



PLANNING COMMISSION MEETING AGENDA

Thursday, July 23, 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 April 23, 2026 meeting.

5. NEW BUSINESS

A. Election of New Chairman

B. **Case # V26-003-** 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 Landscape Buffer Requirements (Public Right of Way). Request for variance is for a reduction of required 10' landscape buffer along Brand Road frontage, minor encroachments at select locations.

C. **Case #V26-004-** 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 Landscape Buffer Requirements (Public Right of Way). Request for variance is for removal of required 10' landscape buffer along Oak Grove Road frontage.

D. **Case #V26-005-** 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 50' Undisturbed Stream Buffer. Request for variance is for an encroachment into the City Of Loganville 50' undisturbed stream buffer along Big Flat Creek.

E. **Case #V26-006-** 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 25' Non-Impervius Setback beyond 50' buffer. Request for variance is for the removal of the 25' non-impervius setback beyond the City of Loganville's 50' undisturbed stream buffer.

F. **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.

6. ADJOURN

Public is welcomed to attend.



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.



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

Section 5, Item B.

Date: _____

Application # V 26-003

APPLICATION FOR MAJOR VARIANCE Planning Brand Road

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kelly Hiatt, on behalf of GBT Realty Corporation</u> ADDRESS: <u>9010 Overlook Boulevard</u> CITY: <u>Brentwood</u> STATE: <u>TN</u> Zip: <u>37027</u> PHONE: <u>(248) 701-3307</u>	NAME: <u>Samuel Cordos / Bright Stone Lending LLC</u> ADDRESS: <u>1147 Tranquil Brook Dr</u> CITY: <u>Naples</u> STATE: <u>FL</u> Zip: <u>34114</u> PHONE: <u>239-358-1660</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Kelly Hiatt</u> PHONE: <u>(248) 701-3307</u> EMAIL: <u>khiatt@gbtrealty.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>5160 057 & 5160 175</u> PRESENT ZONING: <u>CH</u> ACREAGE: <u>3.61</u> ADDRESS: <u>530 & 540 Brand Road SW</u> COUNTY: <u>Gwinnett</u>	
Ordinance and Section from Which Relief is Sought: <u>Landscape Buffer Requirements (Public Right-of-Way)</u>	
Description of Request: <u>Reduction of required 10-foot landscape buffer along Brand Road frontage; minor encroachments at select locations.</u>	

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: 5/13/2026

Accepted by Planning & Development: Mary Proctor DATE: 6/5/26 FEE PAID: \$500.00

CHECK # 00003 RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: 6/29/26 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 26-003

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.

Kelly Hiatt
Applicant's Signature 5/27/26
Date

Kelly Hiatt Development Manager
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2026.



[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 5-29-26
Date

Samuel Cordes
Print Name and Title owner

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



[Signature]
Signature of Notary Public

RECORD LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING

2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 129.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 27.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE 81-A , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

2026 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 1: MONUMENTS FOUND AND/OR SET, AS WELL AS DESCRIPTIONS OF THEIR CHARACTER ARE DEPICTED HEREDON.
- ITEM 2: 530 & 540 BRAND ROAD SW, LOGANVILLE GA.
- ITEM 3: SUBJECT PROPERTY IS LOCATED WITHIN "FLOOD ZONE X" PER FEMA FLOOD MAP ZONE 130328, MAP NO. 13297C0085E EFFECTIVE 12/08/16
- ITEM 4: THE GROSS LAND AREA: 3.542 ACRES
- ITEM 5: VERTICAL RELIEF IS AS DEPICTED ON THE SURVEY
- ITEM 6(a): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 6(b): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 7(a): BUILDINGS LOCATED IN THE AREA.
- ITEM 7(b): DIMENSIONS MEASURED AT GROUND LEVEL ARE DEPICTED HEREDON.
- ITEM 7 (b2): OTHER AREAS AS SPECIFIED FOR THE CLIENT IS AS DEPICTED ON THE SURVEY
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE DEPICTED ON THE SURVEY.
- ITEM 9: THERE ARE 0 HANDICAP AND 0 PARKING SPACES IN THE PROJECT LOCATION.
- ITEM 11(a): THE UTILITIES DEPICTED HEREDON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREDON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. NOTE ALL UNDERGROUND UTILITY LINES SHOWN ON THE SURVEY ARE BY PLAN UNLESS OTHERWISE NOTED ("MARKED").
- ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE DEPICTED ON THE SURVEY.
- ITEM 14: 80 ± FT TO OAK GROVE ROAD AND BRAND ROAD INTERSECTION
- ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- ITEM 17: THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR CONSTRUCTION OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 18: PURSUANT TO SECTIONS 5 AND 6 INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS ARE AS DEPICTED ON THE SURVEY.
- ITEM 19: A PROFESSIONAL LIABILITY INSURANCE POLICY, HAS BEEN OBTAINED BY THE SURVEYOR AND SHALL REMAIN IN EFFECT THROUGHOUT THE CONTRACT TERM. A CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST.

LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

TRACT A:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFITH", AS PREPARED BY VON IITER & ASSOCIATES INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 21 MINUTES 20 SECONDS EAST, 4.87 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 128.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 13 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING THENCE 382.80 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8172.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT B:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK 2, PAGE 81-A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

AREA SUMMARY TABLE

PARCEL	ACRES
R5160 175	2.588
R5160 057	0.954
TOTAL	3.542

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [NOT SURVEY-RELATED.]
2. ALL TAXES FOR THE YEAR OF 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE-BILLING OF CITY OR COUNTY TAXES. [NOT SURVEY-RELATED.]
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. [NOT SURVEY-RELATED.]
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
6. LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
8. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. [NOT SURVEY-RELATED.]
9. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 72, PAGE 228, GWINNETT COUNTY, GEORGIA RECORDS. [NO PLOTTABLE MATTERS.]
10. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 81A, AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
11. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 125, PAGE 57, AFORESAID RECORDS. [AFFECTS PARCEL, FORMER PROPERTY LINES PLOTTED.]
12. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 183, PAGE 184, AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
13. RIGHT OF WAY DEED FROM SAMUEL WATSON ET. AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MARCH 18, 1958, RECORDED IN DEED BOOK 215, PAGE 19, AFORESAID RECORDS. [NO PLOTTABLE MATTERS, LOCATION AND SIZE RIGHT OF WAY NOT LEGIBLE.]
14. RIGHT OF WAY DEED FROM J.E. JENKINS ET. AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MAY 15, 1984, FILED FOR RECORD MAY 21, 1984 AT 10:00 AM., RECORDED IN DEED BOOK 213, PAGE 845, AFORESAID RECORDS. [AFFECTS PARCEL, 80' RIGHT OF WAY FOR BRAND ROAD PLOTTED.]
15. EASEMENT FOR THE ANCHOR GUY POLES AND WIRE FROM THE DIVERSIFIED DEVELOPMENT CO., INC., TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED OCTOBER 1, 2010, FILED FOR RECORD NOVEMBER 19, 2010 AT 2:00 P.M., RECORDED IN DEED BOOK 50369, PAGE 587, AFORESAID RECORDS. [AFFECTS PARCEL, PLOTTED.]
16. EASEMENT AND UTILITIES AGREEMENT BY AND BETWEEN DIVERSIFIED DEVELOPMENT COMPANY, INC., A GEORGIA CORPORATION, DATED JUNE 9, 2010, FILED FOR RECORD JUNE 21, 2010 AT 12:38 P.M., RECORDED IN DEED BOOK 50129, PAGE 760, AFORESAID RECORDS. [UTILITY AND ACCESS EASEMENTS DO NOT AFFECT PARCEL, LAND CONVEYED FOR ROAD RIGHT OF WAY(OAK GROVE ROAD) PLOTTED.]
17. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. [NOT SURVEY-RELATED.]

GENERAL NOTES

1. FIELD WORK COMPLETED ON 04/24/2026.
2. ALL LINES TRAVERSED WITH AN PRECISION OF CLOSURE GREATER THAN 1:10,000.
3. HORIZONTAL DATUM GA WEST STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREDON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED ARE EXPRESSED IN US SURVEY FOOT AND DECIMALS THEREOF.
8. PROPERTY SHOWN HEREDON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.



EXISTING LEGEND:

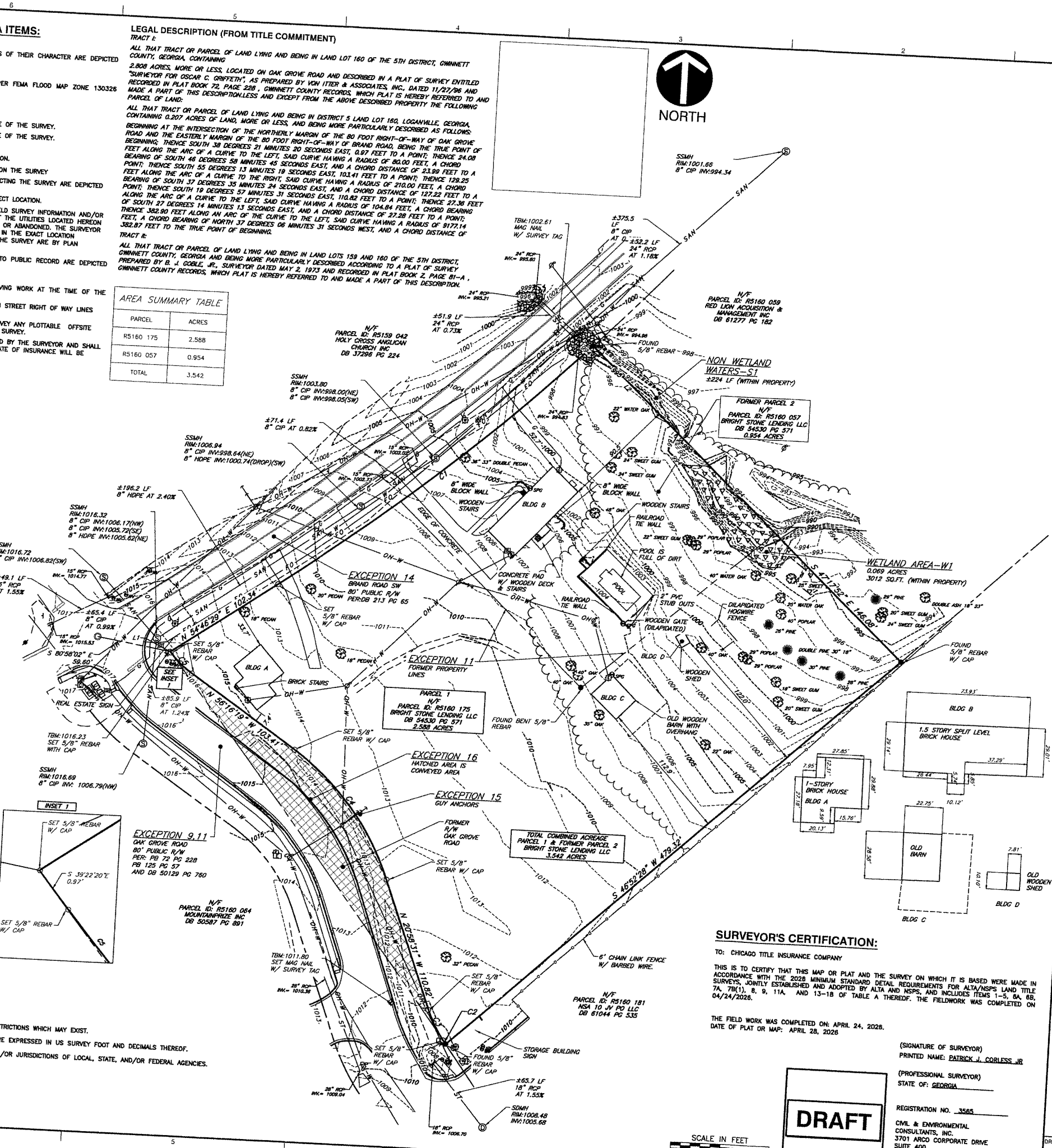
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING TOP OF BANK
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING DITCH FLOW LINE
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- RIP-RAP
- EXCLUDED AREA
- BUILDING
- WETLANDS
- EXISTING SPOT ELEVATION
- IRON PIN FOUND
- BENCHMARK
- IRON PIPE FD. (SIZE)
- REBAR FD. (SIZE)
- REBAR IRON PIN SET & CAP
- CALCULATED POINT
- MAILBOX
- SIGN
- SATELLITE DISH
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATER METER
- HOSE BIB BUILDING
- FARM SPIGOT
- GAS METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC PULL BOX (FLUSH WITH GRADE)
- ELECTRIC METER
- CABLE PEDESTAL
- UTILITY CABINET (UNKNOWN, ABOVE GRADE)
- VAULT
- UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 39°22'20" E	0.97'
L2	S 47°03'40" E	211.27'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1854.17'	9°31'46"	319.17'	318.78'	N 49°50'36" E
C2	10007.94'	0°01'19"	3.81'	3.81'	N 37°01'36" W
C3	104.84'	14°58'47"	27.36'	27.28'	N 28°15'13" W
C4	210.00'	35°15'32"	129.25'	127.22'	N 38°36'24" W
C5	80.00'	17°14'48"	24.08'	23.99'	N 47°59'45" W



SCALE IN FEET

DRAFT

SURVEYOR'S CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8A, 8B, 9A, 9B, 11A, AND 13-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/24/2026.
 THE FIELD WORK WAS COMPLETED ON: APRIL 24, 2026.
 DATE OF PLAT OR MAP: APRIL 28, 2026
 (SIGNATURE OF SURVEYOR)
 PRINTED NAME: PATRICK J. CORLESS, JR.
 (PROFESSIONAL SURVEYOR)
 STATE OF: GEORGIA
 REGISTRATION NO.: 35865
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3701 ARCO CORPORATE DRIVE
 SUITE 400
 PLYMOUTH, GA 30148

REVISION RECORD

NO.	DATE	DESCRIPTION

777 Lowndes Hill Road
 Building 2, Suite 100
 Greenville, SC 29607
 Ph: 864.626.3140
 www.cecinco.com

C&E
 Civil & Environmental Consultants, Inc.

LAND OF BRIGHT STONE LENDING LLC
 530 & 540 BRAND ROAD SW
 LOGANVILLE, GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
 DATE: APR 2026
 DRAWN BY: JBM
 DRAFT: 1-40
 CHECKED BY: 362-905.SV01
 APPROVED BY: DRAFT



June 17, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Letter of Intent for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

GBT Realty Corporation respectfully submits this Letter of Intent in support of five Major Variance applications for the proposed Sprouts Farmers Market shopping center at 530 and 540 Brand Road SW (Parcels 5160 057 and 5160 175), a 3.61-acre CH-zoned site. Each variance is the minimum relief necessary to achieve a functional, commercially viable development given the physical limitations described above.

1. Reduction of Parking Space Length from 19 Feet to 18 Feet

We request a reduction in the required parking stall length from 19 feet to 18 feet throughout the parking field. The irregular geometry of the site, combined with the mandated setbacks from both road frontages and the stream buffer corridor running across the northern portion of the property, significantly compresses the usable development envelope. Maintaining 19-foot stall depths would require either an unacceptable reduction in the total number of parking stalls or additional encroachment into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with parking standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

2. Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

We request full relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and the development equivalent to or greater than an on-site buffer. Requiring an additional 10-foot on-site buffer along Oak Grove Road would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving this buffer requirement allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

3. Minor Encroachments into the 10-Foot Landscape Buffer Along Brand Road

We request approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint due to the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout with uniform aisle widths, standard stall orientations, and adequate turning radii results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded. The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

4. Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

We request approval of minor, limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek. Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation line. The City of Loganville imposes a more restrictive 50-foot undisturbed buffer. The proposed encroachments are confined to the outer portion of the City's buffer and are specifically limited to locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) the encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout. The most critical near-stream vegetative protection will remain fully intact.

5. Removal of the 25-Foot Non-Imperious Setback Beyond the 50-Foot Buffer

We request relief from the City's requirement for an additional 25-foot non-imperious setback beyond the 50-foot undisturbed stream buffer. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-imperious setback creates a 75-foot total protected corridor measured from the wretched vegetation line/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract. Strict enforcement of all these requirements would effectively preclude any anchor retail development on the property.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein and in the accompanying applications. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and welcome the opportunity to discuss these requests further.

