



PLANNING COMMISSION MEETING AGENDA

Thursday, August 27, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

[A.](#) Approval of Minutes from 07/23/2026.

5. NEW BUSINESS

[A.](#) **Case #V26-008-** Katie Bullard, agent for Scott Stephens-Estate of Barbara Stephens, requested a Major Variance for the property located at 0 N Sharon Church Rd, Loganville, GA 30052, Map/Parcel #LG060046, Walton County, GA. Present zoning is R22. Ordinance and Section from which relief is sought is Zoning Ordinance 119-209(c). Request for Variance for 100 feet build line in lieu of 125 feet build line.

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, July 23, 2026 at 6:30 PM Municipal

Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Michael Joyner
Vice Chairman Michael Lee
Commissioner Kimberly Pecylak
Commissioner Reese Shanks
Commissioner Toyin Olaoluwa
Commissioner Linda Dodd

NOT PRESENT

Commissioner Cathy Swanson

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

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

Voting Yea: Chairman Joyner , Vice Chairman Lee, Commissioner Pecylak, Commissioner Shanks, Commissioner Olaoluwa, and Commissioner Dodd. Minutes approved 6-0.

5. NEW BUSINESS

A. Election of a Chairman

Commissioner Dodd made a motion to elect Commissioner Joyner as Chairman of the Planning Commission Board. Commissioner Pecylak seconded the motion.

Voting Yea: Commissioner Pecylak, Commissioner Olaoluwa, Commissioner Lee, Commissioner Shanks- Motion approved 4-0.

B. Election of Vice Chairman

Chairman Joyner nominated Chairman Olaoluwa Vice Chairman and he declined.

Chairman Joyner ask if anyone wanted to volunteer and Commissioner Lee Volunteered.

Chairman Joyner proceeded to nominate Commissioner Lee and Commissioner Dodd seconded the motion.

Voting yea: Commissioner Pecylak, Commissioner Shanks, Commissioner Olaoluwa, and Chairman Joyner. Motion approved 4-0.

Planning Director Robbie Schwartz then proceeded to let the Board know that all 5 cases would be read together, then the applicant would be able to present their presentation,

and then anyone here to speak for or against the cases will be given the opportunity to speak. After all the presentations, the cases will be voted on individually.

Planning director Schwartz read the cases individually and then asked the applicant to come and present.

Tim Montello, representative of GBT Realty, 9010 Overlook Blvd, Brentwood, TN, came forward and asked for support from the Planning Commission to bring a Sprouts Farmers Market anchored shopping center to 540 Brand Rd, Loganville, Ga. Mr. Montello proceeded to share with the Planning Commission information about the proposed Sprouts and adjacent retail shops. The total square footage of the shopping center would be 32,073 sq. ft. with 23,723 sq. ft. of that being for Sprouts. Attracting new and returning customers is one of the most critical components of successfully operating a grocery store. To continuously draw customers in, there needs to be retail synergy within the adjacent center.

Mr. Montello proceeded to state in order to do this, there needs to be pairing Sprouts with strong national and local tenants that complement each other. The best way to do that is to attract customers and that is what we are trying to do in Loganville.

Mr. Montello finished and turned the meeting over to Kelly Hiatt, representative for GBT Realty, to come and speak on more of the specifics.

Kelly Hiatt, representative of GBT Realty, 9010 Overlook Blvd, Brentwood, TN, proceeded to state that as Mr. Montello talked about what Sprouts is and why it would be a great fit in Loganville, she is going to touch briefly on the five variances.

The biggest challenge is the hardship of the property size related to the percentage of property that is encumbered by buffers. She gave the following example: If you take a standard 3.61 acres (size of proposed project) and follow the code per Loganville with the landscape buffers on the side, rear and front of the property, you would end up with about 6 % of the property encumbered with buffers, .222 acres. This property with the stream buffers in the back and double road frontage ends up with 22 % of the property encumbered in buffers.

The next thing Ms. Hiatt addressed was the odd shape, especially the frontage of the property. In 2008, when the property was annexed in for use of a hotel and shopping center, it was a much more rectangular property and to support of future developments, the right of way along Oak Grove Rd was modified, taking a piece out of this property, creating the odd shape. This is causing some of the issues that will require variances.

The last issue is the slope of the property. This property has about 25' fall from the high side to the low side.

