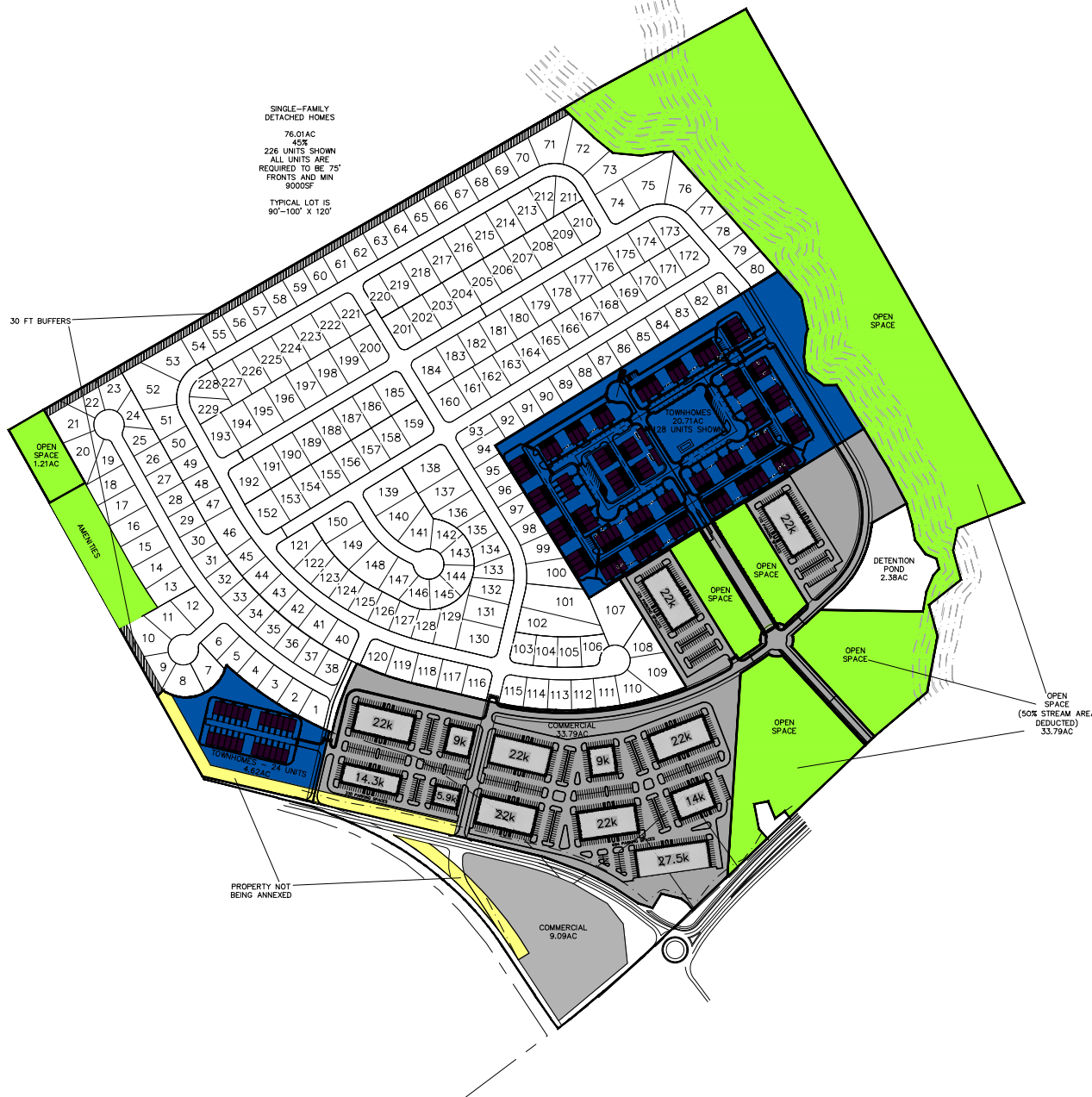


**TRIP GENERATION**

The calculated site-generated peak hour traffic volumes for the development are shown in Table 1, below.