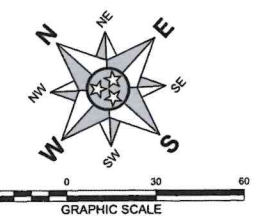
Respectfully submitted,



Kelly Hiatt P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiatt@gbtrealty.com

Attachments:

1. Applications for Major Variances (5 applications)
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property (ALTA/NSPS Land Title Survey, Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners



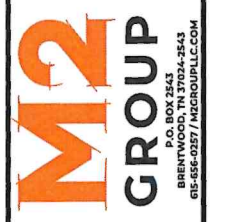
STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS, FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

DRAFT

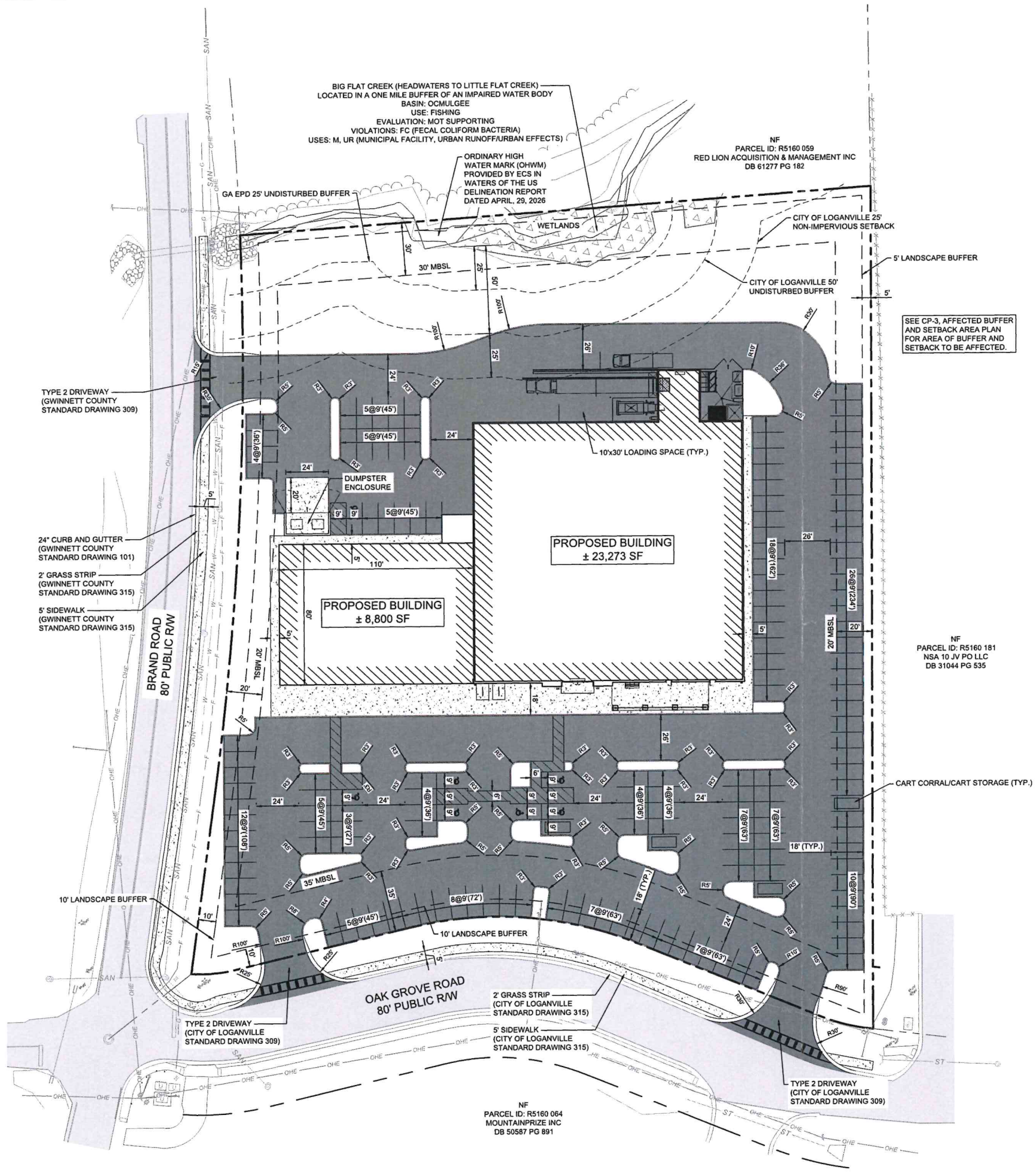
CONCEPT PLAN FOR:
SPROUTS
 530 & 540 BRAND ROAD
 LOGANVILLE
 GWINNETT COUNTY, GEORGIA



CONCEPT PLAN

DATE: JUNE 5, 2026
 DRAWN BY: SH
 PROJECT NO.: 25-115
 CHECKED BY: BS

SHEET NUMBER: **14**
CP-1

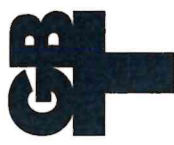


SITE DATA TABLE

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER
ZONING STANDARDS	
BUILDING HEIGHT NOT TO EXCEED 6 STORIES	
FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)	
SIDE YARD SETBACK: 20 FT	
REAR YARD SETBACK: 30 FT	
LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY (VARIANCE) 5 FT ALONG NON-PUBLIC RIGHT-OF-WAY	
STREAM BUFFER AND SETBACK REQUIREMENTS	
STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER	
CITY OF LOGANVILLE: 50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (VARIANCE)	
OFF-STREET PARKING REQUIREMENTS	
SHOPPING CENTER: 1 SPACE PER 200 SF	
TOTAL PARKING REQUIRED: 32,073 SF / 200 SF = 161 SPACES	
TOTAL PARKING PROVIDED = 153 SPACES (7 ADA SPACES) (VARIANCE)	
PARKING SPACE DIMENSIONS REQUIRED = 9' x 19'	
PARKING SPACE DIMENSIONS PROVIDED = 9' x 18' (VARIANCE)	
LOADING SPACES REQUIRED: RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED), SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED), 5 TOTAL LOADING SPACES REQUIRED	
LOADING SPACES PROVIDED: 3 SPACES (VARIANCE)	
FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016	
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD	

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026





Re: Application for Major Variance - Abutting Property Owners
 530 & 540 Brand Road SW, Loganville, GA 30052

Abutting Property Owners

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
520 BRAND ROAD	RED LION ACQUISITION & MANAGEMENT INC	2382 PRO TEC WAY STE A	LOGANVILLE	GA	30052-3683
3900 OAK GROVE RD	NSA 110 V JV PO LLC	8400 E PRENTICE AVE STE 900	GREENWOOD VILLAGE	CO	80111-2921

Property Owners Across Public Right-of-Way

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
59 ATHENS HWY	MOUNTAINPRIZE INC	C/O SILVER OAK ADVISORS	SMYRNA	GA	30081-2437
3836 OAK GROVE RD	HOLY CROSS ANGLICAN CHURCH INC	PO BOX 776	LOGANVILLE	GA	30052-0776
506 HOKE O'KELLY MILL RD	ATLANTA MOTOR SALES LLC	3413 DIVERSIFIED DR	LOGANVILLE	GA	30052-2408



June 4, 2026

City of Loganville

Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Application for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

On behalf of GBT Realty Corporation, we respectfully submit this package of applications for Major Variances in connection with the proposed development of a retail shopping center anchored by Sprouts Farmers Market at 530 and 540 Brand Road SW, Loganville, Georgia (Parcel IDs: 5160 057 and 5160 175). The subject property totals approximately 3.61 acres and is zoned CH (Commercial Highway). The proposed development consists of an approximately 23,273 square-foot anchor grocery store and an approximately 8,800 square-foot in-line retail building.

The site presents a combination of geometric constraints, stream and wetland features, and competing regulatory setback requirements that, taken together, render strict compliance with certain development standards impractical without material sacrifice of the property's reasonable usability. Each variance requested below is grounded in site-specific physical and topographic conditions unique to this parcel.

Variances Requested and Justification

Reduction of Parking Space Length from 19 Feet to 18 Feet

The applicant requests that the standard 19-foot parking stall length be reduced to 18 feet. This reduction is necessitated by the irregular geometry of the site, which is bounded on the north by Big Flat Creek and associated stream buffers and wetlands, on the west by Brand Road (80-foot public right-of-way), and on the south by Oak Grove Road (80-foot public right-of-way). The parcel's acutely angled corner at the Brand Road/Oak Grove Road intersection, combined with the mandated setbacks from both roadways and the stream buffer corridor running across the northern portion of the site, significantly compresses the usable development envelope.

Maintaining 19-foot stall depths within the constrained development footprint would require either an unacceptable reduction in the number of stalls or encroachment further into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

The applicant requests relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and development equivalent to or greater than an on-site buffer.

Critically, the northern boundary is constrained by Big Flat Creek, associated wetlands and buffers. These overlapping requirements substantially reduce the usable depth of the site from north to south. Requiring a 10-foot landscape buffer on the Oak Grove Road frontage would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving the Oak Grove Road landscape buffer allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

Encroachments into the 10-Foot Landscape Buffer Along Brand Road

The applicant requests approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint because of the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout, with uniform aisle widths, standard stall orientations, and adequate turning radii, results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded.

The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

Big Flat Creek and associated wetlands traverse the northern portion of the subject property. The Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation. The City of Loganville imposes a 50-foot undisturbed buffer. The applicant proposes minor, limited encroachments into the City's 50-foot buffer in locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout.

The hardship unique to this site is the simultaneous imposition of overlapping state and local buffer requirements across a 3.61-acre parcel that also carries two public street frontage setbacks. The cumulative effect reduces the net buildable area to a degree not ordinarily encountered on similarly-zoned commercial parcels that do not have regulated streams transecting them. The proposed encroachments are specifically limited to areas where the EPD 25-foot buffer immediately adjacent to the stream will remain fully undisturbed, preserving the most critical near-stream vegetative protection.

Removal of the City of Loganville 25-Foot Non-Impervius Setback Beyond the 50-Foot Buffer

The City requires an additional 25-foot setback beyond the 50-foot undisturbed buffer from which all impervious cover is prohibited. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from wrested vegetation/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract.

Big Flat Creek is identified as impaired due to fecal coliform bacteria from municipal facility and urban runoff sources. The proposed development will include engineered stormwater management infrastructure designed to treat site runoff before discharge to the creek, directly addressing the documented impairment mechanism. Preserving a non-impervious setback in addition to all other buffers, on a parcel where the cumulative regulatory envelope already prevents viable commercial development, creates a hardship unique to this parcel's geometry and stream proximity. The stormwater controls to be implemented provide protection to the stream that is functionally superior to the withholding of a 25-foot non-impervious margin on this site.

Applicant's Responses to Evaluation Criteria

1. Extraordinary or Exceptional Conditions Due to Size, Shape, or Topography

The subject property is a 3.61-acre parcel bounded on two sides by public rights-of-way that meet at an acute angle at the southwestern corner, creating an irregular, wedge-influenced parcel shape rather than a standard rectangular development lot. The northern portion is bisected by Big Flat Creek and its riparian corridor, including jurisdictional wetlands and stacked multi-jurisdictional stream buffers. The topography descends toward the creek from the south, limiting the area of suitable, gradeable impervious surface. The convergence of an angular street intersection, dual road frontage setbacks, and a regulated stream corridor with overlapping buffer requirements compresses the usable development envelope in a manner not typical of other CH-zoned commercial parcels and creates extraordinary site-specific constraints not of the applicant's making.

2. Other Unique Conditions Adversely Affecting Reasonable Use

The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation. The CH zone expressly permits shopping centers; yet the physical constraints of this parcel make the standard development parameters unworkable without variance relief. No comparable CH-zoned parcel without a regulated stream transecting it would face the same degree of constrained buildable area.

3. How Strict Application Creates an Unnecessary Hardship

Strict enforcement of all landscape buffers, stream buffers, the non-impervious setback, and parking standards as applied to this parcel would effectively preclude development of any anchor retail use on the property. The stacking of the City's 50-foot undisturbed buffer plus a 25-foot non-impervious setback, plus dual 10-foot street landscape buffers, plus the 35-foot front setback, in combination with the angular intersection geometry, reduces the impervious development area to a dimension that cannot support a viable retail building and parking field. This hardship is not self-created; it arises from the natural presence of Big Flat Creek and its topographic corridor on the parcel, a condition that existed prior to and independent of the development proposal.

4. Whether the Requested Relief Causes Substantial Detriment to the Public Good

The requested variances will not cause substantial detriment to the public good. The Georgia EPD 25-foot undisturbed buffer will be maintained in full along the entirety of the stream and wetland frontage. Engineered stormwater management will treat runoff before it reaches the creek, directly addressing the identified fecal coliform impairment from diffuse urban runoff. Landscape buffer variances along Brand Road and Oak Grove Road are mitigated by existing right-of-way greenspace that preserves the visual and functional intent of the buffer standard. The 2-space parking reduction and 1-foot stall length reduction are de minimis in impact on traffic function or public safety. None of the variances authorize a use not otherwise permitted in the CH zone.

5. Whether the Relief Grants an Otherwise Prohibited Use

No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The relief sought pertains solely to the physical standards governing setbacks, buffers, and parking dimensions, not to the category of use proposed.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and are available to discuss these requests at your convenience.

Respectfully submitted,



Kelly Hiett, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiett@gbtreatly.com

Attachments:

1. Applications for Major Variances
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property i.e. ALTA/NSPS Land Title Survey (Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-003

LANDOWNERS: Samuel Cordos / Bright Stone Lending LLC

APPLICANT: Kelly Hiett on behalf of GBT Realty Corporation

PROPERTY ADDRESS: 530 and 540 Brand Road

MAP/PARCEL #: R5160 057 and R5160 175

PARCEL DESCRIPTION: Residential (vacant)

AREA: 3.61 acres

EXISTING ZONING: CH

PROPOSED ZONING: No Change

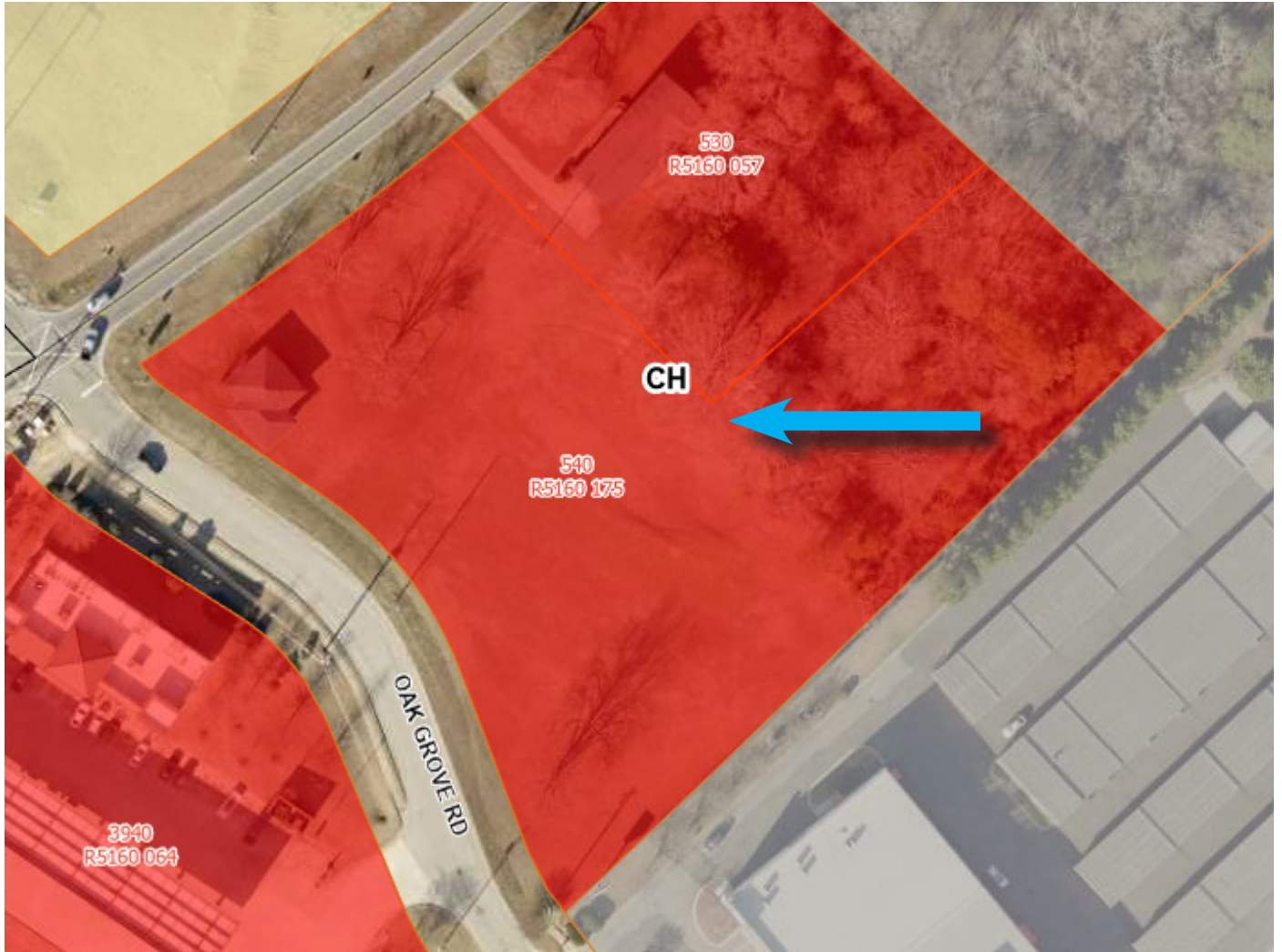
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 119-454 Frontage and Perimeter Landscaping Requirements. Specifically, the applicant is seeking relief from the requirement of a landscape strip at least 10 feet wide along all public rights-of-way. The applicant is proposing minor encroachments in various locations.