Ms. Hiatt proceeded to explain that when you go to a shopping center, the grade needs to stay between 0 to 5 % ADA, ideally being 2 %. Five % is the accessible amount at the most and then a large portion being flat for the building.

The next issue Ms. Hiatt spoke about was traffic. She proceeded to mention that the site engineer was at the meeting for any questions the Commission may have. They completed a traffic impact study and submitted it the City. The study does show that the Brand Rd and Oak Grove Rd intersection would function the same with or without Sprouts project. Therefore, this project would not make the intersection any worse.

She proceeded to say that if anyone has any questions about storm water issues, the engineer at the meeting could answer those.

Lastly, the applicant respectfully requested that the Commission Board consider recommendations of approval of the variances.

Chairman Joyner then asked if anyone in the audience would like to come forward and speak in favor of the project. No one came forward.

Planning Director Schwartz then spoke and let everyone know that he had two emails in support of the project. He proceeded to read the emails. One was from director of Real Estate from Racetrack and the other was from Samuel Cardos from Brightstone Lending, current property owner of the land of proposed project.

Chairman Joyner then asked if anyone in the audience would like to speak against the project. No one came forward.

Chairman Joyner then asked if any member of the Planning Commission Board had any questions.

Commissioner Olaoluwa then asked how the applicant plans to address the traffic issues.

Planning Director Schwartz proceeded to let the Board know that the City of Loganville did file a letter of support for Gwinnett County seeking grant funding for improvements in the area.

Brenda Shackleford, representative for M2 Group, are the engineer on site. She proceeded to answer Commissioner Olaoluwa's question. She stated that with the traffic impact study that was submitted to Loganville and Gwinnett County, traffic is already bad and it is only going to get worse with time. It also shows that over time, more people will be coming into the City and so the intersection will go from acceptable level of service to a poor level of service. Unfortunately, that is going to happen whether or not the property is developed. The impact this will have is that it is a bad intersection and will be in 2028.

Commissioner Olaluwa then asked if there will be any kind of traffic lights installed.

Ms. Shackleford answered stating that the traffic study does not recommend a traffic light. It does recommend getting a different stop condition. The study states that there is not enough traffic for a traffic light.

Commissioner Olaoluwa then states that he has no other questions.

Vice Chairman Lee then asked if the request for the encroachment mainly for parking spaces?

Ms. Hiatt proceeded to answer yes. On Brand Rd, it is a couple of spaces and along Oak Grove Rd; it is the parking spaces against the right of way to accommodate the irregular shape of the property.

Vice Chairman Lee then asked if you are asking for a complete encroachment into the 25' impervious buffer.

Ms. Hiatt then answered yes, they would like to minimize as much as possible, but with what the Fire Marshall wants and still get the parking, the applicant would need it all.

Vice Chairman Lee then asked about the changing of the size of the parking spaces from 19' to 18'.

Ms. Hiatt answered that is correct. Trying to minimize impact as much as possible.

Vice Chairman Lee then asked if the site plan shows 18' or 19'. In addition, what is the difference in the number of parking spaces for the reduction?

Ms. Hiatt answered that 18' is shown on the plan. If we do not get the reduction, we would lose whole row parking spaces. If we have to go with 19', it would put us under the parking space allowance for the property.

Vice Chairman Lee then asked if you are showing 18' and still encroaching into the buffer.

Ms. Hiatt answered correct.

Chairman Joyner then asked if any other members had any questions.

No one spoke up.