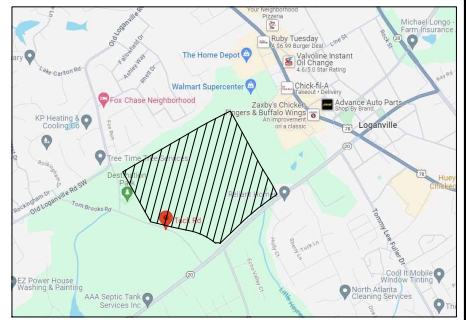
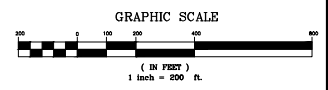
TABLE 1 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 210 - Single-Family Detached Housing	229 Units	40	118	158	136	81	217	2,163
Mixed-use reduction		-12	-20	-32	-39	-41	-80	-772
ITE 215 - Single-Family Attached Housing	152 Units	18	55	73	51	36	87	1,108
Mixed-use reduction		-6	-10	-16	-20	-21	-41	-395
ITE 710 – General Office Building	46,730 SF	77	10	87	15	73	88	599
Mixed-use reduction		-8	-2	-10	-5	-18	-23	-117
ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes	116,825 SF	125	77	202	297	309	606	7,888
Mixed-use reduction		--17	-14	-31	-41	-33	-74	-667
Pass-by Trips (0%) 40%		0	0	0	-102	-110	-212	-2,120
ITE 930 – Fast Casual restaurant	35,048 SF	25	25	50	337	277	614	3,405
Mixed-use reduction		-7	-6	-13	-18	-14	-32	-288
ITE 932 – High-Turnover Sit-Down restaurant	35,048 SF	184	151	335	193	124	317	3,757
Mixed-use reduction		-8	-6	-14	-20	-16	-36	-318
Pass-by Trips (0%) 43%		0	0	0	-74	-47	-121	-1,210
<b>Total Trips without Reductions</b>		<b>469</b>	<b>437</b>	<b>906</b>	<b>1,029</b>	<b>900</b>	<b>1,929</b>	<b>18,919</b>
<b>Total Trips with Reductions</b>		<b>411</b>	<b>379</b>	<b>790</b>	<b>710</b>	<b>600</b>	<b>1,310</b>	<b>13,032</b>

Based on trip generation rates published in the ITE Trip Generation Manual, 11<sup>th</sup> edition, the mixed-use development generates 411 entering and 379 exiting trips in the AM peak hour, 710 entering and 600 exiting in the PM peak hour and 13,032 overall two-way trips in a 24-hour duration.



SINGLE-FAMILY DETACHED HOMES  
76.01AC  
45%  
228 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



**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	PUV	
ZONING JURISDICTION	CITY OF LOGANVILLE	
USE CALCULATIONS		
RESIDENTIAL R/W	15.23AC	
DETENTION POND	2.38AC	
STREAM AREA (50%)	5.87AC	
PD USABLE AREA	168.52AC	
SINGLE FAMILY HOMES	76.01AC	45.0%
RES AMENITY AREA	161,828 S.F.	
TOWNHOMES	25.33AC	15.0%
COMMERCIAL	33.79	20.5%
OPEN SPACE	33.79AC	21.2%
COMMERCIAL SF REQ'D	10KSF*226/100	22,600SF
COMMERCIAL PROV.		233,650SF
SINGLE-FAMILY MAX	75.82AC *	235 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/1AC	226 UNITS
TOWNHOME MAX	6 UNITS/AC	152 UNITS
TOWNHOME PROV.	6 UNITS/AC	152 UNITS

**MOORE CIVIL**  
CONSULTING-DESIGN-ENGINEER  
706.224.1626  
MOORE@MOORECIVIL.COM

LEVEL II CERTIFIED DESIGN PROFESSIONAL  
GSVCC #0000048950  
EXPIRATION: 06/30/2026

NOT RELEASED FOR CONSTRUCTION

This document, together with the schedule and design quantities herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. It is not to be used in any other project or for any other purpose without the express written consent of Moore Civil Consulting, Inc. Copyright Moore Civil Consulting, Inc. 2018

**24 HOUR CONTACT**  
TEL: 706  
CLIENT: TBD  
OWNER INFORMATION: TBD

**REVISIONS:**

01/19/24	CONCEPT LAYOUT
02/01/24	CONCEPT LAYOUT
03/04/24	CONCEPT LAYOUT
04/04/24	CONCEPT LAYOUT
05/15/24	CONCEPT LAYOUT
05/22/24	CONCEPT LAYOUT
05/31/24	CONCEPT LAYOUT

**TUCK FAMILY FARM**  
TUCK ROAD AT HWY 20  
LOGANVILLE, GA

SHEET TITLE: SITE LAYOUT  
SHEET NUMBER: **C.200**