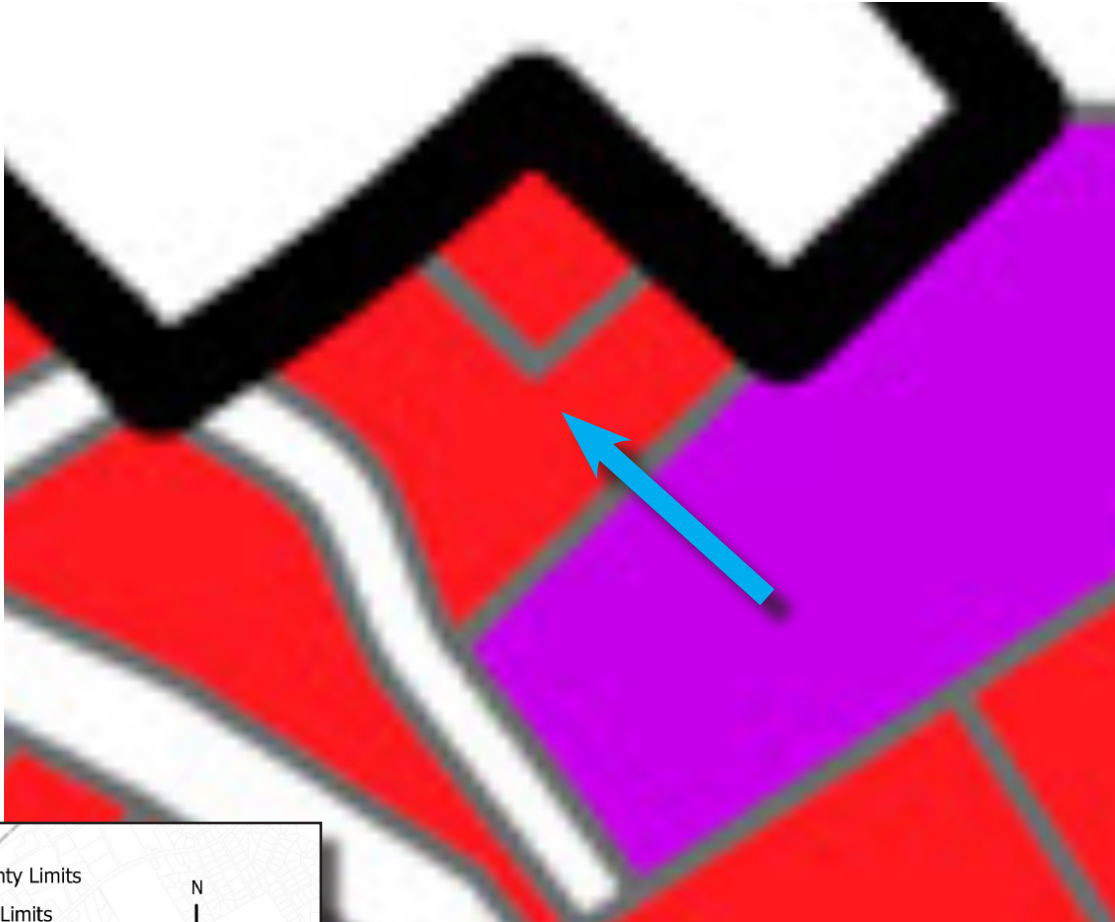
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



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 to reduce the required 10-foot landscape buffer along Brand Road to allow for minor encroachments at select locations.

Existing Conditions

Each parcel has a residence on it, with 540 Brand Road having a 952-square-foot home that was built in 1940 and 530 Brand Road having a 2,064-square-foot home that was built in 1974, according to Gwinnett County records. The properties were annexed into the City in 2008 with the original intent of building a hotel and retail center.

Big Flat Creek runs along the northeast property line.

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 along Brand Road, though the applicant is stating that the issue at hand is a result of the impact from the nearby intersection, buffer requirements for the state waterway as well as the lot not being rectangle, complicating the ability to maintain uniformity. There are about 10 parking spaces of which some portion of them is in the buffer.

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. 119-34 (b) Major Variances of the City code states that relief from City code may only be granted to the extent necessary to alleviate unnecessary hardship and not as a convenience to the applicant. The applicant states that the encroachments are offset by other areas where the buffer space exceeds 10 feet but has failed to prove a true hardship as a reduction in the footprint of the buildings would allow the project to meet this standard.

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: As a result of no true hardship being proven, *the staff recommendation is to deny this variance.*

Planning Commission Recommended Conditions

City Council Conditions



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

Section 5, Item C.

Date: _____

Application # V 26004

APPLICATION FOR MAJOR VARIANCE

Planning
Oak Grove Buffer

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kelly Hiett, on behalf of GBT Realty Corporation</u> ADDRESS: <u>9010 Overlook Boulevard</u> CITY: <u>Brentwood</u> STATE: <u>TN</u> Zip: <u>37027</u> PHONE: <u>(248) 701-3307</u>	NAME: <u>Samuel Cordos / Bright Stone Lending LLC</u> ADDRESS: <u>1147 Tranquil Brook Dr</u> CITY: <u>Naples</u> STATE: <u>FL</u> Zip: <u>34114</u> PHONE: <u>239-358-1660</u> (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Kelly Hiett PHONE: (248) 701-3307
 EMAIL: khiett@gbtrealty.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # 5160 057 & 5160 175 PRESENT ZONING: CH ACREAGE: 3.61
 ADDRESS: 530 & 540 Brand Road SW COUNTY: Gwinnett
 Ordinance and Section from Which Relief is Sought: Landscape Buffer Requirements (Public Right-of-Way)
 Description of Request: Removal of required 10-foot landscape buffer along Oak Grove Road frontage.

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: 5/13/2026
 Accepted by Planning & Development: [Signature] DATE: 6/5/26 FEE PAID: \$500.00

CHECK # 103 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 26-004

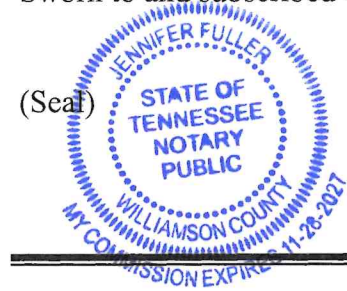
Applicant's Certification

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.

Kelly Hiett _____ Date 5/27/26
Applicant's Signature

Kelly Hiett Development Manager
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2026.



[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)

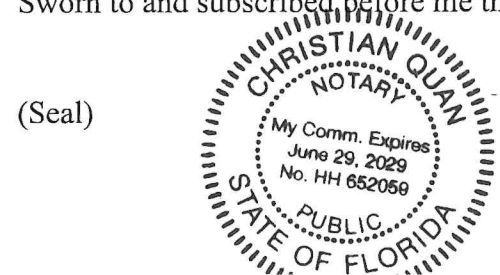
- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature] _____ Date 5-29-26
Owner's Signature

Samuel Cordos _____
Print Name and Title Owner

Sworn to and subscribed before me this 20th day of May, 2026.



[Signature]
Signature of Notary Public

RECORD LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING

2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

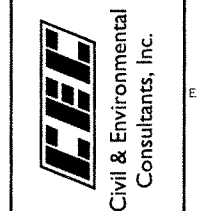
BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 129.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 27.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE 81-A , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

NO.	DATE	DESCRIPTION

777 Lowndes Hill Road
 Building 2, Suite 100
 Greenville, SC 29607
 Ph: 864.626.3140
 www.ccecinc.com



LAND OF BRIGHT STONE LENDING LLC
BRIGHT STONE LENDING LLC
 530 & 540 BRAND ROAD SW
 LOGANVILLE, GWINNETT COUNTY, GEORGIA

DATE	DRAWN BY	CHECKED BY	APPROVED BY
APR 2025	JBM	T=40	JBM
DATE	DRAWN BY	CHECKED BY	APPROVED BY

2026 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 1: MONUMENTS FOUND AND/OR SET, AS WELL AS DESCRIPTIONS OF THEIR CHARACTER ARE DEPICTED HEREON.
- ITEM 2: 530 & 540 BRAND ROAD SW, LOGANVILLE GA.
- ITEM 3: SUBJECT PROPERTY IS LOCATED WITHIN "FLOOD ZONE X" PER FEMA FLOOD MAP ZONE 130326, MAP NO. 13297C0085E EFFECTIVE 12/08/18
- ITEM 4: THE GROSS LAND AREA: 3.542 ACRES
- ITEM 5: VERTICAL RELIEF IS AS DEPICTED ON THE SURVEY
- ITEM 6(a): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 6(b): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 7(a): BUILDINGS LOCATED IN THE AREA.
- ITEM 7(b1): DIMENSIONS MEASURED AT GROUND LEVEL ARE DEPICTED HEREON.
- ITEM 7(b2): OTHER AREAS AS SPECIFIED FOR THE CLIENT IS AS DEPICTED ON THE SURVEY
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE DEPICTED ON THE SURVEY.
- ITEM 9: THERE ARE 0 HANDICAP AND 0 PARKING SPACES IN THE PROJECT LOCATION.
- ITEM 11(a): THE UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. NOTE ALL UNDERGROUND UTILITY LINES SHOWN ON THE SURVEY ARE BY PLAN UNLESS OTHERWISE NOTED ("MARKED").
- ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE DEPICTED ON THE SURVEY.
- ITEM 14: 60 ± FT TO OAK GROVE ROAD AND BRAND ROAD INTERSECTION
- ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- ITEM 17: THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR CONSTRUCTION OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 18: PURSUANT TO SECTIONS 5 AND 8 INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS ARE AS DEPICTED ON THE SURVEY.
- ITEM 19: A PROFESSIONAL LIABILITY INSURANCE POLICY, HAS BEEN OBTAINED BY THE SURVEYOR AND SHALL REMAIN IN EFFECT THROUGHOUT THE CONTRACT TERM. A CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST.

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [NOT SURVEY-RELATED.]
2. ALL TAXES FOR THE YEAR OF 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE-BILLING OF CITY OR COUNTY TAXES. [NOT SURVEY-RELATED.]
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. [NOT SURVEY-RELATED.]
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
6. LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
8. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. [NOT SURVEY-RELATED.]
9. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 72, PAGE 228, GWINNETT COUNTY, GEORGIA RECORDS. [NO PLOTTABLE MATTERS.]
10. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK Z, PAGE B1A, AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
11. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 125, PAGE 57, AFORESAID RECORDS. [AFFECTS PARCEL, FORMER PROPERTY LINES PLOTTED.]
12. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 183, PAGE 184, AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
13. RIGHT OF WAY DEED FROM SAMUEL WATSON ET AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MARCH 18, 1958, RECORDED IN DEED BOOK 215, PAGE 19, AFORESAID RECORDS. [NO PLOTTABLE MATTERS. LOCATION AND SIZE RIGHT OF WAY NOT LEGIBLE.]
14. RIGHT OF WAY DEED FROM J.E. JENKINS ET AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MAY 15, 1984, FILED FOR RECORD MAY 21, 1984 AT 10:00 AM., RECORDED IN DEED BOOK 213, PAGE 845, AFORESAID RECORDS. [AFFECTS PARCEL, 80' RIGHT OF WAY FOR BRAND ROAD PLOTTED.]
15. EASEMENT FOR THE ANCHOR GUY POLES AND WIRE FROM THE DIVERSIFIED DEVELOPMENT CO., INC. TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED OCTOBER 1, 2010, FILED FOR RECORD NOVEMBER 19, 2020 AT 2:00 P.M., RECORDED IN DEED BOOK 50369, PAGE 587, AFORESAID RECORDS. [AFFECTS PARCEL, PLOTTED.]
16. EASEMENT AND UTILITIES AGREEMENT BY AND BETWEEN DIVERSIFIED DEVELOPMENT COMPANY, INC., A GEORGIA CORPORATION, DATED JUNE 9, 2010, FILED FOR RECORDS JUNE 21, 2010 AT 12:38 P.M., RECORDED IN DEED BOOK 50129, PAGE 760, AFORESAID RECORDS. [UTILITY AND ACCESS EASEMENTS DO NOT AFFECT PARCEL, LAND CONVEYED FOR ROAD RIGHT OF WAY(OAK GROVE ROAD) PLOTTED.]
17. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. [NOT SURVEY-RELATED.]

GENERAL NOTES

1. FIELD WORK COMPLETED ON 04/24/2026.
2. ALL LINES TRAVERSED WITH AN PRECISION OF CLOSURE GREATER THAN 1:10,000.
3. HORIZONTAL DATUM GA WEST STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED ARE EXPRESSED IN US SURVEY FOOT AND DECIMALS THEREOF.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.

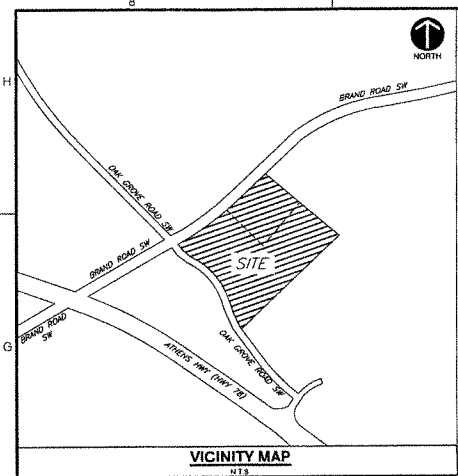
LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

TRACT 1:
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFITH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCELS OF LAND:
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 128.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 82.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 2:
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE B1-A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

AREA SUMMARY TABLE

PARCEL	ACRES
R5160 175	2.588
R5160 057	0.954
TOTAL	3.542



EXISTING LEGEND:

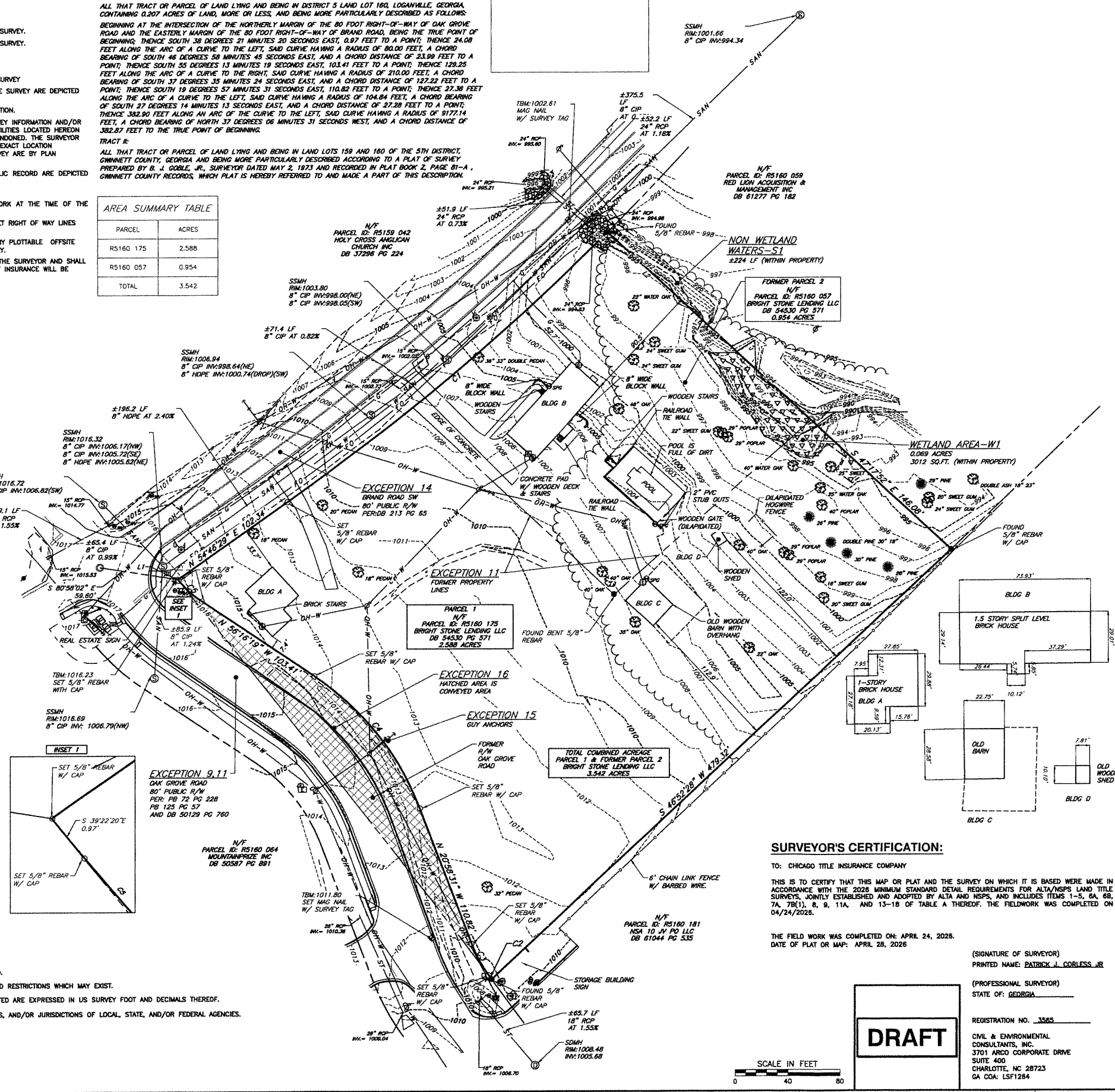
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING TOP OF BANK
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING DITCH FLOW LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- RIP-RAP
- EXCLUDED AREA
- BUILDING
- WETLANDS
- EXISTING SPOT ELEVATION
- IRON PIN FOUND
- BENCHMARK
- IRON PIPE FD. (SIZE)
- REBAR FD. (SIZE)
- IRON PIN SET & CAP
- CALCULATED POINT
- MAILBOX
- SIGN
- SATELLITE DISH
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATER METER
- HOSE BIB BUILDING
- FARM SPOUT
- GAS METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC PULL BOX (FLUSH WITH GRADE)
- ELECTRIC METER
- CABLE PEDESTAL
- UTILITY CABINET (UNKNOWN, ABOVE GRADE)
- VAULT
- UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 30°22'20" E	0.97'
L2	S 47°03'40" E	211.27'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1854.17'	9°51'46"	319.17'	318.78'	N 49°50'36" E
C2	10007.94'	0°01'19"	3.81'	3.81'	N 37°01'56" W
C3	104.64'	14°58'47"	27.36'	27.28'	N 28°15'13" W
C4	210.00'	35°15'52"	129.25'	127.22'	N 38°36'24" W
C5	80.00'	17°14'48"	24.08'	23.99'	N 47°59'45" W



SURVEYOR'S CERTIFICATION:

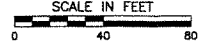
TO: CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6A, 6B, 7A, 7B(1), 8, 9, 11A, AND 13-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/24/2026.

THE FIELD WORK WAS COMPLETED ON: APRIL 24, 2026.
 DATE OF PLAT OR MAP: APRIL 28, 2026

(SIGNATURE OF SURVEYOR)
 PRINTED NAME: PATRICK J. CORLESS JR.
 (PROFESSIONAL SURVEYOR)
 STATE OF: GEORGIA

REGISTRATION NO. 3565
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3701 ARCO CORPORATE DRIVE
 SUITE 400
 CHARLOTTE, NC 28723
 GA COA: LSF1264

DRAFT





June 17, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Letter of Intent for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

GBT Realty Corporation respectfully submits this Letter of Intent in support of five Major Variance applications for the proposed Sprouts Farmers Market shopping center at 530 and 540 Brand Road SW (Parcels 5160 057 and 5160 175), a 3.61-acre CH-zoned site. Each variance is the minimum relief necessary to achieve a functional, commercially viable development given the physical limitations described above.

1. Reduction of Parking Space Length from 19 Feet to 18 Feet

We request a reduction in the required parking stall length from 19 feet to 18 feet throughout the parking field. The irregular geometry of the site, combined with the mandated setbacks from both road frontages and the stream buffer corridor running across the northern portion of the property, significantly compresses the usable development envelope. Maintaining 19-foot stall depths would require either an unacceptable reduction in the total number of parking stalls or additional encroachment into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with parking standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

2. Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

We request full relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and the development equivalent to or greater than an on-site buffer. Requiring an additional 10-foot on-site buffer along Oak Grove Road would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving this buffer requirement allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

3. Minor Encroachments into the 10-Foot Landscape Buffer Along Brand Road

We request approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint due to the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout with uniform aisle widths, standard stall orientations, and adequate turning radii results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded. The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

4. Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

We request approval of minor, limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek. Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation line. The City of Loganville imposes a more restrictive 50-foot undisturbed buffer. The proposed encroachments are confined to the outer portion of the City's buffer and are specifically limited to locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) the encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout. The most critical near-stream vegetative protection will remain fully intact.

5. Removal of the 25-Foot Non-impervious Setback Beyond the 50-Foot Buffer

We request relief from the City's requirement for an additional 25-foot non-impervious setback beyond the 50-foot undisturbed stream buffer. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from the wretched vegetation line/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract. Strict enforcement of all these requirements would effectively preclude any anchor retail development on the property.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein and in the accompanying applications. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and welcome the opportunity to discuss these requests further.

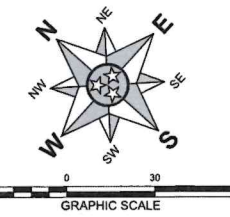
Respectfully submitted,



Kelly Hiatt P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiatt@gbtrealty.com

Attachments:

1. Applications for Major Variances (5 applications)
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property (ALTA/NSPS Land Title Survey, Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners



STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

DRAFT

CONCEPT PLAN FOR:
SPROUTS
530 & 540 BRAND ROAD
LOGANVILLE
GWINNETT COUNTY, GEORGIA



CONCEPT PLAN

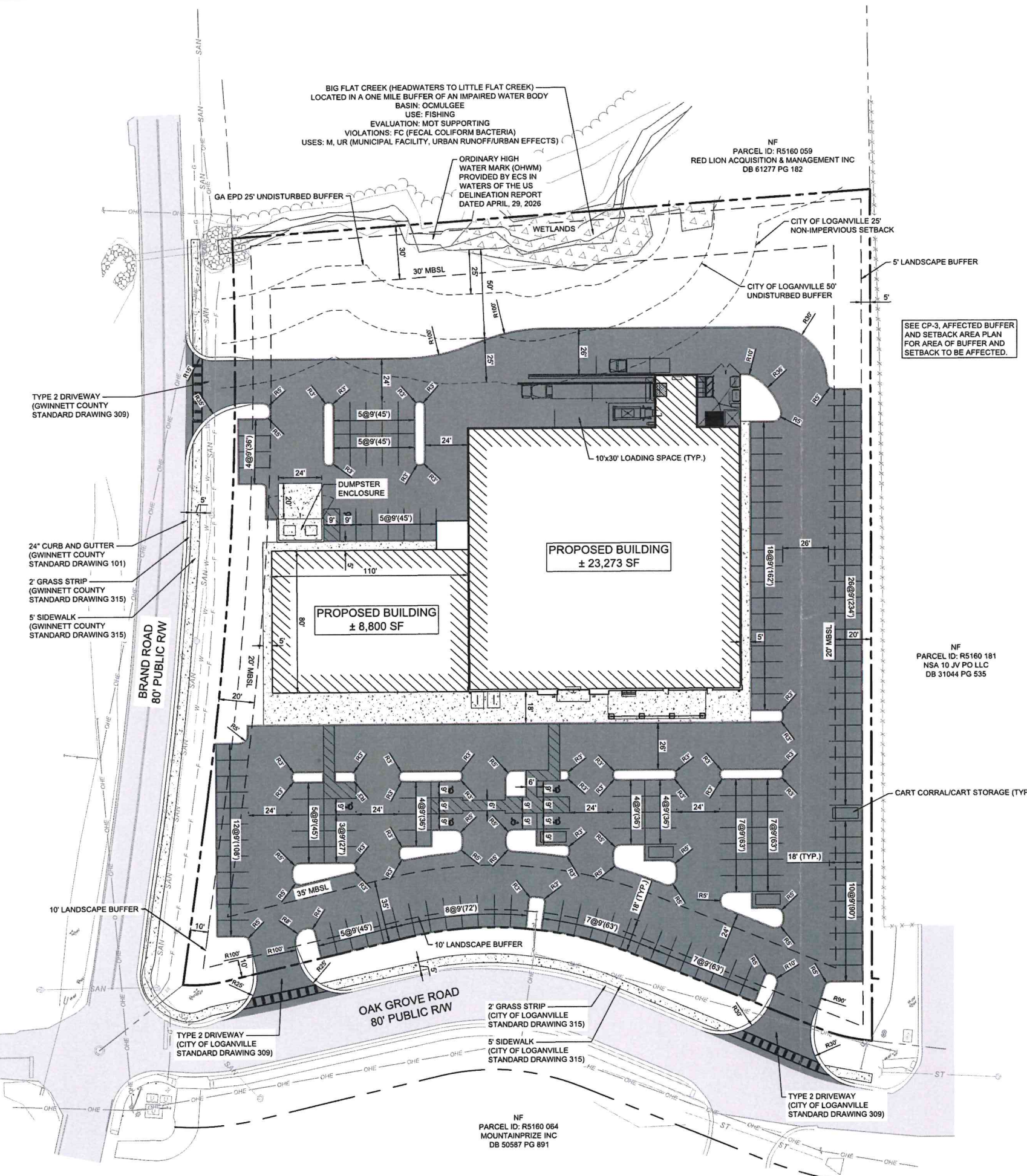
DATE:	JUNE 5, 2026	DRAWN BY:	SH
PROJECT NO.:	26-115	CHECKED BY:	BS

SHEET NUMBER:
CP-1 33



SITE DATA TABLE	
PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER
ZONING STANDARDS	
BUILDING HEIGHT NOT TO EXCEED 6 STORIES	
FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)	
SIDE YARD SETBACK: 20 FT	
REAR YARD SETBACK: 30 FT	
LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY (VARIANCE)	
5 FT ALONG NON-PUBLIC RIGHT-OF-WAY	
STREAM BUFFER AND SETBACK REQUIREMENTS	
STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER	
CITY OF LOGANVILLE: 50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (VARIANCE)	
OFF-STREET PARKING REQUIREMENTS	
SHOPPING CENTER: 1 SPACE PER 200 SF	
TOTAL PARKING REQUIRED: 32,073 SF / 200 SF = 161 SPACES	
TOTAL PARKING PROVIDED = 153 SPACES (7 ADA SPACES) (VARIANCE)	
PARKING SPACE DIMENSIONS REQUIRED = 9' x 19'	
PARKING SPACE DIMENSIONS PROVIDED = 9' x 18' (VARIANCE)	
LOADING SPACES REQUIRED: RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED); SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED); 5 TOTAL LOADING SPACES REQUIRED	
LOADING SPACES PROVIDED: 3 SPACES (VARIANCE)	
FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016	
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD	

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026

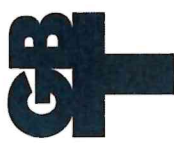


NF
PARCEL ID: R5160 064
MOUNTAINPRIZE INC
DB 50587 PG 891

NF
PARCEL ID: R5160 181
NSA 10 JV PD LLC
DB 31044 PG 535

NF
PARCEL ID: R5160 059
RED LION ACQUISITION & MANAGEMENT INC
DB 61277 PG 182

SEE CP-3, AFFECTED BUFFER AND SETBACK AREA PLAN FOR AREA OF BUFFER AND SETBACK TO BE AFFECTED.



Re: Application for Major Variance - Abutting Property Owners
 530 & 540 Brand Road SW, Loganville, GA 30052

Abutting Property Owners

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
520 BRAND ROAD	RED LION ACQUISITION & MANAGEMENT INC	2382 PRO TEC WAY STE A	LOGANVILLE	GA	30052-3683
3900 OAK GROVE RD	NSA 110 V JV PO LLC	8400 E PRENTICE AVE STE 900	GREENWOOD VILLAGE	CO	80111-2921

Property Owners Across Public Right-of-Way

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
59 ATHENS HWY	MOUNTAINPRIZE INC	C/O SILVER OAK ADVISORS	SMYRNA	GA	30081-2437
3836 OAK GROVE RD	HOLY CROSS ANGLICAN CHURCH INC	PO BOX 776	LOGANVILLE	GA	30052-0776
506 HOKE O'KELLY MILL RD	ATLANTA MOTOR SALES LLC	3413 DIVERSIFIED DR	LOGANVILLE	GA	30052-2408



June 4, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Application for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

On behalf of GBT Realty Corporation, we respectfully submit this package of applications for Major Variances in connection with the proposed development of a retail shopping center anchored by Sprouts Farmers Market at 530 and 540 Brand Road SW, Loganville, Georgia (Parcel IDs: 5160 057 and 5160 175). The subject property totals approximately 3.61 acres and is zoned CH (Commercial Highway). The proposed development consists of an approximately 23,273 square-foot anchor grocery store and an approximately 8,800 square-foot in-line retail building.

The site presents a combination of geometric constraints, stream and wetland features, and competing regulatory setback requirements that, taken together, render strict compliance with certain development standards impractical without material sacrifice of the property's reasonable usability. Each variance requested below is grounded in site-specific physical and topographic conditions unique to this parcel.

Variations Requested and Justification

Reduction of Parking Space Length from 19 Feet to 18 Feet

The applicant requests that the standard 19-foot parking stall length be reduced to 18 feet. This reduction is necessitated by the irregular geometry of the site, which is bounded on the north by Big Flat Creek and associated stream buffers and wetlands, on the west by Brand Road (80-foot public right-of-way), and on the south by Oak Grove Road (80-foot public right-of-way). The parcel's acutely angled corner at the Brand Road/Oak Grove Road intersection, combined with the mandated setbacks from both roadways and the stream buffer corridor running across the northern portion of the site, significantly compresses the usable development envelope.

Maintaining 19-foot stall depths within the constrained development footprint would require either an unacceptable reduction in the number of stalls or encroachment further into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

The applicant requests relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and development equivalent to or greater than an on-site buffer.

