



David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
Shane M. Lanham
Julia A. Maxwell

Jeffrey R. Mahaffey
John N. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Michael A. Tralongo
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR COMBINED REZONING, VARIANCE, AND
ANNEXATION APPLICATION OF THE REVIVE LAND GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of The Revive Land Group, LLC (the “Applicant”) relative to an approximately 26.883-acre tract of land located along Tig Knight Road (the “Property”). Property is currently zoned A1 (Rural Estate District) in Walton County. The Applicant requests the city to annex the Property into the City of Loganville, rezone the Property to the RM-4 zoning district.

The Applicant is requesting the approval of the Application to permit the redevelopment of the Property into an age restricted master planned residential community with a total of 82 units. The community would offer single-family detached homes to potential residents aged 55 and up. Access to the community would be provided off Tig Knight Road. The Property’s location on Tig Knight Road would provide easy, convenient access for residents to major transportation corridors such as Highway 81. The proposed development would also provide areas of common space for the use and enjoyment of residents, including pocket parks, active amenity areas, and space for residents to enjoy the natural beauty of the Property including the lake located at the southwest corner of the Property and the dog park. The homes would be constructed with attractive architectural design and building materials.

The proposed development is compatible with surrounding uses including a single-family residential development to the northeast of the Property called The Arbors at Tara.

The proposed development is also compatible with the spirit and intent of the City of Loganville Comprehensive Plan (the “Comp Plan”), which encourages high quality housing; increased safe spaces for walking, biking and greenspace; and providing housing options for the large population of boomers who want to age in place in Loganville. The Applicant’s proposal will provide high quality housing constructed with an attractive mix of building materials such as brick, stone, and/or cementitious siding, shake, and/or board and batten. The proposed development includes sidewalks throughout the community; a dog park; a cabana and pool; and several linear and pocket parks. These active spaces will encourage a healthy and active lifestyle for the residents.

As stated in the Comp Plan, the city needs quality housing to provide for its growing population. There is a stronger demand for housing in Loganville than in other parts of the state as a result of the growing population especially for those older adults who want to age in place. The proposed development will meet this need by providing high quality housing options. Additionally, the Comp Plan encourages expanding the housing options in the city to provide a broader range of housing types, especially “missing middle” housing. The smaller lot single-family detached homes in the proposed development meet this need while also remaining compatible with surrounding land uses and home types. The Comp Plan also encourages building neighborhoods that provide attractive places for people to gather.

To develop the Property in accordance with the Site Plan submitted with this application, the Applicant is requesting the approval of two variances:

1. Sec. 119-211(b)(2) – Variance to allow for single-family detached homes to be built in the requested RM-4 zoning district on property that is more than 2,640 feet from the center line of Main Street and Covington Street. Approval of this requested variance would allow for the development of a less intense use in the requested zoning district. RM-4 allows for duplexes, townhomes, and condominiums at a density of 4 units per acre. The proposed development would consist of single-family detached units at a density of 2.97 units per acre.
2. Sec. 119-211(b)(2)(e) – Variance to allow for front entry garages on single-family detached homes. Garages are not required in the requested RM-4 zoning district. The

homes in the proposed development all contain a two-car garage. However, due to the size, shape, and topography of the Property, rear or alley entry garages places an undue burden on the Applicant.

The Property is currently in unincorporated Walton County bordering the Loganville city limits. As Loganville is a desirable place to live for many people, being within city limits is ideal for the proposed development and future residents. Georgia state law prohibits the annexation of property into a municipality where an “unincorporated island” will be created. In order to annex into Loganville and not violate the aforementioned state law, the Applicant is proposing to carve out a +/- 1.349 acre strip at the Northeastern portion of the Property to allow for access to the adjacent parcel to the Northwest to remain connected to other Walton County parcels.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Loganville Department of Planning & 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.

This 7th day of March, 2025.

Respectfully submitted,
MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant