



PLANNING COMMISSION MEETING AGENDA

Thursday, March 26, 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 October 23, 2025

5. NEW BUSINESS

[A.](#) **Case #V26-001** – Augustin Sanchez, requested a Major Variance for the property located 3965 Pecan Rd, Loganville, GA 30052. Map/Parcel # R5160 043, Gwinnett County, GA. Present zoning is R-22. Ordinance and Section from which relief is sought is Zoning Ordinance 119-209 (c). Request for variance for reduction in the Minimum required lot width.

6. ADJOURN



PLANNING COMMISSION MEETING MINUTES

Thursday, October 23, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson

ABSENT

Chairman Keith Colquitt
Commissioner Joshua Wauters

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 07/24/2025

Motion made by Commissioner Swanson to approve the minutes, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4 -0

5. NEW BUSINESS

A. **Case #V25-018** – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

Shane Latham with Mahaffey Pickens Tucker, LLP at 1550 North Brown Road Lawrenceville, was the representative for the applicant. He stated that there are hardships on the property, one being an additional stream, requiring stream buffer regulations, have disrupted the site plan and caused issues with the phase building schedule of PUV Ordinance. Another hardship is GDOT's widening/realignment of HWY 20 right alongside the subject property during construction. It creates a concern with the commercial tenants and timing of construction & GDOT's project.

The applicant's proposal is to have 3 phases of building, 1st phase, 50% commercial/residential, 2nd phase, 25% commercial/residential and the 3rd phase, 25% commercial/residential.

Jan Hopkins of 199 Fox Run was against the variance. Her concern was that the project would cause an increase in traffic within the area.

Commissioner Olaoluwa asked the applicant if any of the proposed commercial development would be for gas stations. Mr. Latham stated that no gas stations will be developed.

Commissioner Swanson wanted to verify that the proposal was in line with the original site plan of 100,000 sqft commercial, 65 homes and 65 townhomes.

Mr. Latham stated that yes, they were asking for those original numbers, at 50% development in the 1st phase.

Commissioner Joyner wanted to verify, before the vote, that the City of Loganville was okay with this ask and if they agreed with the hardship. Director Robbie Schwartz recommendation was to approve this request.

Motion made by Commissioner Dodd to approve the case, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4-0.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4-0. The meeting adjourned at 6:48 PM.

Application # V 210-001

Applicant's Certification

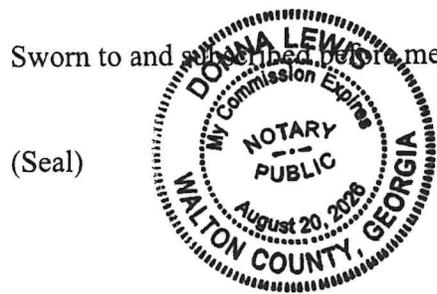
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]
Applicant's Signature

2/4/26
Date

Austin Sanchez, Owner
Print Name and Title

Sworn to and subscribed before me this 4th day of February, 20 26



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

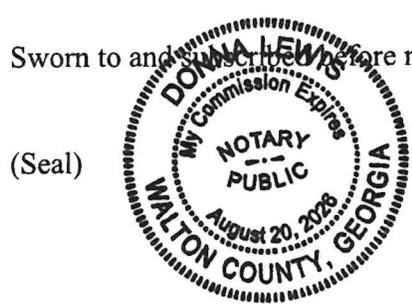
that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]
Owner's Signature

2/4/26
Date

Austin Sanchez, Owner
Print Name and Title

Sworn to and subscribed before me this 4th day of February, 20 26



[Signature]
Signature of Notary Public

Application # V

26-001

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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?

I purchased a property that has 2 homes on a single parcel. I plan to split the parcel into 2 lots (one lot for each home). The current R22 zoning requires the minimum lot width to be 125 feet. The current lot width is 184 feet. Splitting the parcel into the 2 parcels would create a hardship by not being able to meet the zoning minimum lot width of 125 feet.

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

The subject property has 2 homes on one parcel.

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

I plan to split the lot into 2 separate parcels which presents the hardship of not meeting the minimum lot width requirements for the updated parcels.

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, this would not create any detriment to the public good or impair the purpose and intent of the current ordinance.

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance? **No**

Justin Sanchez
505 Hoke O'Kelley Mill Road
Loganville, GA 30047

February 1, 2026

City of Loganville
Department of Planning and Zoning

Re: Letter of Intent – Zoning Variance Application
Property Address: 3965 Pecan Street Loganville (Gwinnett)
Parcel Number: R5160 043

Dear Members of the City of Loganville Planning and Development Committee:

I am the owner of the property located at 3965 Pecan Street / Road, which is currently zoned R-22. This letter is submitted in addition to my application for a zoning variance to allow relief from the minimum lot width requirements.

The existing parcel has a lot width of 185 feet, and currently contains two residential dwellings. I plan to separate this lot into 2 separate parcels to have one home on each parcel. As the current zoning ordinance of having a minimum lot width of 125 feet on a single parcel, the requested variance relief will allow us the ability to split the parcels.

Following the approval to allow a reduced minimum lot width, both homes will be completely renovated and brought into full compliance with all applicable building codes, safety standards, and City requirements. This project will improve the condition of the property and ensure long-term code compliance for both residences.

The requested variance represents the minimum relief necessary to resolve the existing nonconformity. The proposed parcel division will be consistent with the surrounding neighborhood pattern and will not adversely impact adjacent properties, traffic, utilities, or public services. This future lot division will align with the intent of the zoning ordinance by reinforcing the one-dwelling-per-parcel standard while eliminating a nonconforming condition.

For these reasons, I respectfully request approval of the zoning variance to allow the reduced minimum lot width. I am committed to working cooperatively with City staff and am willing to comply with any

reasonable conditions associated with approval. Thank you for your time and consideration of this application.

Sincerely,



Justin Sanchez

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 160 of the 5th District, Gwinnett County, Georgia, City of Loganville, on a public road or street leading or running in a northerly direction from Line Street in Loganville, Georgia near the Baptist Church. This tract of land contains one acre, more or less, and is described more fully as follows:

Beginning at an iron pipe on the road bank of road leading north from Line Street in Loganville, Georgia and running north along said street 181 1/4 feet to an iron pin driven into shoulder of the road; thence westerly 216 feet to an iron pipe; thence southerly 209 1/2 feet to an iron pin; thence easterly to the 208 1/2 feet to beginning point at iron pipe on road bank.

This tract of land is bounded as follows: on the east by public road; on the north by Jack Sorrells' estate and a small corner lot owned by Thurmond Sorrells; on the west by lands of W. I. Still, Jr.; on the south by Sylvester Selman.

This tract of land is approximately one half of the tract of land conveyed to Sylvester Selman by S. L. Carter November 24th, 1956 and recorded by Clerk of the Superior Court, Gwinnett County, State of Georgia on December 4, 1956, in Book 132, Folio 74; said plat being incorporated herein by reference and made a part of this description.



Map for Parcel Address: 3965 Pecan St Loganville, GA 30052-2231 Parcel ID: R5160 043



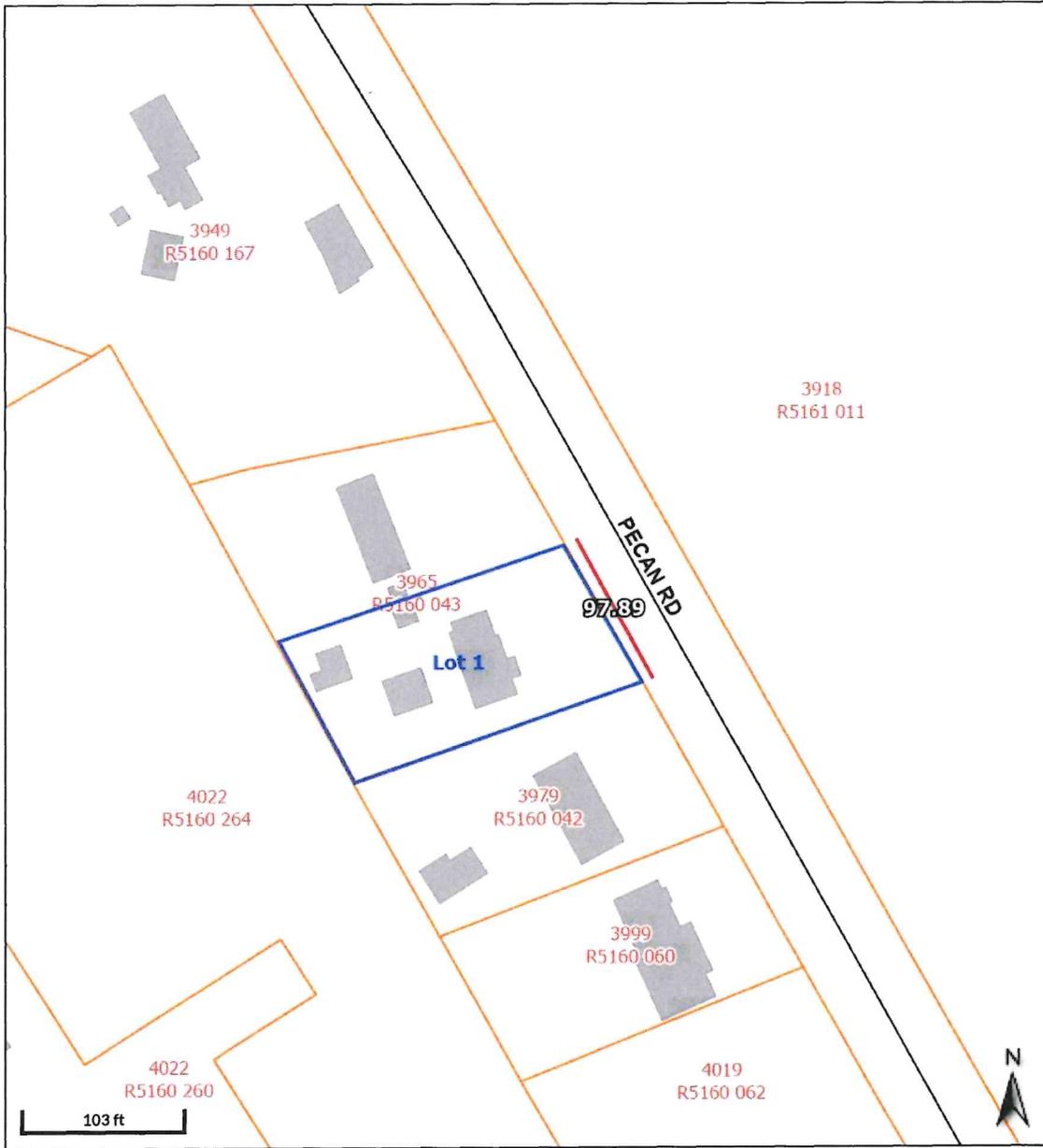
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Information Deemed Reliable But Not Guaranteed.

Site Plan

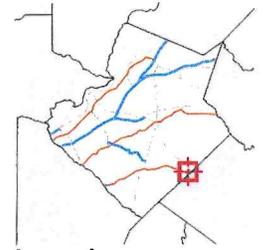
Section 5, Item A.