- C. Case #V26-003** – Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Rd, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning in CH. Ordinance and Section from which relief is sought is Landscape Buffer Requirements (Public Right of Way). Request for variance is for a reduction on the required 10' landscape buffer along Brand Rd frontage, minor encroachments as select locations.
- Commissioner Dodd made a motion to deny the variance. She stated that no proof was given for hardship. Vice Chairman Lee seconded the motion.
- Voting yea for denial: Commissioner Dodd, Commissioner Pecylak, and Vice Chairman Lee.
- Voting nay for denial: Commissioner Olaoluwa, Commissioner Shanks.
- Denial approved 3-2.
- D. Case #V26-004-** Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is Landscape Buffer Requirements (Public Right of Way). Request for variance is for removal of required 10' landscape buffer along Oak Grove Road frontage.
- Chairman Lee made a motion to deny variance. Commissioner Dodd seconded the motion.
- Voting yea for denial: Vice Chairman Lee, Commissioner Dodd, and Commissioner Pecylak.
- Voting nay for denial: Commissioner Olaoluwa, Commissioner Shanks.
- Denial approved. 3-2.
- E. Case #V26-005-** Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is 50' Undisturbed Stream Buffer. Request for variance is for an encroachment into the City of Loganville 50' undisturbed stream buffer along Big Flat Creek.
- Motion to approve variance made by Commissioner Pecylak. Seconded by Commissioner Olaoluwa.
- Voting yay for approval: Commissioner Olaoluwa, Commissioner Pecylak, and Commissioner Shanks.
- Voting no for approval: Commissioner Dodd, Vice Chairman Lee.
- Variance Approved 3-2.
- F. Case #V26-006-** Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is 25' Non-Impervious Setback beyond 50' buffer. Request for variance is for the removal of the 25' non-impervious setback beyond the City of Loganville's 50' undisturbed stream

buffer.

Motion to approve variance made by Commissioner Olaoluwa. Seconded by Commissioner Shanks.

Voting yea for approval: Commissioner Shanks, Commissioner Olaoluwa.

Voting nay for approval: Commissioner Pecylak, Commissioner Dodd, and Vice Chairman Lee.

Approval denied 3-2.

Motion made by Commissioner Pecylak to deny variance. Seconded by Commissioner Dodd.

Voting yea to denial: Commissioner Dodd, Commissioner Pecylak, and Vice Chairman Lee.

Voting to nay denial: Commissioner Olaoluwa, Commissioner Shanks.

Variance denied 3-2.

- G. Case #V26-007-** Kelly Hiett, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and section from which relief is sought is City of Loganville Zoning Ordinance- off street parking regulations. Request for variance is for the reduction of required parking space length from 19' to 18' throughout the parking field.

Motion to approve variance made by Commissioner Olaoluwa. Seconded by Commissioner Shanks

Voting to approve variance: Commissioner Olaoluwa, Commissioner Shanks, and Vice Chairman Lee

Voting to deny variance: Commissioner Dodd, Commissioner Pecylak.

Variance approved 3-2 Planning Director Schwartz reminded everyone that these cases will be coming up again for second meeting on August 10, 2026 at 6:30 at the City Council meeting.

Then again up for vote on August 13, 2026 at 6:30.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, and Commissioner Pecylak, Vice Chairman Lee, Commissioner Shanks, Motion approved 5-0. Meeting adjourned at 7:10 pm.

City of
Loganville

RECEIVED
4/30/26
MR

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:

7/2/26

Application # V

26-008

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Katie Bullard	NAME:	Scott Stephens - Estate of Barbara Stephens
ADDRESS:	21678 Highway 93 N	ADDRESS:	3627 Natalie Court
CITY:	Monticello	CITY:	Loganville
STATE:	GA	STATE:	GA30052
Zip:	31064	Zip:	
PHONE:	706-474-4541	PHONE:	404.643.8718
		(*attach additional pages if necessary to list all owners)	
Applicant is: ☒ Property Owner ☐ Contract Purchaser ☒ Agent ☐ Attorney			
CONTACT PERSON:		Scott Stephens	
PHONE:		404.643.8718	
EMAIL:		tlynn964@yahoo.com	
FAX:			
PROPERTY INFORMATION			
MAP & PARCEL #	LG060046	PRESENT ZONING:	R22
ACREAGE:	.55		
ADDRESS:	0 N. Sharon Church Road Loganville, GA 30052		
COUNTY:	Walton		
Ordinance and Section from Which Relief is Sought: 100 feet build line in lieu of 125 feet build line			
Description of Request: according to City of Loganville, lot doesn't meet size requirements to build. Approval of variance will allow reasonable use of property consistent with surrounding development. Request 100 feet build line.			
You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent ☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☐ Justification Analysis			
Pre-Application Conference Date: N/A			
Accepted by Planning & Development:		DATE: 6/30/26	
FEE PAID:		\$500.00	
CHECK #	X	RECEIPT #	
TAKEN BY:			
DATE OF LEGAL NOTICE:			
NEWSPAPER:	THE WALTON TRIBUNE		
PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation			
Commission Chairman:		DATE:	
CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to ☐ Referred Back to Planning Commission ☐ Withdrawn			

Mayor

City Clerk

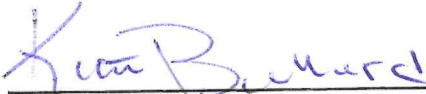
Date

Application # V

26-000

Applicant's Certification

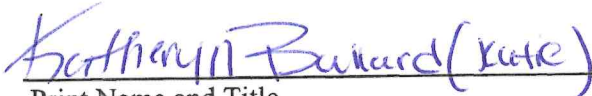
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.