Critically, the northern boundary is constrained by Big Flat Creek, associated wetlands and buffers. These overlapping requirements substantially reduce the usable depth of the site from north to south. Requiring a 10-foot landscape buffer on the Oak Grove Road frontage would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving the Oak Grove Road landscape buffer allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

Encroachments into the 10-Foot Landscape Buffer Along Brand Road

The applicant requests approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint because of the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout, with uniform aisle widths, standard stall orientations, and adequate turning radii, results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded.

The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

Big Flat Creek and associated wetlands traverse the northern portion of the subject property. The Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wrested vegetation. The City of Loganville imposes a 50-foot undisturbed buffer. The applicant proposes minor, limited encroachments into the City's 50-foot buffer in locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout.

The hardship unique to this site is the simultaneous imposition of overlapping state and local buffer requirements across a 3.61-acre parcel that also carries two public street frontage setbacks. The cumulative effect reduces the net buildable area to a degree not ordinarily encountered on similarly-zoned commercial parcels that do not have regulated streams transecting them. The proposed encroachments are specifically limited to areas where the EPD 25-foot buffer immediately adjacent to the stream will remain fully undisturbed, preserving the most critical near-stream vegetative protection.

Removal of the City of Loganville 25-Foot Non-Impervious Setback Beyond the 50-Foot Buffer

The City requires an additional 25-foot setback beyond the 50-foot undisturbed buffer from which all impervious cover is prohibited. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from wrested vegetation/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract.

Big Flat Creek is identified as impaired due to fecal coliform bacteria from municipal facility and urban runoff sources. The proposed development will include engineered stormwater management infrastructure designed to treat site runoff before discharge to the creek, directly addressing the documented impairment mechanism. Preserving a non-impervious setback in addition to all other buffers, on a parcel where the cumulative regulatory envelope already prevents viable commercial development, creates a hardship unique to this parcel's geometry and stream proximity. The stormwater controls to be implemented provide protection to the stream that is functionally superior to the withholding of a 25-foot non-impervious margin on this site.

Applicant's Responses to Evaluation Criteria

1. Extraordinary or Exceptional Conditions Due to Size, Shape, or Topography

The subject property is a 3.61-acre parcel bounded on two sides by public rights-of-way that meet at an acute angle at the southwestern corner, creating an irregular, wedge-influenced parcel shape rather than a standard rectangular development lot. The northern portion is bisected by Big Flat Creek and its riparian corridor, including jurisdictional wetlands and stacked multi-jurisdictional stream buffers. The topography descends toward the creek from the south, limiting the area of suitable, gradeable impervious surface. The convergence of an angular street intersection, dual road frontage setbacks, and a regulated stream corridor with overlapping buffer requirements compresses the usable development envelope in a manner not typical of other CH-zoned commercial parcels and creates extraordinary site-specific constraints not of the applicant's making.

2. Other Unique Conditions Adversely Affecting Reasonable Use

The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation. The CH zone expressly permits shopping centers; yet the physical constraints of this parcel make the standard development parameters unworkable without variance relief. No comparable CH-zoned parcel without a regulated stream transecting it would face the same degree of constrained buildable area.

3. How Strict Application Creates an Unnecessary Hardship

Strict enforcement of all landscape buffers, stream buffers, the non-impervious setback, and parking standards as applied to this parcel would effectively preclude development of any anchor retail use on the property. The stacking of the City's 50-foot undisturbed buffer plus a 25-foot non-impervious setback, plus dual 10-foot street landscape buffers, plus the 35-foot front setback, in combination with the angular intersection geometry, reduces the impervious development area to a dimension that cannot support a viable retail building and parking field. This hardship is not self-created; it arises from the natural presence of Big Flat Creek and its topographic corridor on the parcel, a condition that existed prior to and independent of the development proposal.

4. Whether the Requested Relief Causes Substantial Detriment to the Public Good

The requested variances will not cause substantial detriment to the public good. The Georgia EPD 25-foot undisturbed buffer will be maintained in full along the entirety of the stream and wetland frontage. Engineered stormwater management will treat runoff before it reaches the creek, directly addressing the identified fecal coliform impairment from diffuse urban runoff. Landscape buffer variances along Brand Road and Oak Grove Road are mitigated by existing right-of-way greenspace that preserves the visual and functional intent of the buffer standard. The 2-space parking reduction and 1-foot stall length reduction are de minimis in impact on traffic function or public safety. None of the variances authorize a use not otherwise permitted in the CH zone.

5. Whether the Relief Grants an Otherwise Prohibited Use


No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The relief sought pertains solely to the physical standards governing setbacks, buffers, and parking dimensions, not to the category of use proposed.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and are available to discuss these requests at your convenience.

Respectfully submitted,



Kelly Hiatt, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiatt@gbtreatly.com

Attachments:

1. Applications for Major Variances
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property i.e. ALTA/NSPS Land Title Survey (Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-004

LANDOWNERS: Samuel Cordos / Bright Stone Lending LLC

APPLICANT: Kelly Hiett on behalf of GBT Realty Corporation

PROPERTY ADDRESS: 530 and 540 Brand Road

MAP/PARCEL #: R5160 057 and R5160 175

PARCEL DESCRIPTION: Residential (vacant)

AREA: 3.61 acres

EXISTING ZONING: CH

PROPOSED ZONING: No Change

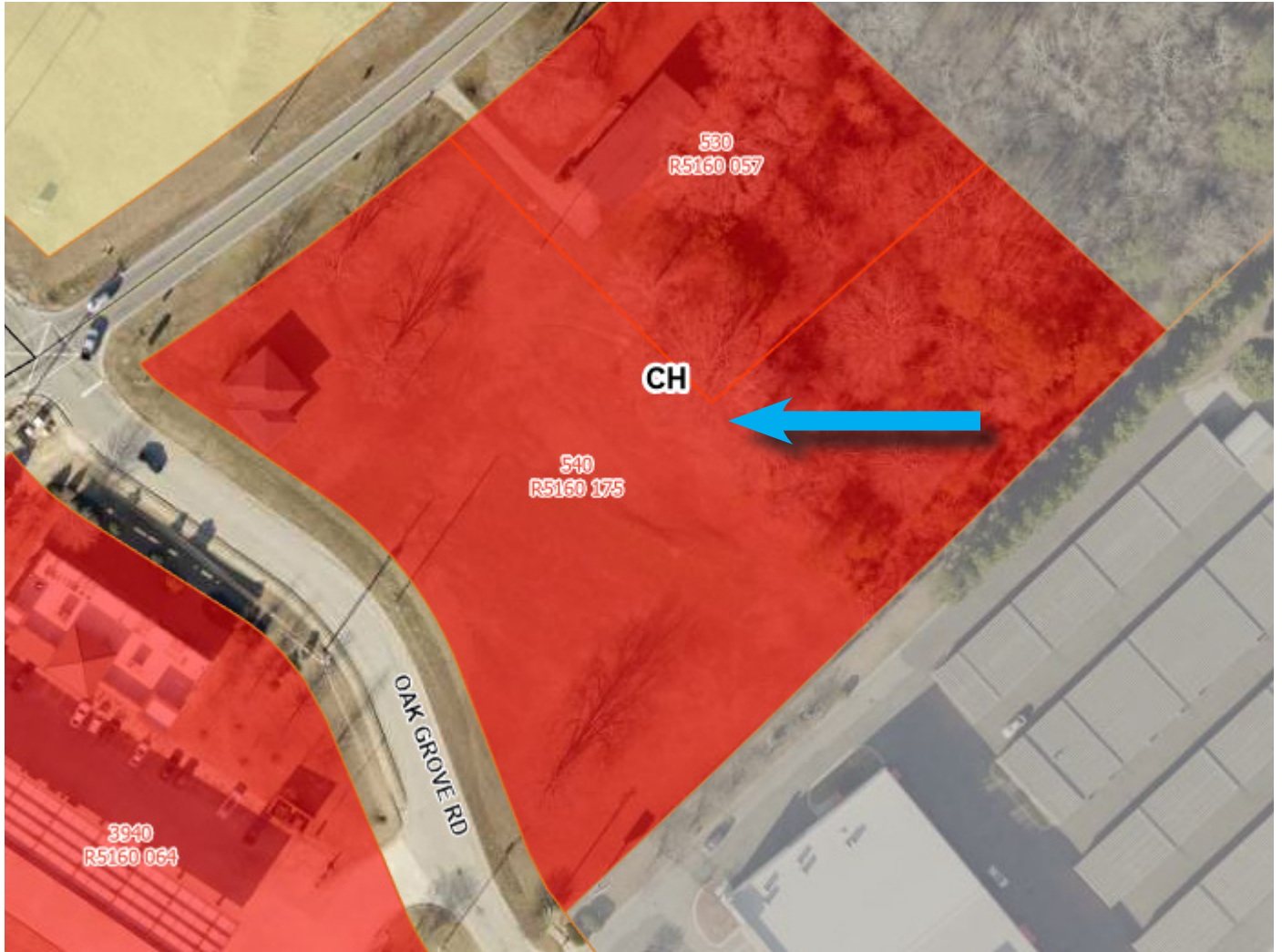
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 119-454 Frontage and Perimeter Landscaping Requirements. Specifically, the applicant is seeking removal of the requirement of a landscape strip at least 10 feet wide along all public rights-of-way.

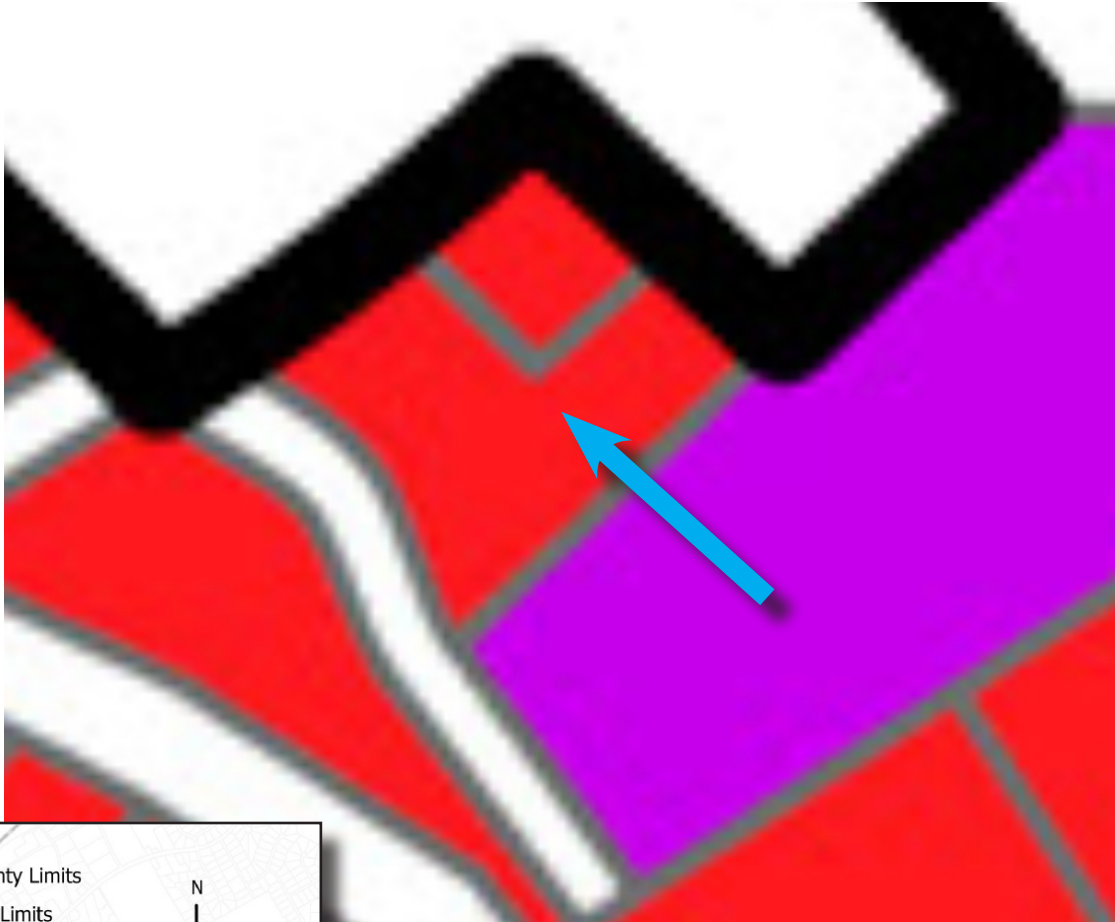
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



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 to eliminate the required 10-foot landscape buffer along Oak Grove Road.

Existing Conditions

Each parcel has a residence on it, with 540 Brand Road having a 952-square-foot home that was built in 1940 and 530 Brand Road having a 2,064-square-foot home that was built in 1974, according to Gwinnett County records. The properties were annexed into the City in 2008 with the original intent of building a hotel and retail center.

Big Flat Creek runs along the northeast property line.

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 applicant states that the variance is warranted as a result of the impact from the nearby intersection, buffer requirements for the state waterway as well as the lot not being rectangle, complicating the ability to maintain uniformity. There are about 27 parking spaces of which some portion of them is in the buffer.

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. 119-34 (b) Major Variances of the City code states that relief from City code may only be granted to the extent necessary to alleviate unnecessary hardship and not as a convenience to the applicant. The applicant states, "The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation." Shopping centers inside City limits come in all shapes and sizes and this applicant has failed to show any consideration for a smaller footprint which would likely not require any of the variances.

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: As a result of no true hardship being proven, the staff recommendation is to deny this variance.

Planning Commission Recommended Conditions

City Council Conditions



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

Section 5, Item D.

Date: _____

Application # V 26-005

APPLICATION FOR MAJOR VARIANCE Stormwater
50' Buffer

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kelly Hiett, on behalf of GBT Realty Corporation</u> ADDRESS: <u>9010 Overlook Boulevard</u> CITY: <u>Brentwood</u> STATE: <u>TN</u> Zip: <u>37027</u> PHONE: <u>(248) 701-3307</u>	NAME: <u>Samuel Cordos / Bright Stone Lending LLC</u> ADDRESS: <u>1147 Tranquil Brook Dr</u> CITY: <u>Naples</u> STATE: <u>FL</u> Zip: <u>34114</u> PHONE: <u>239-358-1660</u> (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Kelly Hiett **PHONE:** (248) 701-3307
 EMAIL: khiett@gbtrealty.com **FAX:** _____

PROPERTY INFORMATION

MAP & PARCEL # 5160 057 & 5160 175 **PRESENT ZONING:** CH **ACREAGE:** 3.61
ADDRESS: 530 & 540 Brand Road SW **COUNTY:** Gwinnett

Ordinance and Section from Which Relief is Sought: 50-Foot Undisturbed Stream Buffer

Description of Request: Encroachment into the City of Loganville 50-foot undisturbed stream buffer along Big Flat Creek.

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: 5/13/2026

Accepted by Planning & Development: Mary Bools **DATE:** 4/15/26 **FEE PAID:** \$500.00

CHECK # 103 **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 26-005


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.

Kelly Hiatt
Applicant's Signature
5/27/26
Date

Kelly Hiatt Development Manager
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2026.

(Seal)  [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
5-29-26
Date

Samuel Cordos owner
Print Name and Title

Sworn to and subscribed before me this 20th day of May, 2026.

(Seal)  [Signature]
Signature of Notary Public

RECORD LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING

2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 129.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 27.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE 81-A , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.



June 17, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Letter of Intent for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

GBT Realty Corporation respectfully submits this Letter of Intent in support of five Major Variance applications for the proposed Sprouts Farmers Market shopping center at 530 and 540 Brand Road SW (Parcels 5160 057 and 5160 175), a 3.61-acre CH-zoned site. Each variance is the minimum relief necessary to achieve a functional, commercially viable development given the physical limitations described above.