Gwinnett County, GA



Overview



Legend

Parcels

- Condo
- <blank>

Street Centerlines

- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

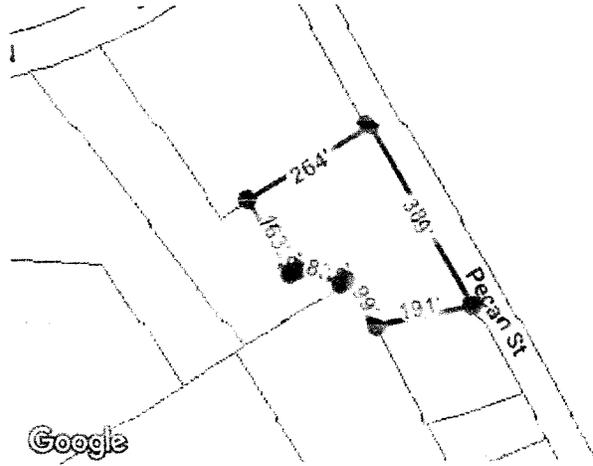
Date created: 2/11/2026
Last Data Uploaded: 2/11/2026 3:18:10 AM

Developed by SCHNEIDER
GEOSPATIAL



Thursday, February 05, 2026

No Images Available



LOCATION

Property Address 3949 Pecan Rd
Loganville, GA 30052

Subdivision

County Gwinnett County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID R5160 167

Alternate Parcel ID

Account Number 2052198

District/Ward Loganville

2020 Census Trct/Blk 507.48/1

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial Vacant Land

Improvement Type

Square Feet

CURRENT OWNER

Name Lackey Bobby Lewis Lackey Oscar

Mailing Address 705 Kendall Ct
Monroe, GA 30655-2636

SCHOOL ZONE INFORMATION

Trip Elementary School 3.3 mi
Elementary: K to 5 Distance

Bay Creek Middle School 3.3 mi
Middle: 6 to 8 Distance

Grayson High School 1.5 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 01/05/2026

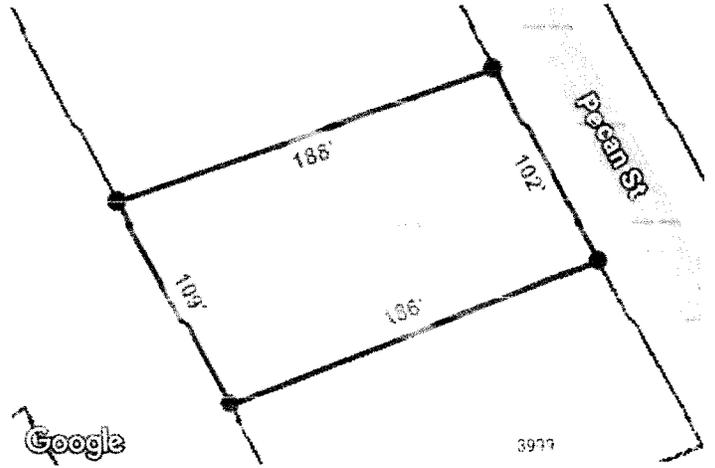
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/8/2015		Lackey Bobby L & Lackey Oscar	Lackey Hortense	Warranty Deed		53620/582 2015-013682
9/1/1993		Lackey Hortense	Lackey Hortense			9259/223

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$420,000	Assessed Land	\$168,000
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$420,000	Total Assessment	\$168,000
		Exempt Amount	
		Exempt Reason	

Thursday, February 05, 2026

No Images Available



LOCATION

Property Address 3979 Pecan Rd
Loganville, GA 30052

Subdivision

County Gwinnett County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID R5160 042

Alternate Parcel ID

Account Number 526223

District/Ward Loganville

2020 Census Trct/Blk 507.48/1

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Residential Sfr

Improvement Type Conventional

Square Feet 1560

CURRENT OWNER

Name Lomas Adrian

Mailing Address 3979 Pecan St
Loganville, GA 30052-2231

SCHOOL ZONE INFORMATION

Trip Elementary School 3.3 mi
Elementary: K to 5 Distance

Bay Creek Middle School 3.4 mi
Middle: 6 to 8 Distance

Grayson High School 1.6 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 01/05/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/15/2016	\$89,000	Lomas Adrian	Star Homes Enterprises LLC	Warranty Deed		54466/110 2016-019838
6/2/2015	\$50,100	Star Homes Enterprises LLC	Williams Troy L & Afb&T	Foreclosure		53672/880 2015-015952