Applicant's Signature

5/29/26

Date

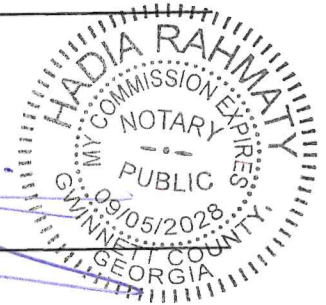


Print Name and Title

Sworn to and subscribed before me this 29 day of June, 2026.

(Seal)

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

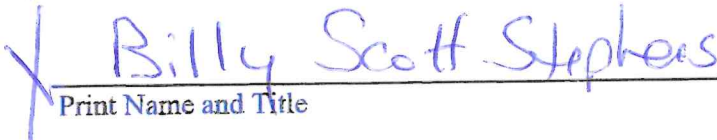
that all information contained in this application is complete and accurate to the best of their knowledge.



Owner's Signature

6.26.26

Date



Print Name and Title

Sworn to and subscribed before me this 26 day of June, 2026.

(Seal)

Winifred C Evans
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Commission Expires
01/15/2029

516

CLYDE CASTLEBERRY CO. CONVENTION, GA. 30094
FORM 892
QUITCLAIM DEED

State of Georgia, WALTON County

THIS INDENTURE, made the 20th day of January in the year
one thousand nine hundred and eighty-nine, between

FIRST NATIONAL BANK OF ATLANTA
of the County of Walton, and State of Georgia, as party
or parties of the first part, hereinafter called Grantor, and

PHIJTT, INC.
of the County of Walton, and State of Georgia, as party
or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective
heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these
presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

All that tract or parcel of land lying, situate and being
in the County of Walton, State of Georgia, in the Corporate City
Limits of Monroe, 419 G.M.D., containing 2.331 Acres, being Lot #3
according to a plat of survey entitled "Final Plat of Monroe West--
A Professional Business Park", dated February 15, 1988, recorded in
the Office of the Clerk of Superior Court at Plat Book 44, p. 44
on April 15, 1988, which plat is specifically incorporated herein
by reference for a more complete description.

This deed is given for the purpose of releasing the above referenced
lot from that certain deed to secure debt between the parties recorded
in Deed Book 259, pages 340-343, Walton County Records.

69 JAN 27 PM 3:22
KATHY M. ROBERTS
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons
claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises
or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.
First National Bank of Atlanta

Signed, sealed and delivered in the presence of:

By [Signature] (Seal)
City Assistant Vice President
Attest [Signature] (Seal)
City Assistant Vice President

[Signature]
Witness
[Signature]
Notary Public
1-20-89

Notary Public, Walton County, Georgia
My Comm. Expires on 12/31/93

518

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

John R. Myers
(Unofficial witness)

Gene Gravette (Seal)
GENE GRAVETTE

John C. Brown
(Notary Public)