1. Reduction of Parking Space Length from 19 Feet to 18 Feet

We request a reduction in the required parking stall length from 19 feet to 18 feet throughout the parking field. The irregular geometry of the site, combined with the mandated setbacks from both road frontages and the stream buffer corridor running across the northern portion of the property, significantly compresses the usable development envelope. Maintaining 19-foot stall depths would require either an unacceptable reduction in the total number of parking stalls or additional encroachment into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with parking standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

2. Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

We request full relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and the development equivalent to or greater than an on-site buffer. Requiring an additional 10-foot on-site buffer along Oak Grove Road would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving this buffer requirement allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

3. Minor Encroachments into the 10-Foot Landscape Buffer Along Brand Road

We request approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint due to the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout with uniform aisle widths, standard stall orientations, and adequate turning radii results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded. The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

4. Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

We request approval of minor, limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek. Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation line. The City of Loganville imposes a more restrictive 50-foot undisturbed buffer. The proposed encroachments are confined to the outer portion of the City's buffer and are specifically limited to locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) the encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout. The most critical near-stream vegetative protection will remain fully intact.

5. Removal of the 25-Foot Non-Imperious Setback Beyond the 50-Foot Buffer


We request relief from the City's requirement for an additional 25-foot non-imperious setback beyond the 50-foot undisturbed stream buffer. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-imperious setback creates a 75-foot total protected corridor measured from the wretched vegetation line/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract. Strict enforcement of all these requirements would effectively preclude any anchor retail development on the property.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein and in the accompanying applications. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and welcome the opportunity to discuss these requests further.

Respectfully submitted,



Kelly Hiatt P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiatt@gbtrealty.com

Attachments:

1. Applications for Major Variances (5 applications)
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property (ALTA/NSPS Land Title Survey, Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners



Client:

Project:

BRAND ROAD SITE
540 BRAND ROAD SW,
LOGANVILLE,
GWINNETT COUNTY,
GEORGIA

Title:

POTENTIAL WATERS
OF THE U.S.
DELINEATION MAP

1. POTENTIALLY JURISDICTIONAL
WATERS OF THE U.S. WERE
OBSERVED BY ECS ON
APRIL 15, 2026.

2. FINDINGS DEPICTED ON THIS MAP
HAVE NOT BEEN VERIFIED BY
THE USAGE AND DELINEATION
FINDINGS ARE SUBJECT TO
CHANGE BASED ON AGENCY
VERIFICATION.

3. THIS MAP SHOULD BE USED
FOR PRELIMINARY PLANNING
PURPOSES.

Drawn By:

ZJW

Scale:

1" = 100'

Approved By:

WBF

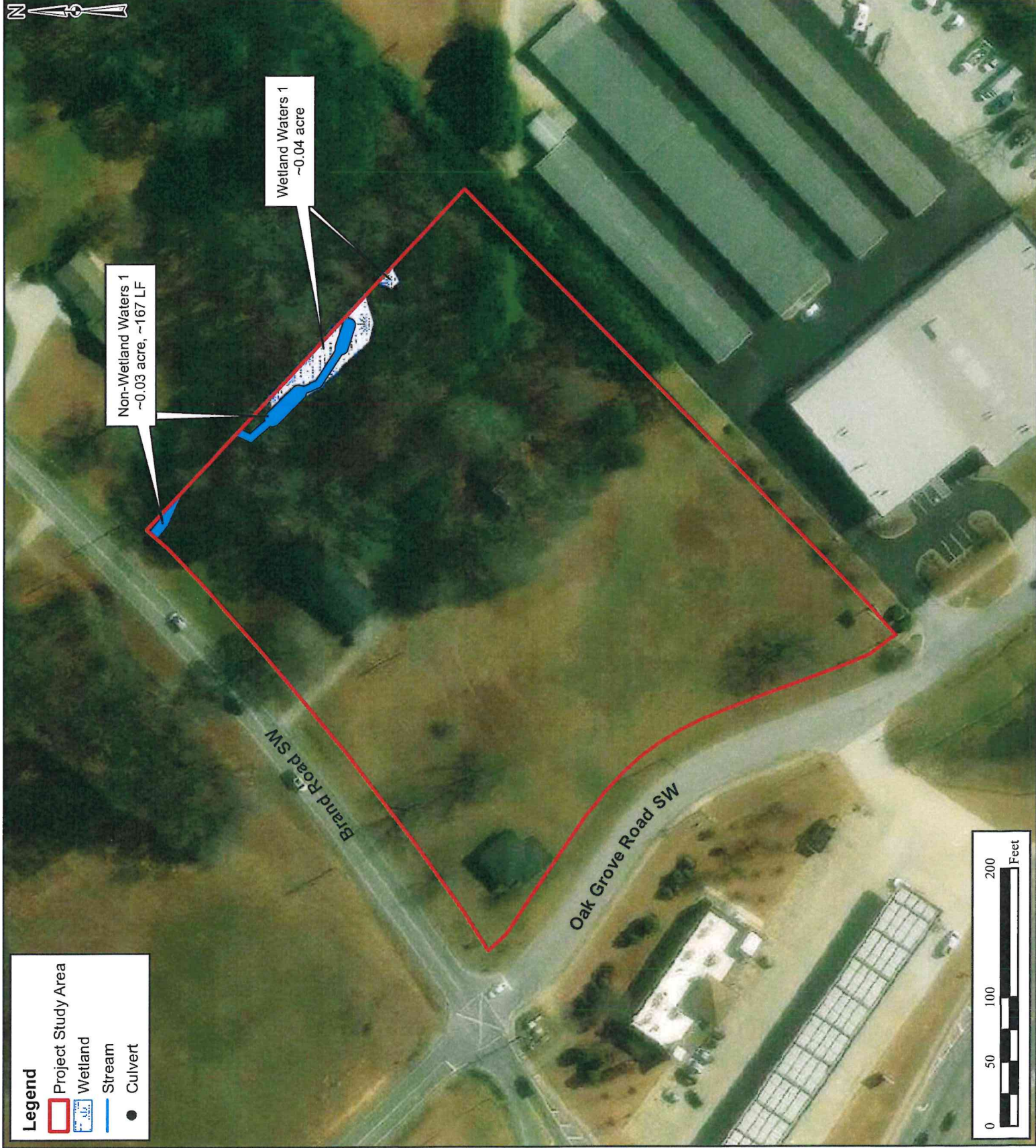
Date:

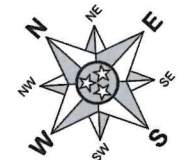
04/16/2026

ECS Project No.

491: 2237

FIGURE 7





NOTE: THIS ALTERNATIVE SITE PLAN DOES NOT INCLUDE ANY BUFFER OR SETBACK INTRUSION AS REQUIRED BY THE CITY OF LOGANVILLE LAND DEVELOPMENT ORDINANCE. TO SUPPORT A VIABLE DEVELOPMENT FOR SPROUTS OPERATIONS AND THE OVERALL SHOPPING CENTER, A MINIMUM PARKING RATIO OF 4.6 SPACES PER 1000 SQUARE FEET IS REQUIRED.

REQUIRED PARKING CALCULATION: (32,073 SF / 1000 SF) X 4.6 = 148 PARKING STALLS

DUE TO THE LIMITED LOT SIZE, IRREGULAR PARCEL CONFIGURATION, AND THE INABILITY TO ENCOACH INTO REQUIRED BUFFER AND SETBACK AREAS UNDER THIS ALTERNATIVE PLAN, THE DEVELOPABLE AREA AVAILABLE FOR PARKING IS SIGNIFICANTLY CONSTRAINED. THESE LIMITATIONS, COMBINED WITH THE SQUARE FOOTAGE REQUIRED FOR SPROUTS OPERATIONS, SUBSTANTIALLY REDUCE THE ACHIEVABLE PARKING SUPPLY. AS A RESULT OF THESE CONSTRAINTS, THE ALTERNATIVE PLAN PROVIDES APPROXIMATELY 34% FEWER PARKING SPACES THAN REQUIRED TO ADEQUATELY SUPPORT THE SHOPPING CENTER'S DAILY OPERATIONS.

STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

SITE DATA TABLE

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER

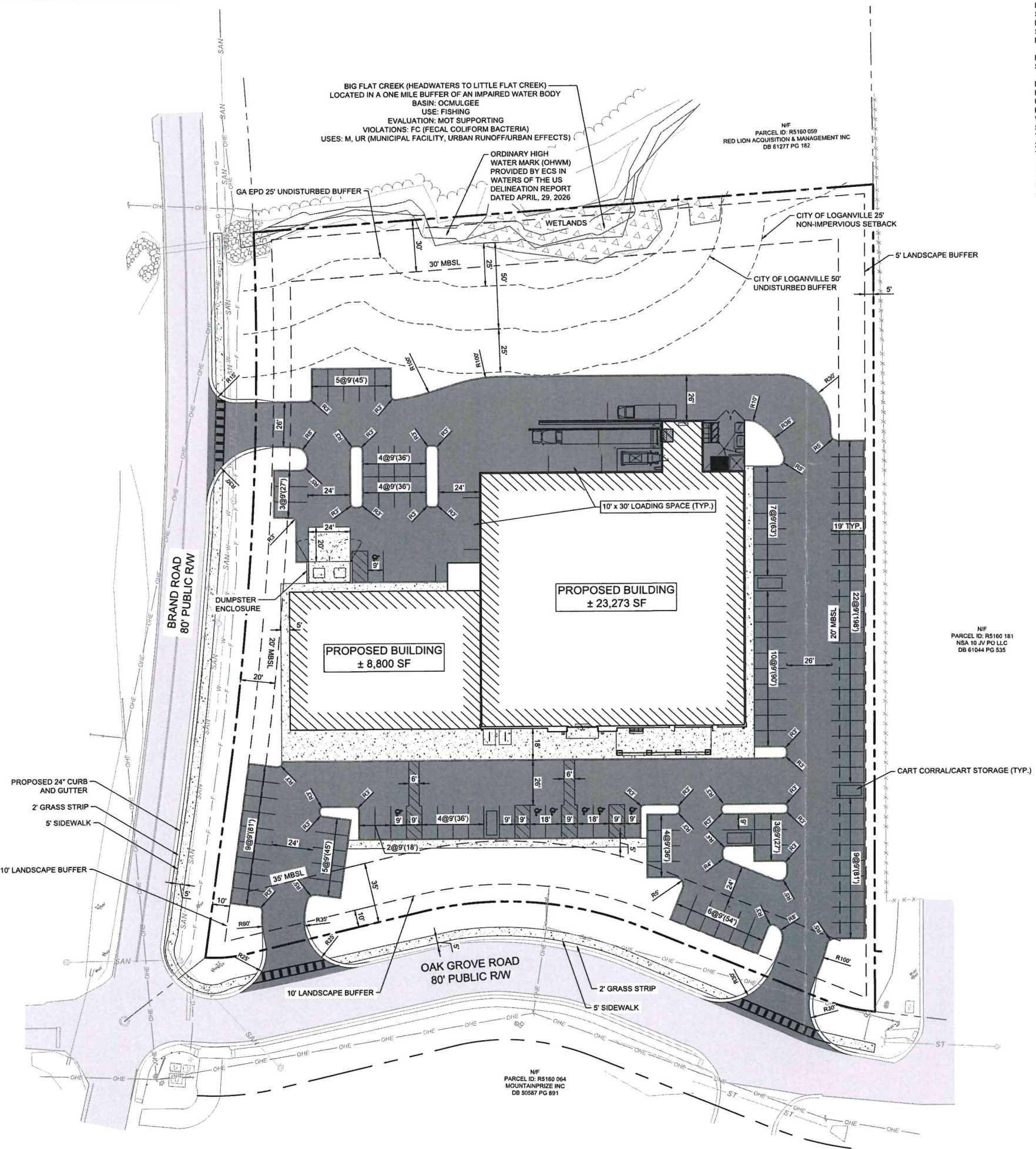
ZONING STANDARDS
 BUILDING HEIGHT NOT TO EXCEED 6 STORIES
 FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)
 SIDE YARD SETBACK: 20 FT
 REAR YARD SETBACK: 30 FT
 LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY
 5 FT ALONG NON-PUBLIC RIGHT-OF-WAY

STREAM BUFFER AND SETBACK REQUIREMENTS
 STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER
 CITY OF LOGANVILLE: 60 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED

OFF-STREET PARKING REQUIREMENTS
 SHOPPING CENTER: 1 SPACE PER 200 SF
 REQUIRED PARKING: 32,073 SF / 200 SF = 161 SPACES
 TOTAL PARKING PROVIDED = 106 SPACES (7 ADA SPACES)
 PARKING SPACE DIMENSIONS REQUIRED = 9' X 19'
 PARKING SPACE DIMENSIONS PROVIDED = 9' X 19'
 LOADING SPACES REQUIRED: RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED), SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED), 5 TOTAL LOADING SPACES REQUIRED
 LOADING SPACES PROVIDED = 5 SPACES

FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
 SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026



DRAFT

CONCEPT PLAN FOR:
SPROUTS
 530 & 540 BRAND ROAD
 LOGANVILLE
 GWINNETT COUNTY, GEORGIA



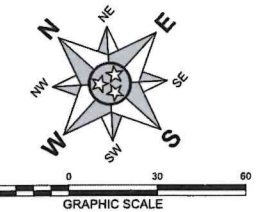
ALTERNATIVE CONCEPT PLAN

DATE: JUNE 5, 2026
 DRAWN BY: [Name]
 PROJECT NO.: 25-115
 CHECKED BY: [Name]



SHEET NUMBER: **CP-2** 53

25-115_SPROUTS_LOGANVILLE_CONCEPT_PLAN_VARIANCE_DWG / M2GROUP, June 1, 2026 1:28:41 PM
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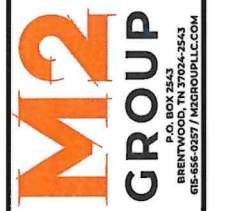
STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

DRAFT

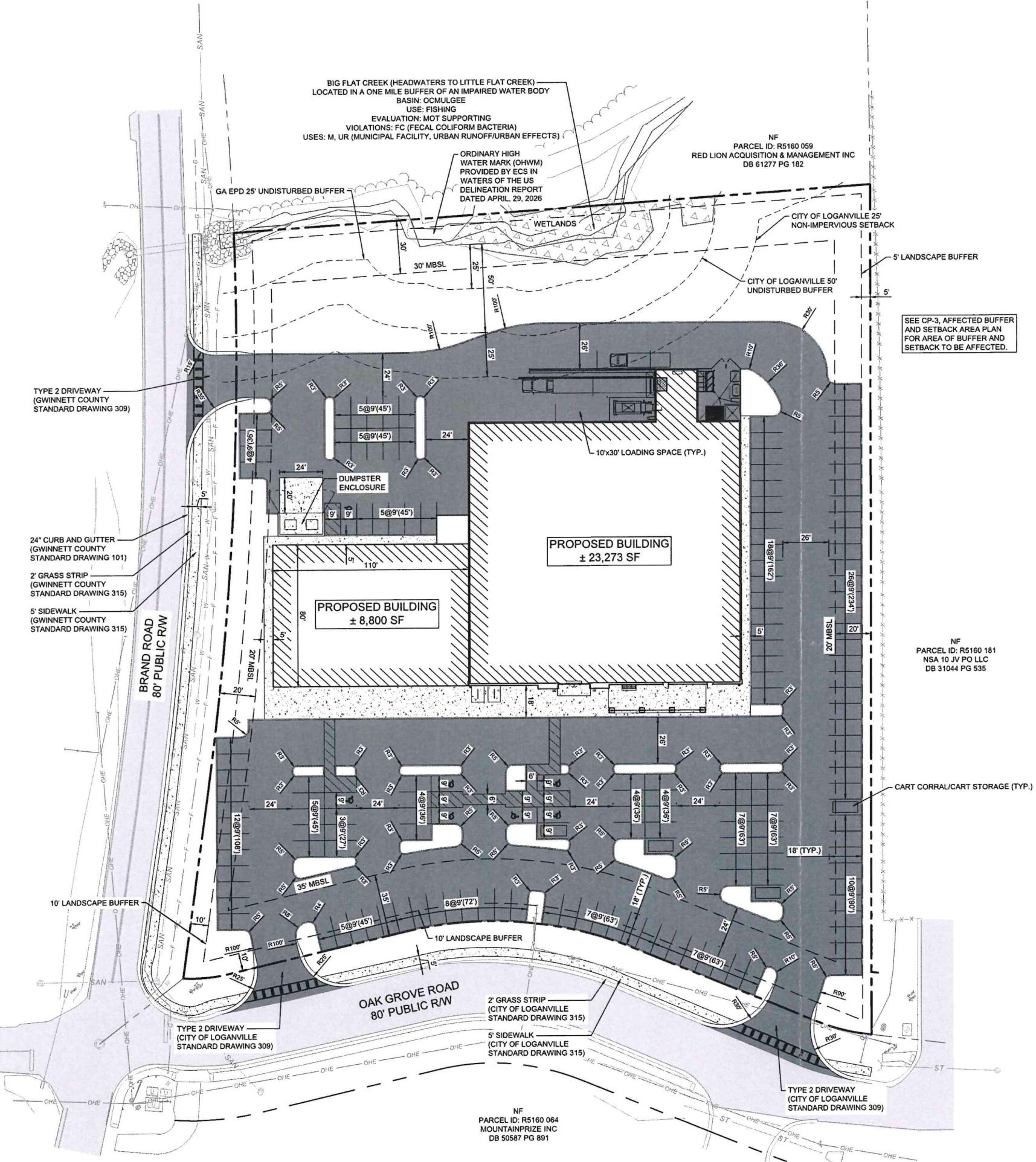
CONCEPT PLAN FOR:
SPROUTS
 530 & 540 BRAND ROAD
 LOGANVILLE
 GWINNETT COUNTY, GEORGIA