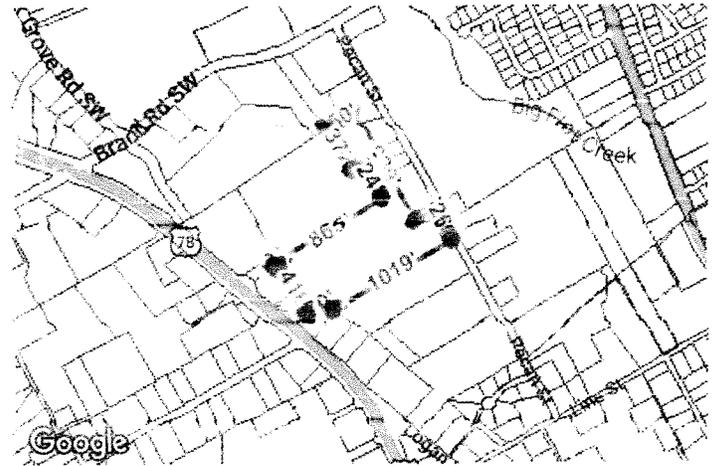
TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$50,000	Assessed Land	\$20,000
Appraised Improvements	\$168,900	Assessed Improvements	\$67,560
Total Tax Appraisal	\$218,900	Total Assessment	\$87,560
		Exempt Amount	
		Exempt Reason	



Thursday, February 05, 2026

No Images Available



LOCATION

Property Address 4022 Atlanta Hwy
Loganville, GA 30052-2297

Subdivision

County Gwinnett County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID R5180 264

Alternate Parcel ID

Account Number 33289696

District/Ward Loganville

2020 Census Trct/Blk 507.48/1

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Commercial

Land Use Community Shopping Mall

Improvement Type Retail Store

Square Feet 133375

CURRENT OWNER

Name B33 North Logan Commons 3 LLC

Mailing Address 601 Union St
Seattle, WA 98101-2341

SCHOOL ZONE INFORMATION

Trip Elementary School	3.4 mi
Elementary: K to 5	Distance
Bay Creek Middle School	3.4 mi
Middle: 6 to 8	Distance
Grayson High School	1.6 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/05/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/3/2025	\$23,900,000	B33 North Logan Commons 3 LLC	Bva North Logan LLC	Limited Warranty Deed	2	61775/1
6/12/2020	\$15,600,000	Bva North Logan LLC	Cole Mt Loganville Ga LLC	Limited Warranty Deed	2	57581/514 2020-014474
7/12/2013	\$20,800,000	Cole Mt Loganville Ga LLC	Faison Logan North LLC	Warranty Deed	2	52377/116 2013-024517
12/21/2007	\$5,383,025	Multiple Owners	Stiff Alice S		2	48531/401

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$2,515,600	Assessed Land	\$1,006,240
Appraised Improvements	\$11,341,400	Assessed Improvements	\$4,536,560

Summary

Parcel ID R5161011
 Alternate ID 0526525
 Routing Number 36
 Property Address 3918 PECAN RD
 LOGANVILLE, GA 30052
 OFF HWY 78
 Legal Description (Note: Not to be used on legal documents)
 Acreage 28.51
 Tax District 08
 Property Class 112 - Conservation Improved
 Homestead Exemption No



[View Map](#)

Primary Owner

RICHARDS MARY ANN KILGORE
 988 ULYSSES ST
 LEXINGTON, NC 27292-5229

Ownership Information

Owner Name	Percent Interest	Role Type	Ownership Type	Party Type
RICHARDS MARY ANN KILGORE	50 %	Joint Tenancy	Owner	Individual
RICHARDS RODNEY KELVIN Sr	50 %	Joint Tenancy	Owner	Individual

Land

Land Type	Acreage	Eff. Frontage	Eff. Depth
R01 - Primary Site	1	0	0
Undeveloped	15.51	0	0
R03 - Residual	2	0	0
R08 - Flood Plain	10	0	0

