



PLANNING COMMISSION MEETING MINUTES

Thursday, April 23, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Vice Chairman Linda Dodd

Commissioner Michael Joyner

Commissioner Toyin Olaoluwa

Commissioner Cathy Swanson

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of minutes from 03/26/2026 meeting

Motion made by Commissioner Olaoluwa to approve minutes, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. Minutes approved 4-0.

5. NEW BUSINESS

- A. **Case #V26-002** – Timothy Prater/ Prater Consulting LLC, requested a Major Variance for the property located at 520 Brand Rd, Loganville, GA 30052. Map/Parcel # R5160 059, Gwinnett County. Present zoning is LI. Ordinance and Section from relief is sought is Zoning Ordinance 119-380. Request a variance for reduction in the amount of parking spaces.

Planning Director Robbie Schwartz presented the case number and address. Mr. Schwartz ask the applicant, Tim Prater, Representative for Redline Acquisitions and Management at 520 Brand Rd is he would like to speak.

Mr. Prater proceeded to let everyone know that 520 Brand Rd currently has a structure that is being converted into an office for Empire Roofing and Restoration. They are also proposing to add a 5000 sq. ft. storage building behind this current structure. Mr. Prater then proceeded to pull up a site plan showing the current structure, the proposed structure will be placed and the proposed parking required for the property.

Mr. Prater stated in order to develop the property as depicted, the applicant is asking for relief in the zoning ordinance parking requirements. Mr. Prater is asking for a variance to decrease the minimum number of parking spaces allowed for a professional office, which is currently 28 by the code in section 119-380.

Mr. Prater said the variance is justified and that a strict ordinance does not serve the purpose nor intent of the ordinance. The purpose and intent of minimum parking ordinance is to ensure that a business in the city has adequate parking for its patrons. He proceeded to say that the 28 parking spaces is too many for a business that has only eight employees and 98 % of their business is done online.

Most of the materials will be delivered from the warehouse to the customer and the proposed 5000 sq. ft. building will hold equipment and overflow materials. It will not be within the intent or purpose of the parking requirement.

Mr. Prater proceeded to say that since the warehouse will be used for storage, this significantly reduces the need for parking as required by the zoning ordinance. The city's staff report indicates that the applicant's proposal to provide half the parking spaces required would adequately accommodate the parking demand generated by the building's use. Mr. Prater proceeded to state while his client agrees with the terms of the staff report he will take notable issue with and future growth.

Mr. Prater then presented a slide stating that all buildings, structures, and uses of land shall provide off street parking sufficient to meet the needs caused by the building and that is key to that section. Mr. Prater says that the amount is sufficient to meet the needs.

Mr. Prater then presented another slide for Section 119-377 B which states that each use of land and building should provide off street parking and loading according to the standards set forth herein.

Mr. Prater then recapped that section, noting the manager or designee shall follow the principles set for at the beginning for the article. Mr. Prater proceeded to comment that his client agrees with the terms of the staff report, which is more than they are asking for and they do not feel that they need to provide for future use because they are uncertain about the future use of the building. Mr. Prater's client also respectfully requests approval of this variance application.

Planning Director Robbie Schwartz asked Mr. Prater to state for the record how many parking spaces his client is willing to accept?

Mr. Prater stated that based on the staff report, 19. He proceeded to state that they would like 14.

Vice Commission Chairman Linda Dodd asked the Commissioners had any questions.

Commissioner Swanson said yes and then ask if the company was a roofing company. Mr. Prater answered yes.

Commissioner Swanson then asked if the property owner was running a business out of the existing structure at the moment?

Mr. Prater answered no. He then stated that they are in the process of remodeling the house to move the business in and are in the process of getting the development plans approved for the proposed 5000 sq. ft. storage building.

Commissioner Swanson then asked if the work that was approved in the Nov 2024 Annexation had been done.

Mr. Prater answered not yet.

Commissioner Swanson then asked if they got their IGA from Gwinnett County.

Mr. Prater answered yes.

Commissioner Swanson then stated that in the 2024 November Annexation, the applicant would require minimum outdoor storage and would be enclosing a garage and installing a 6 ft. fence. So your minimum outdoor storage that you are proposing to add is the 5000 sq. ft. building and will it only be used for storage?

Mr. Prater answered correct and the applicant went from outdoor storage to storing everything inside the building.

Commissioner Joyner ask for a visual of the property. Mr. Prater pulled up the site plan. Mr. Prater stated that it will be a storage building behind the existing structure and the only change to that structure would be enclosing the garage.

Commissioner Joyner then ask if the parking spaces would be between the two buildings. Mr. Prater stated the parking would be around the left side of the house and in front of the storage building.

Commissioner Joyner then asked if there would be parking in front of the house.

Mr. Prater stated that yes there would be parking in front of the house.

Vice Chairman Dodd ask if there will be some parking and paving on the side of the garage.

Mr. Prater then answered yes there will be paving around the side of the garage.

Vice Chairman Dodd then ask if it would come off the side and go between the two buildings.

Mr. Prater answered yes.

Vice Chairman Dodd then ask if he would be ok with 19 spaces.

Mr. Prater then answered yes. We would rather do 14 but will graciously accept 19.

Commissioner Dodd then ask if there were any more questions.

Vice Chairman Dodd then asked if there was anyone in the audience that would like to speak in favor of the parking spaces. No response.

Vice Chairman Dodd then ask if there was anyone in the audience that would like to speak against the parking spaces. No response.

Vice Chairman Dodd then ask for a motion to approve or deny the parking space recommendation.

Motion made by Commissioner Olaoluwa to approve variance, Seconded by Commissioner Swanson.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. Motion approved 4-0.

6. ADJOURN

Motion made by Commissioner Joyner to adjourn the meeting, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. Motion approved 4-0. Meeting adjourned at 6:52.