CONCEPT PLAN

DATE: JUNE 5, 2026
 DRAWN BY: 26-115
 PROJECT NO.: 26-115

SHEET NUMBER: **CP-1** 54



SITE DATA TABLE

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER

ZONING STANDARDS
 BUILDING HEIGHT NOT TO EXCEED 6 STORIES
 FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)
 SIDE YARD SETBACK: 20 FT
 REAR YARD SETBACK: 30 FT
 LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY (VARIANCE)
 5 FT ALONG NON-PUBLIC RIGHT-OF-WAY

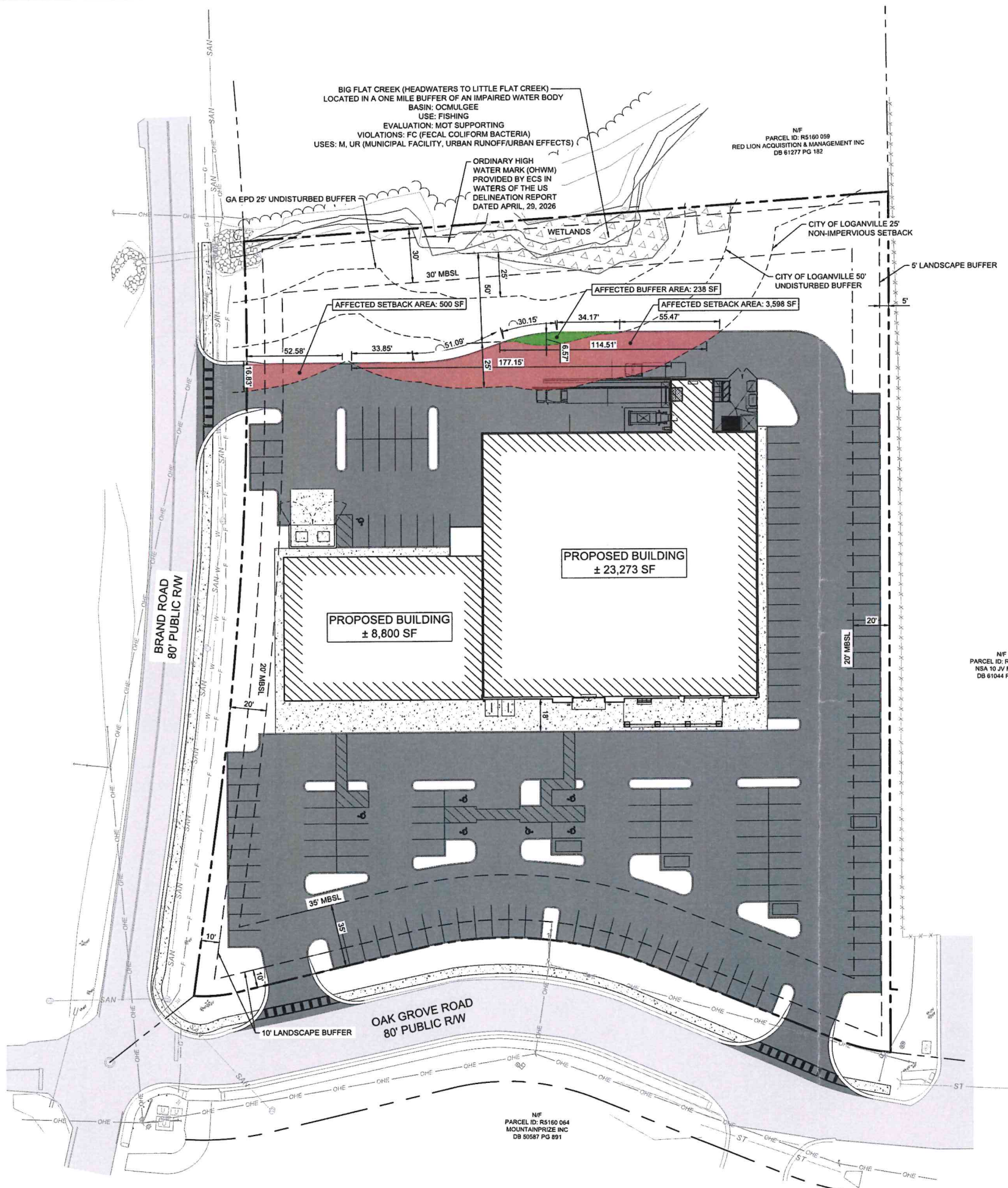
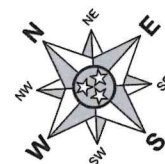
STREAM BUFFER AND SETBACK REQUIREMENTS
 STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER
 CITY OF LOGANVILLE: 50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (VARIANCE)

OFF-STREET PARKING REQUIREMENTS
 SHOPPING CENTER: 1 SPACE PER 200 SF
 TOTAL PARKING REQUIRED: 32,073 SF / 200 SF = 161 SPACES
 TOTAL PARKING PROVIDED = 153 SPACES (7 ADA SPACES) (VARIANCE)
 PARKING SPACE DIMENSIONS REQUIRED = 9' x 19'
 PARKING SPACE DIMENSIONS PROVIDED = 9' x 18' (VARIANCE)
 LOADING SPACES REQUIRED: RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED). SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED). 5 TOTAL LOADING SPACES REQUIRED
 LOADING SPACES PROVIDED: 3 SPACES (VARIANCE)

FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
 SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026





LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CURB
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
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- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPERTY SETBACK LINE
- PROPOSED BUILDING LINE
- PROPOSED CURB
- EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK
- AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER

VARIANCE AREA TABLE

TOTAL AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK:	4,098 SF
TOTAL AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER:	238 SF

SITE DATA TABLE

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PROPOSED USE:	SHOPPING CENTER
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CITY OF LOGANVILLE: 50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (AFFECTED)	
FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016	
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD	

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2028

DRAFT

AFFECTED BUFFER AREA PLAN FOR:
SPROUTS
530 & 540 BRAND ROAD
LOGANVILLE
GWINNETT COUNTY, GEORGIA



AFFECTED BUFFER AREA PLAN

DATE:	JUNE 5, 2028	DRAWN BY:	2E-115	CHECKED BY:	BS
PROJECT NO.:					



Know what's below.
Call before you dig.

24-115_SPROUTS LOGANVILLE BUFFER ENCROACHMENT.DWG | Worksheet: June 3, 2028 3:28:54 PM
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Re: Application for Major Variance - Abutting Property Owners
 530 & 540 Brand Road SW, Loganville, GA 30052

Abutting Property Owners

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
520 BRAND ROAD	RED LION ACQUISITION & MANAGEMENT INC	2382 PRO TEC WAY STE A	LOGANVILLE	GA	30052-3683
3900 OAK GROVE RD	NSA 110 V JV PO LLC	8400 E PRENTICE AVE STE 900	GREENWOOD VILLAGE	CO	80111-2921

Property Owners Across Public Right-of-Way

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
59 ATHENS HWY	MOUNTAINPRIZE INC	C/O SILVER OAK ADVISORS	SMYRNA	GA	30081-2437
3836 OAK GROVE RD	HOLY CROSS ANGLICAN CHURCH INC	PO BOX 776	LOGANVILLE	GA	30052-0776
506 HOKE O'KELLY MILL RD	ATLANTA MOTOR SALES LLC	3413 DIVERSIFIED DR	LOGANVILLE	GA	30052-2408



June 4, 2026

City of Loganville

Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Application for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

On behalf of GBT Realty Corporation, we respectfully submit this package of applications for Major Variances in connection with the proposed development of a retail shopping center anchored by Sprouts Farmers Market at 530 and 540 Brand Road SW, Loganville, Georgia (Parcel IDs: 5160 057 and 5160 175). The subject property totals approximately 3.61 acres and is zoned CH (Commercial Highway). The proposed development consists of an approximately 23,273 square-foot anchor grocery store and an approximately 8,800 square-foot in-line retail building.

The site presents a combination of geometric constraints, stream and wetland features, and competing regulatory setback requirements that, taken together, render strict compliance with certain development standards impractical without material sacrifice of the property's reasonable usability. Each variance requested below is grounded in site-specific physical and topographic conditions unique to this parcel.

Variances Requested and Justification

Reduction of Parking Space Length from 19 Feet to 18 Feet

The applicant requests that the standard 19-foot parking stall length be reduced to 18 feet. This reduction is necessitated by the irregular geometry of the site, which is bounded on the north by Big Flat Creek and associated stream buffers and wetlands, on the west by Brand Road (80-foot public right-of-way), and on the south by Oak Grove Road (80-foot public right-of-way). The parcel's acutely angled corner at the Brand Road/Oak Grove Road intersection, combined with the mandated setbacks from both roadways and the stream buffer corridor running across the northern portion of the site, significantly compresses the usable development envelope.

Maintaining 19-foot stall depths within the constrained development footprint would require either an unacceptable reduction in the number of stalls or encroachment further into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

The applicant requests relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and development equivalent to or greater than an on-site buffer.

Critically, the northern boundary is constrained by Big Flat Creek, associated wetlands and buffers. These overlapping requirements substantially reduce the usable depth of the site from north to south. Requiring a 10-foot landscape buffer on the Oak Grove Road frontage would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving the Oak Grove Road landscape buffer allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

Encroachments into the 10-Foot Landscape Buffer Along Brand Road

The applicant requests approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint because of the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout, with uniform aisle widths, standard stall orientations, and adequate turning radii, results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded.

The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

Big Flat Creek and associated wetlands traverse the northern portion of the subject property. The Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wreted vegetation. The City of Loganville imposes a 50-foot undisturbed buffer. The applicant proposes minor, limited encroachments into the City's 50-foot buffer in locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout.

The hardship unique to this site is the simultaneous imposition of overlapping state and local buffer requirements across a 3.61-acre parcel that also carries two public street frontage setbacks. The cumulative effect reduces the net buildable area to a degree not ordinarily encountered on similarly-zoned commercial parcels that do not have regulated streams transecting them. The proposed encroachments are specifically limited to areas where the EPD 25-foot buffer immediately adjacent to the stream will remain fully undisturbed, preserving the most critical near-stream vegetative protection.

Removal of the City of Loganville 25-Foot Non-Impervius Setback Beyond the 50-Foot Buffer

The City requires an additional 25-foot setback beyond the 50-foot undisturbed buffer from which all impervious cover is prohibited. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from wrested vegetation/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract.

Big Flat Creek is identified as impaired due to fecal coliform bacteria from municipal facility and urban runoff sources. The proposed development will include engineered stormwater management infrastructure designed to treat site runoff before discharge to the creek, directly addressing the documented impairment mechanism. Preserving a non-impervious setback in addition to all other buffers, on a parcel where the cumulative regulatory envelope already prevents viable commercial development, creates a hardship unique to this parcel's geometry and stream proximity. The stormwater controls to be implemented provide protection to the stream that is functionally superior to the withholding of a 25-foot non-impervious margin on this site.

Applicant's Responses to Evaluation Criteria

1. Extraordinary or Exceptional Conditions Due to Size, Shape, or Topography

The subject property is a 3.61-acre parcel bounded on two sides by public rights-of-way that meet at an acute angle at the southwestern corner, creating an irregular, wedge-influenced parcel shape rather than a standard rectangular development lot. The northern portion is bisected by Big Flat Creek and its riparian corridor, including jurisdictional wetlands and stacked multi-jurisdictional stream buffers. The topography descends toward the creek from the south, limiting the area of suitable, gradeable impervious surface. The convergence of an angular street intersection, dual road frontage setbacks, and a regulated stream corridor with overlapping buffer requirements compresses the usable development envelope in a manner not typical of other CH-zoned commercial parcels and creates extraordinary site-specific constraints not of the applicant's making.

2. Other Unique Conditions Adversely Affecting Reasonable Use

The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation. The CH zone expressly permits shopping centers; yet the physical constraints of this parcel make the standard development parameters unworkable without variance relief. No comparable CH-zoned parcel without a regulated stream transecting it would face the same degree of constrained buildable area.

3. How Strict Application Creates an Unnecessary Hardship

Strict enforcement of all landscape buffers, stream buffers, the non-impervious setback, and parking standards as applied to this parcel would effectively preclude development of any anchor retail use on the property. The stacking of the City's 50-foot undisturbed buffer plus a 25-foot non-impervious setback, plus dual 10-foot street landscape buffers, plus the 35-foot front setback, in combination with the angular intersection geometry, reduces the impervious development area to a dimension that cannot support a viable retail building and parking field. This hardship is not self-created; it arises from the natural presence of Big Flat Creek and its topographic corridor on the parcel, a condition that existed prior to and independent of the development proposal.

4. Whether the Requested Relief Causes Substantial Detriment to the Public Good

The requested variances will not cause substantial detriment to the public good. The Georgia EPD 25-foot undisturbed buffer will be maintained in full along the entirety of the stream and wetland frontage. Engineered stormwater management will treat runoff before it reaches the creek, directly addressing the identified fecal coliform impairment from diffuse urban runoff. Landscape buffer variances along Brand Road and Oak Grove Road are mitigated by existing right-of-way greenspace that preserves the visual and functional intent of the buffer standard. The 2-space parking reduction and 1-foot stall length reduction are de minimis in impact on traffic function or public safety. None of the variances authorize a use not otherwise permitted in the CH zone.

5. Whether the Relief Grants an Otherwise Prohibited Use

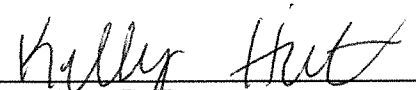
No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The relief sought pertains solely to the physical standards governing setbacks, buffers, and parking dimensions, not to the category of use proposed.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and are available to discuss these requests at your convenience.