Buildings

Card	R01	ExteriorWalls	Vinyl siding (Fir: 1.0)
Occupancy	Single family	AtticSqft	0
Roof Structure	Gable-Hip	BasementFinish	None
Roof Cover	Comp sh 240-260#	BasementFinishSqFt	0
Heating	Undefined	BasementSqft	0
A/C	Central Air	ConstructionType	Wood frame (Fir: 1.0)
Stories	1	GrossSqft	1312
Bedrooms	3	GroundFloorSqft	1312
Half Baths	0	LivingSqft	1312
Full Baths	1	Garage	
Total Baths	1	PatioDeckArea	

Justification Analysis

Zoning Variance Request – Minimum Lot Width

Property Address: 3965 Pecan Road (Gwinnett)

Zoning District: R-22

1. Existing Conditions and Nonconformity

The property currently consists of a single parcel with two separate residential dwellings that have been grandfathered into the current zoning ordinance. Under the R-22 zoning district, only one single-family dwelling is permitted per parcel. As a result, the property is presently in a nonconforming condition.

The proposed parcel split is intended to correct this nonconformity by placing each existing dwelling on its own legally conforming parcel, thereby aligning the property with the fundamental intent of the zoning ordinance.

2. Practical Difficulty / Hardship

The hardship prompting the variance relief arises directly from the unique physical and development characteristics of the property. The existing dwellings were designed and sited on the original parcel in a manner that does not easily translate to two fully conforming R-22 lots under current dimensional standards.

Following the proposed parcel division, the compliance of the minimum lot width of 125 feet requirement creates a practical difficulty due to:

- The size and configuration of the original parcel
- The fixed locations of the existing dwellings

3. Minimum Relief Necessary

The variances requested represent the minimum relief necessary to allow reasonable use of the property while correcting the existing zoning violation. No additional dwelling units are proposed, and no intensification of use is requested.

4. Consistency with Zoning Intent

Granting the requested variances is consistent with the intent of the R-22 zoning district and the zoning ordinance as a whole. The proposal:

- Reinforces the one-dwelling-per-parcel standard
- Eliminates an existing nonconforming condition
- Encourages compliance with current building codes
- Preserves the established residential character of the neighborhood

Rather than undermining zoning objectives, the variances facilitate compliance and responsible land use.

5. Impact on Surrounding Properties and Public Welfare

The proposed relief of this variance will not negatively impact surrounding properties or the public interest. The existing residential use of the site will remain unchanged.

The project will not adversely affect traffic, drainage, utilities, access, light, air, or privacy for neighboring properties.

6. Conclusion

The requested variances are justified due to the unique conditions of the property, the need to resolve an existing zoning nonconformity, and the absence of negative impacts on the surrounding area. Granting the variances will allow the property to be used in a manner consistent with the zoning ordinance while promoting public safety, neighborhood compatibility, and long-term code compliance.

For these reasons, approval of the requested variances is warranted.