____ (Seal)

____ (Seal)



WARRANTY DEED

FROM

TO

GEORGIA, _____ County,
Clerk's Office Superior Court

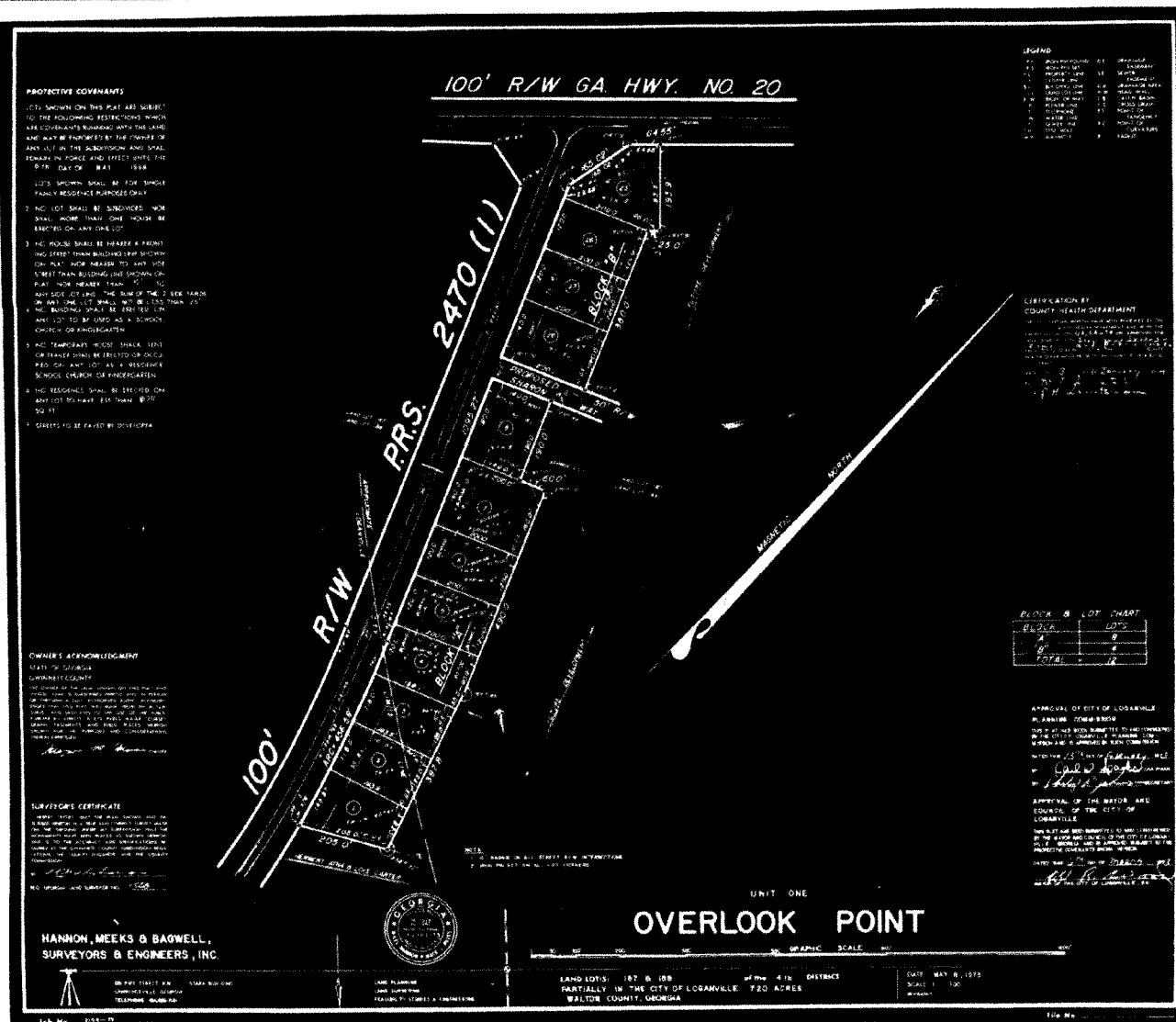
Filed for Record at _____ o'clock _____ M.

Recorded Book _____ Page _____

_____, 19 _____

Clerk

SORRELLS, HEARN & CHILDERS
139 East Highland Avenue
Monroe, Georgia 30655



Letter of Intent

City of Loganville- letter of intent for requested variance located at 0 North Sharon Church Road, Loganville GA.

On behalf of Billy Scott Stephens – Estate of Barbara Stephens

Variance requested to reduce requirements of build line from 125 to 100 feet on said property. Property was purchased with 3 other lots all part of Overlook subdivision. All 3 lots have homes built on them. LG060046 was part of the Estate of Barbara Stephens. At her death, heir to the estate, wishes to sale property. To sell property, variance needs to be approved for 100 feet build line per City of Loganville.

Present zoning R22 complies with residential building.

Not approving the variance becomes a hardship on sale of property. Property is zoned R22, thus deemed residential build.

Current owner, Billy Scott Stephens, does not have intent to build on property. Parties interested in buying property have expressed intent to build on property. At this time there is not a plan in hand for home to be placed on property. The only intent for requested variance is to meet requirements to sale property.

Britt W H
108 W Sharon Church Rd

Ricky Rudasill
1095 Echo Valley Ct

NFL Real Estate Ventures
91780 Congers Rd.

Barbara Stephens
118 N Sharon Church Rd.

Application # V

26-008

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

Build line requested to be 100'

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

none

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

Cannot sale property without variance
Approval for 100' build line

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

no

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

no

Sec. 119-209. - R-22 single-family suburban residential district.

- (a) *Scope and purpose.* The provisions of this section apply to the R-22 single-family suburban residential district. The R-22 single-family suburban residential district is intended to provide suitable open areas for single-family, detached dwellings located in a suburban setting at low to moderate densities, with access to public water and sewer.
- (b) *Permitted uses.*
- (1) Single-family detached dwellings, but not including mobile homes. Customary residential accessory buildings or uses, provided such shall be permitted only in the rear yard and shall be situated not less than ten feet from any property line; and further provided that in case of corner lots such buildings or structures shall be set back at least 40 feet from any side street right-of-way line.
 - (2) Noncommercial horticulture or agriculture.
 - (3) Home occupations.
 - (4) Signs. See [chapter 111](#).
 - (5) Parking. See [section 119-380](#).
- (c) *Space limits.* Following are the space limits for the R-22 single-family suburban residential district:

Minimum lot area	22,000 sq. ft. for single-family residence
Minimum lot width	125 feet at the building line
Minimum front yard	40 feet for major collector street 35 feet for minor collector streets
Minimum rear yard	40 feet from property line
Minimum side yard	20 feet from the property line
Maximum building height	3 stories
Minimum floor area (excluding garages, carports, porches, patios and basements)	1,600 square feet of heated floor space

(Ord. of 9-18-2014(2))



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-008

LANDOWNERS: Scott Stephens - Estate of Barbara Stephens

APPLICANT: Katie Bullard

PROPERTY ADDRESS: No address (Sharon Church Road)

MAP/PARCEL #: LG060046

PARCEL DESCRIPTION: Undeveloped

AREA: 0.55 acres

EXISTING ZONING: R-22

PROPOSED ZONING: No Change

FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 119-209(c). Specifically, the applicant is seeking to reduce the minimum lot width of 125 feet at the building line to 100 feet.