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-001

LANDOWNERS: Blue Water Shine LLC

APPLICANT: Agustin Sanchez

PROPERTY ADDRESS: 3965 Pecan Road, Loganville

MAP/PARCEL #: R5160 043

PARCEL DESCRIPTION: Single family home, mobile home

AREA: 1 acre

EXISTING ZONING: R-22

PROPOSED ZONING: No Change

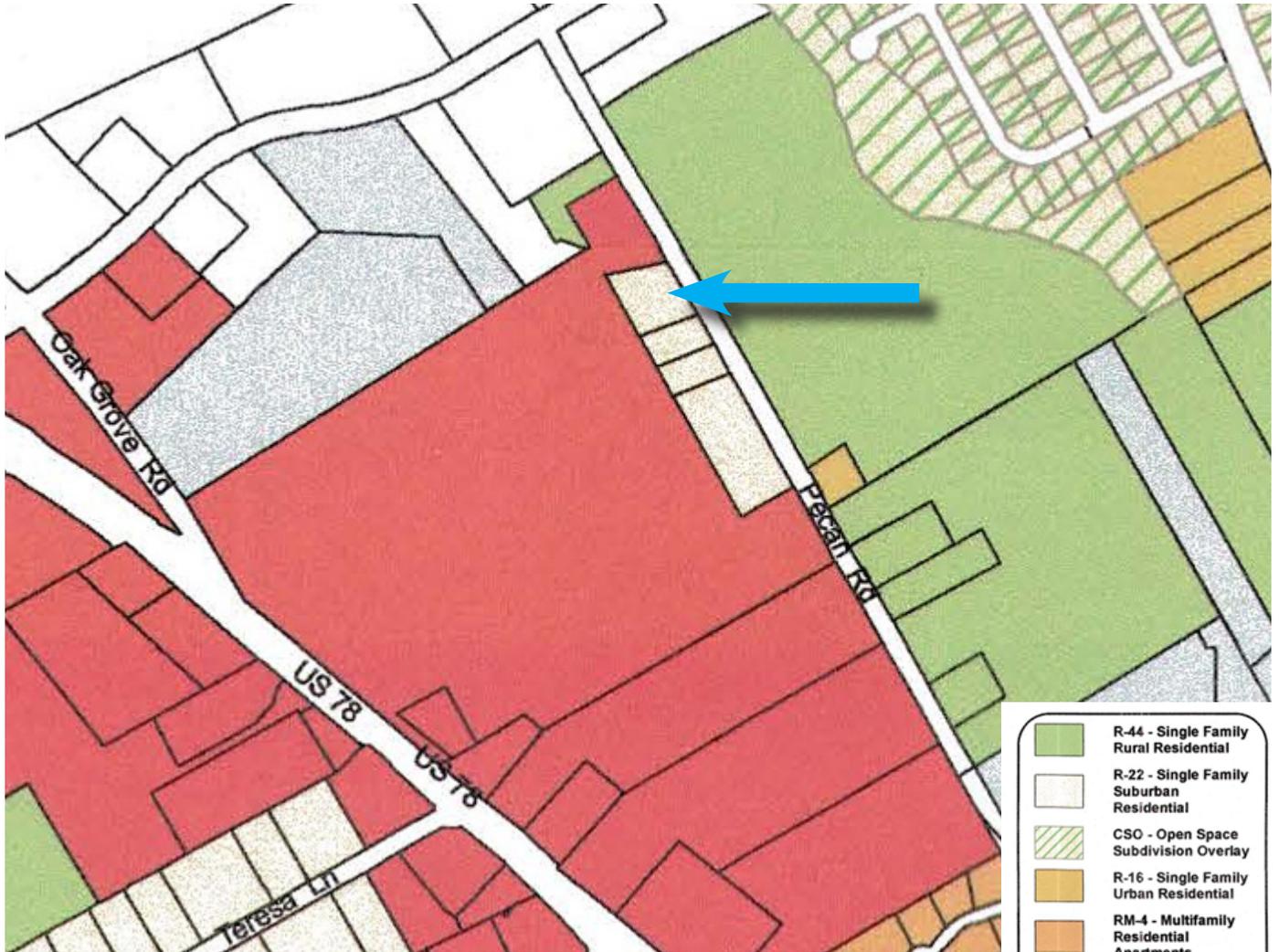
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Seeking relief from Sec. 119-209(c): Space Limits, specifically the minimum lot width which is established at 125 feet at the building line.