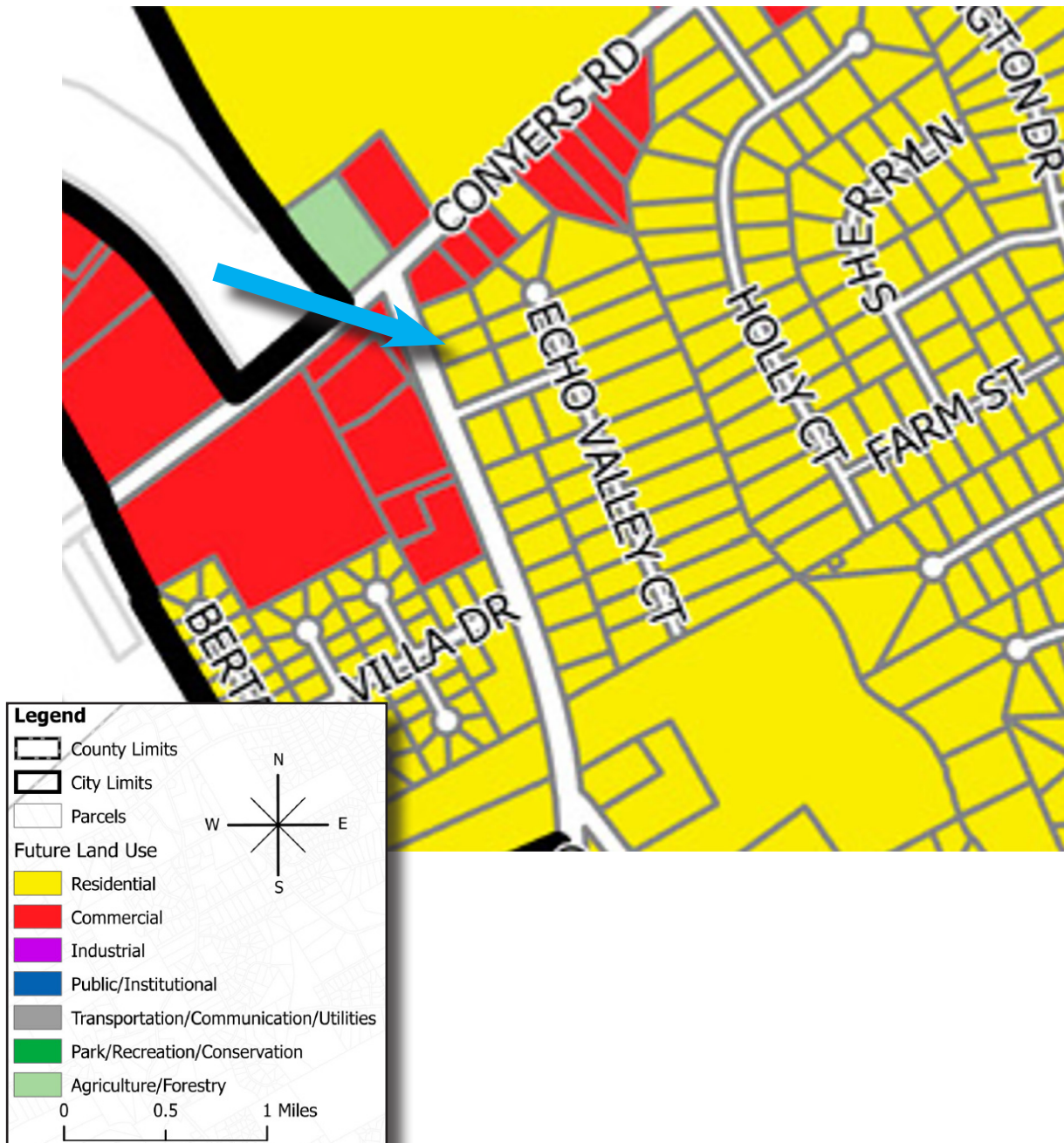
PLANNING COMMISSION HEARING: August 27th, 2026

CITY COUNCIL HEARING: September 10, 2026 (combined session)

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

District regulations for the R-22 zoning classification require the lot width to be 125 feet at the building line.

Existing Conditions

The property in question was part of the Overlook Point subdivision, which was approved in 1973. Lots 27, 28 and 30 originally belonged to Billy Jack Stephens and was passed down to his family in 1989 via a quit claim deed. The original plat showed the parcel in question, Lot #27, had road frontage of 120 feet, it has never been developed and the lot currently averages about 100 feet in width. Lot #28 showed road frontage of 140 feet on the final plat and now averages 155 feet.

Looking back at previous zoning ordinances, this standard has been in place since at least 1998 but it is hard to locate any information before that time as it relates to the R-22 zoning classification.

Impact Analysis / Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? The parcel meets the minimum lot size requirements but not the minimum width at the building line or at any point on the property.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? None.

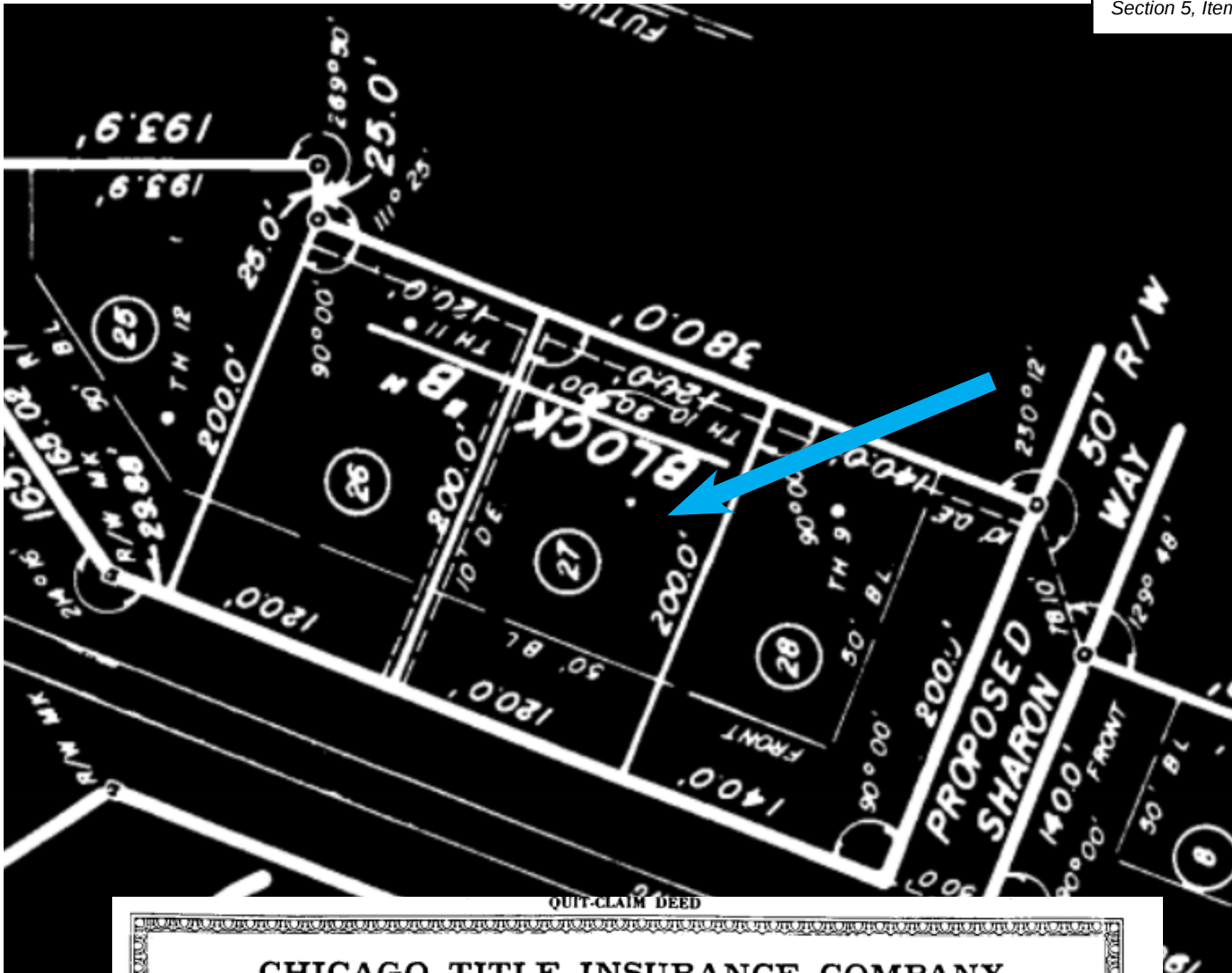
How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? Sec. 117-14 (4) Variance Procedures provides six factors that may be considered in determining whether the variance should be issued. One of the criteria includes shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. While City records do not indicate any knowledge of a shift in the lot lines between this parcel and the adjacent parcel of 118 N. Sharon Church Road, the parcel in its current format is unbuildable without the variance.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The parcel directly behind this property at 1095 Echo Valley Court has a road frontage of about 100 feet. There are several parcels along Echo Valley Court that would not meet the 125 feet width at the building line.

Recommended action: It is going to be difficult to develop the property and adhere to the 20-foot side setbacks, but in the end, the property is unbuildable without the variance and there are comparable lots in the immediate vicinity. The staff recommendation is to approve this variance.

Planning Commission Recommended Conditions

City Council Conditions



CHICAGO TITLE INSURANCE COMPANY

STATE OF GEORGIA, DEKALB County.

THIS INDENTURE, made this 25th day of January in the year of our Lord One Thousand Nine Hundred and Eighty-nine between BARBARA HAYS STEPHENS and B. SCOTT STEPHENS, individually and as heirs of BILLY JACK STEPHENS, deceased of the first part and BARBARA H. STEPHENS of the second part.

WITNESSETH: That the said part ies of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations----- Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release, and forever quit-claim to the said part Y of the second part her heirs and assigns, all the right, title, interest, claim or demand which the said part ies of the first part ha ve or may have had in and to

All that tract or parcel of land lying and being in Land Lot 187 of the 4th District of Walton County, Georgia, being Lots 27, 28 and 30, Block B, Unit One, Overlook Point Subdivision, as per plat recorded in Plat Book 17 page 212, Walton County, Georgia Records.

CLERK
WM
83
B00