PLANNING COMMISSION HEARING: March 26, 2026

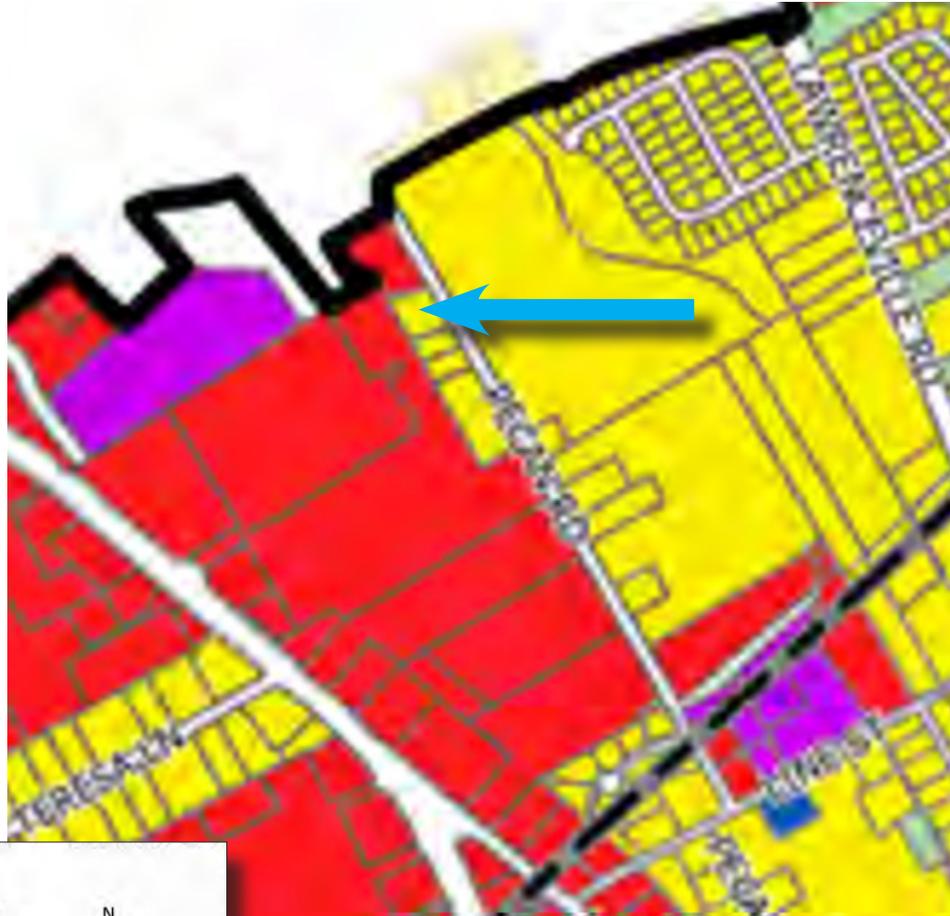
CITY COUNCIL HEARING: April 6, 2026

ZONING MAP



	R-44 - Single Family Rural Residential
	R-22 - Single Family Suburban Residential
	CSO - Open Space Subdivision Overlay
	R-16 - Single Family Urban Residential
	RM-4 - Multifamily Residential Apartments
	RM-6 - Multifamily Medium Density Apartments
	RM-8 - Multifamily Residential Moderate Density Apartments
	MHP - Manufactured Home Park
	O&I - Office & Institutional
	CH - Commercial Highway
	CN - Commercial Neighborhood
	CBD - Commercial Central Business District
	LI - Light Industrial
	HI - Heavy Industrial
	PUV - Planned Urban Village

FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

0 0.5 1 Miles

Applicant's Request

The applicant is seeking a variance for the minimum lot width requirement for the R-22 zoning, which is set at 125 feet.

Existing Conditions

Gwinnett County records indicate that the parcel is home to a 1,194-square-foot single family residence that was built in 1959. There is also a trailer on the property that the applicant is currently renovating.

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? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? The fact that this property has two residences on it with its current zoning means that it is legal nonconforming. This designation limits the improvements that can be made to the house itself.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? The applicant is proposing taking the legal nonconforming property and divide it so that the house will be on its own lot and the trailer will also be on its own lot, allowing the house to become legal conforming once it meets the minimum 1,600 heated square feet of space and leaving just the trailer as legal nonconforming as 119-209(b)(1) specifically states that mobile homes are not permitted.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? No.

Recommended action: Staff recognizes that this is a significant ask by the applicant to reduce the minimum lot width by more than 40 percent of current standards. But the crux of the matter is the parcel is legal nonconforming with two residences on one property, and dividing it will allow the house to be further brought into compliance with current R-22 standards. The staff recommendation is to approve this variance.

Planning Commission Recommended Conditions

City Council Conditions