Respectfully submitted,



Kelly Hiatt, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiatt@gbtreatly.com

Attachments:

1. Applications for Major Variances
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property i.e. ALTA/NSPS Land Title Survey (Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-005

LANDOWNERS: Samuel Cordos / Bright Stone Lending LLC

APPLICANT: Kelly Hiett on behalf of GBT Realty Corporation

PROPERTY ADDRESS: 530 and 540 Brand Road

MAP/PARCEL #: R5160 057 and R5160 175

PARCEL DESCRIPTION: Residential (vacant)

AREA: 3.61 acres

EXISTING ZONING: CH

PROPOSED ZONING: No Change

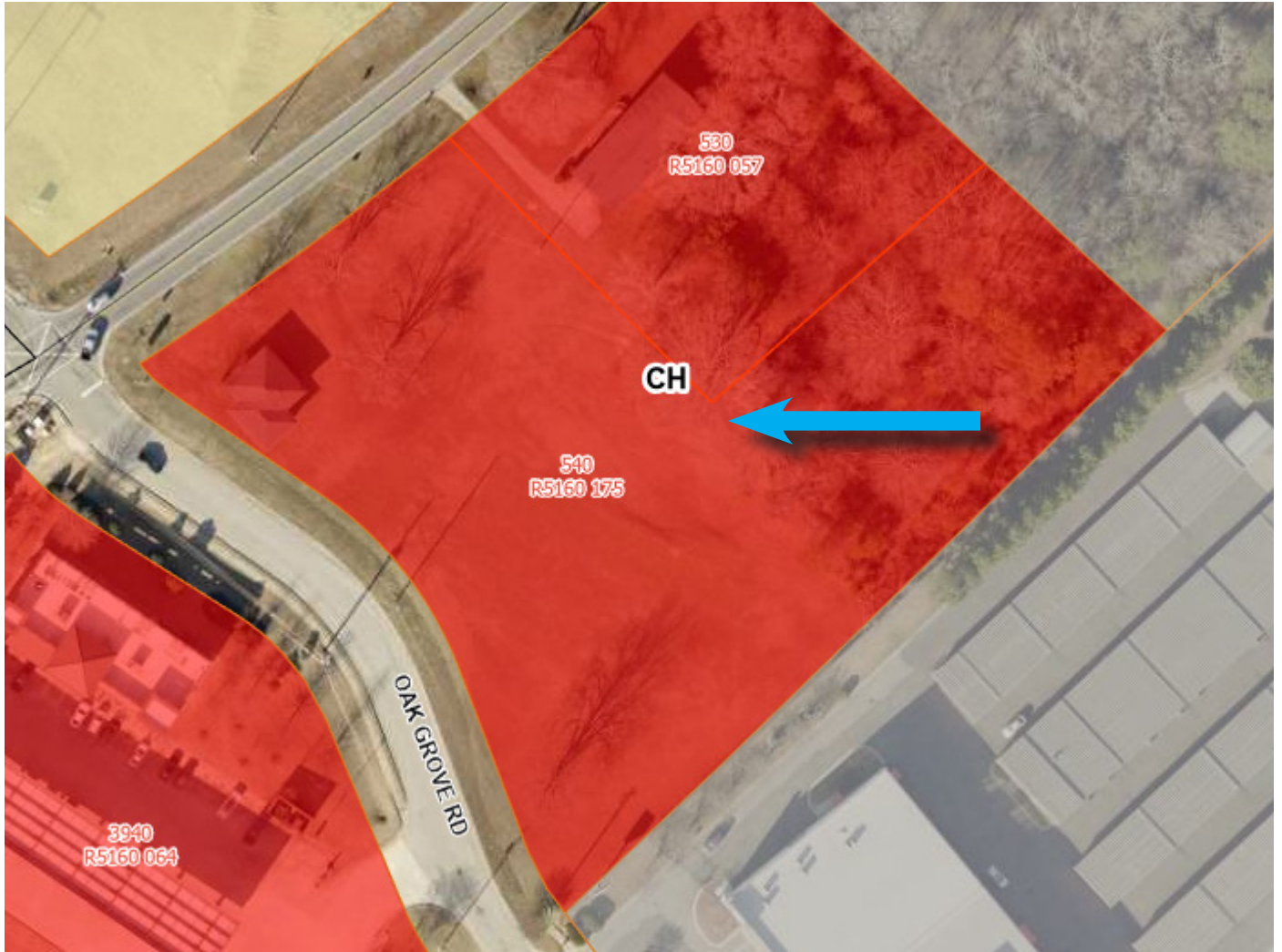
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 117-13 Buffer and Setback Requirements. Specifically, the applicant is seeking permission to encroach on the 50-foot undisturbed stream buffer.

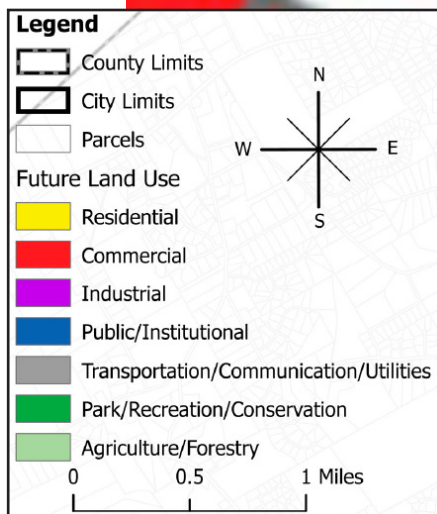
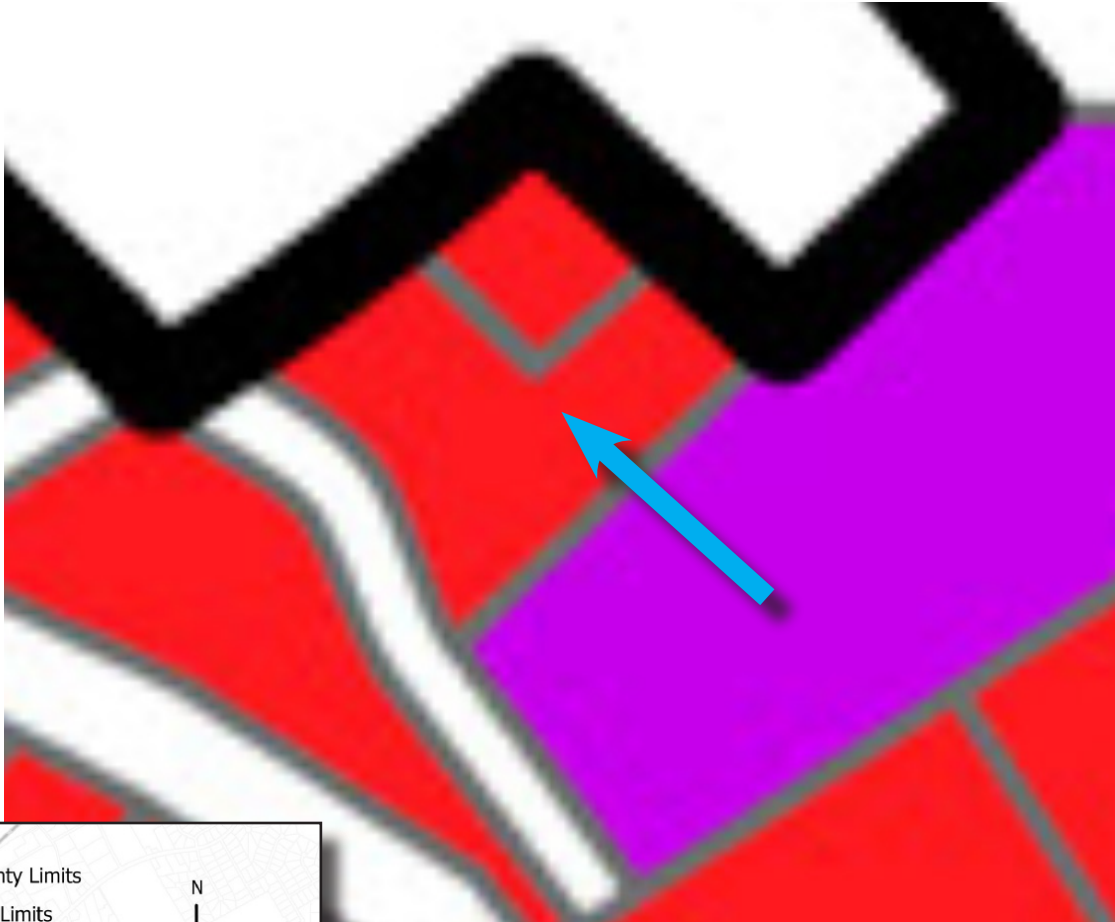
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking a variance for minor limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek.

Existing Conditions

Each parcel has a residence on it, with 540 Brand Road having a 952-square-foot home that was built in 1940 and 530 Brand Road having a 2,064-square-foot home that was built in 1974, according to Gwinnett County records. The properties were annexed into the City in 2008 with the original intent of building a hotel and retail center.

Big Flat Creek runs along the northeast property line.

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 is irregularly shaped as a result of the intersection of Brand Road and Oak Grove Road, with future plans to turn this into a roundabout. In addition, the Big Flat Creek state waterway traverses the property along its northeastern property line, which is required to have a 75 foot buffer (50 feet undisturbed, another 25 feet where impervious cover are prohibited).

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 the location and extent of the proposed buffer or setback intrusion. The proposed impact is 238 square feet. It could be viewed as a hardship in that this project cannot be build as proposed, but a reduction in parking or the footprint of the buildings would likely allow this project to meet City standards.

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: Though the impact is minimal, it is hard to see how the conditions that are peculiar to the property adversely affect its reasonable use or usability as currently zoned. The applicants were aware of the presence of a state waterway on the proposed site and consequently could have proposed a smaller footprint to meet the parameters outlined by City code. *The staff recommendation is to deny this variance.*

Planning Commission Recommended Conditions

City Council Conditions



Date: _____

Application # V 26006

APPLICATION FOR MAJOR VARIANCE

Stormwater
25' Buffer

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Kelly Hiatt, on behalf of GBT Realty Corporation ADDRESS: 9010 Overlook Boulevard CITY: Brentwood STATE: TN Zip: 37027 PHONE: (248) 701-3307	NAME: Samuel Cordos / Bright Stone Lending LLC ADDRESS: 1147 Tranquil Brook Dr CITY: Naples STATE: FL Zip: 34114 PHONE: 239-358-1660 (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: Kelly Hiatt PHONE: (248) 701-3307 EMAIL: khiatt@gbtrealty.com FAX:	
PROPERTY INFORMATION	
MAP & PARCEL # 5160 057 & 5160 175 PRESENT ZONING: CH ACREAGE: 3.61 ADDRESS: 530 & 540 Brand Road SW COUNTY: Gwinnett	
Ordinance and Section from Which Relief is Sought: 25-Foot Non-Impervious Setback Beyond 50-Foot Buffer	
Description of Request: Removal of the 25-foot non-impervious setback beyond the City of Loganville 50-foot undisturbed stream buffer.	

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: 5/13/2026

Accepted by Planning & Development: Mary Ann DATE: 6/5/26 FEE PAID: \$500.00

CHECK # 180 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

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.

Kelly Hiatt _____ Date 5/27/24
Applicant's Signature

Kelly Hiatt Development Manager
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2024.



[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)

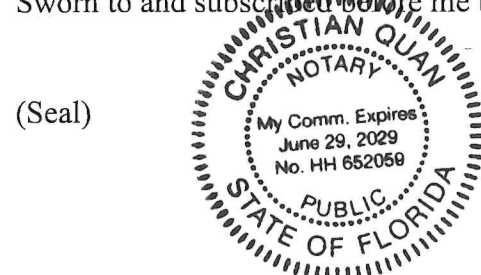
- a) _____ the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature] _____ Date 5-29-26
Owner's Signature

Samuel Cordos
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2026.



[Signature]
Signature of Notary Public

RECORD LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING

2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 129.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 27.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE 81-A , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

2026 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 1: MONUMENTS FOUND AND/OR SET, AS WELL AS DESCRIPTIONS OF THEIR CHARACTER ARE DEPICTED HEREON.
- ITEM 2: 530 & 540 BRAND ROAD SW, LOGANVILLE GA .
- ITEM 3: SUBJECT PROPERTY IS LOCATED WITHIN "FLOOD ZONE X" PER FEMA FLOOD MAP ZONE 130326 , MAP NO. 132970005E EFFECTIVE 12/08/16
- ITEM 4: THE GROSS LAND AREA: 3.542 ACRES
- ITEM 5: VERTICAL RELIEF IS AS DEPICTED ON THE SURVEY
- ITEM 6(a): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 6(b): SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
- ITEM 7(a): BUILDINGS LOCATED IN THE AREA.
- ITEM 7(b1): DIMENSIONS MEASURED AT GROUND LEVEL ARE DEPICTED HEREON.
- ITEM 7 (b2): OTHER AREAS AS SPECIFIED FOR THE CLIENT IS AS DEPICTED ON THE SURVEY
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE DEPICTED ON THE SURVEY.
- ITEM 9: THERE ARE 0 HANDICAP AND 0 PARKING SPACES IN THE PROJECT LOCATION.
- ITEM 11(a): THE UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. NOTE ALL UNDERGROUND UTILITY LINES SHOWN ON THE SURVEY ARE BY PLAN UNLESS OTHERWISE NOTED ("MARKED").
- ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE DEPICTED ON THE SURVEY.
- ITEM 14: 60 ± FT TO OAK GROVE ROAD AND BRAND ROAD INTERSECTION
- ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- ITEM 17: THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR CONSTRUCTION OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 18: PURSUANT TO SECTIONS 5 AND 6 INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS ARE AS DEPICTED ON THE SURVEY.
- ITEM 19: A PROFESSIONAL LIABILITY INSURANCE POLICY, HAS BEEN OBTAINED BY THE SURVEYOR AND SHALL REMAIN IN EFFECT THROUGHOUT THE CONTRACT TERM. A CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST.

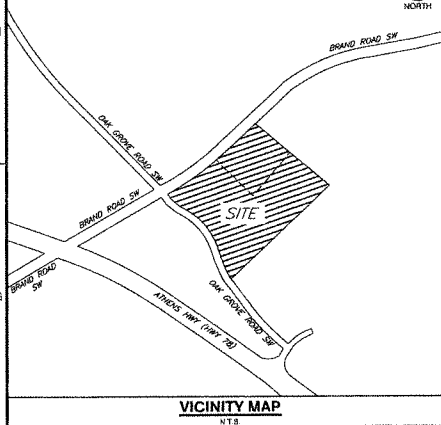
PARCEL	ACRES
R5160 175	2.588
R5160 057	0.954
TOTAL	3.542

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [NOT SURVEY-RELATED.]
2. ALL TAXES FOR THE YEAR OF 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE-BILLING OF CITY OR COUNTY TAXES. [NOT SURVEY-RELATED.]
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. [NOT SURVEY-RELATED.]
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
6. LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. [NOT SURVEY-RELATED.]
8. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. [NOT SURVEY-RELATED]
9. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY, GEORGIA RECORDS. [NO PLOTTABLE MATTERS.]
10. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK Z, PAGE 81A , AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
11. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 125, PAGE 57 , AFORESAID RECORDS. [AFFECTS PARCEL, FORMER PROPERTY LINES PLOTTED.]
12. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 163, PAGE 184 , AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
13. RIGHT OF WAY DEED FROM SAMUEL WATSON ET. AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MARCH 18, 1958, RECORDED IN DEED BOOK 215, PAGE 19, AFORESAID RECORDS. [NO PLOTTABLE MATTERS. LOCATION AND SIZE RIGHT OF WAY NOT LEGIBLE.]
14. RIGHT OF WAY DEED FROM J.E. JENKINS ET. AL. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MAY 15, 1964, FILED FOR RECORD MAY 21, 1964 AT 10:00 AM, RECORDED IN DEED BOOK 213, PAGE 849, AFORESAID RECORDS. [AFFECTS PARCEL, 80' RIGHT OF WAY FOR BRAND ROAD PLOTTED.]
15. EASEMENT FOR THE ANCHOR GUY POLES AND WIRE FROM THE DIVERSIFIED DEVELOPMENT CO., INC. TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED OCTOBER 1, 2010, FILED FOR RECORD NOVEMBER 19, 20210 AT 2:00 P.M., RECORDED IN DEED BOOK 50368, PAGE 587 , AFORESAID RECORDS. [AFFECTS PARCEL, PLOTTED.]
16. EASEMENT AND UTILITIES AGREEMENT BY AND BETWEEN DIVERSIFIED DEVELOPMENT COMPANY, INC., A GEORGIA CORPORATION, DATED JUNE 9, 2010, FILED FOR RECORDS JUNE 21, 2010 AT 12:58 P.M., RECORDED IN DEED BOOK 50129, PAGE 780, AFORESAID RECORDS. [UTILITY AND ACCESS EASEMENTS DO NOT AFFECT PARCEL, LAND CONVEYED FOR ROAD RIGHT OF WAY(OAK GROVE ROAD) PLOTTED.]
17. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. [NOT SURVEY-RELATED.]

GENERAL NOTES

1. FIELD WORK COMPLETED ON 04/24/2026.
2. ALL LINES TRAVERSED WITH AN PRECISION OF CLOSURE GREATER THAN 1:10,000.
3. HORIZONTAL DATUM GA WEST STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED ARE EXPRESSED IN US SURVEY FOOT AND DECIMALS THEREOF.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.

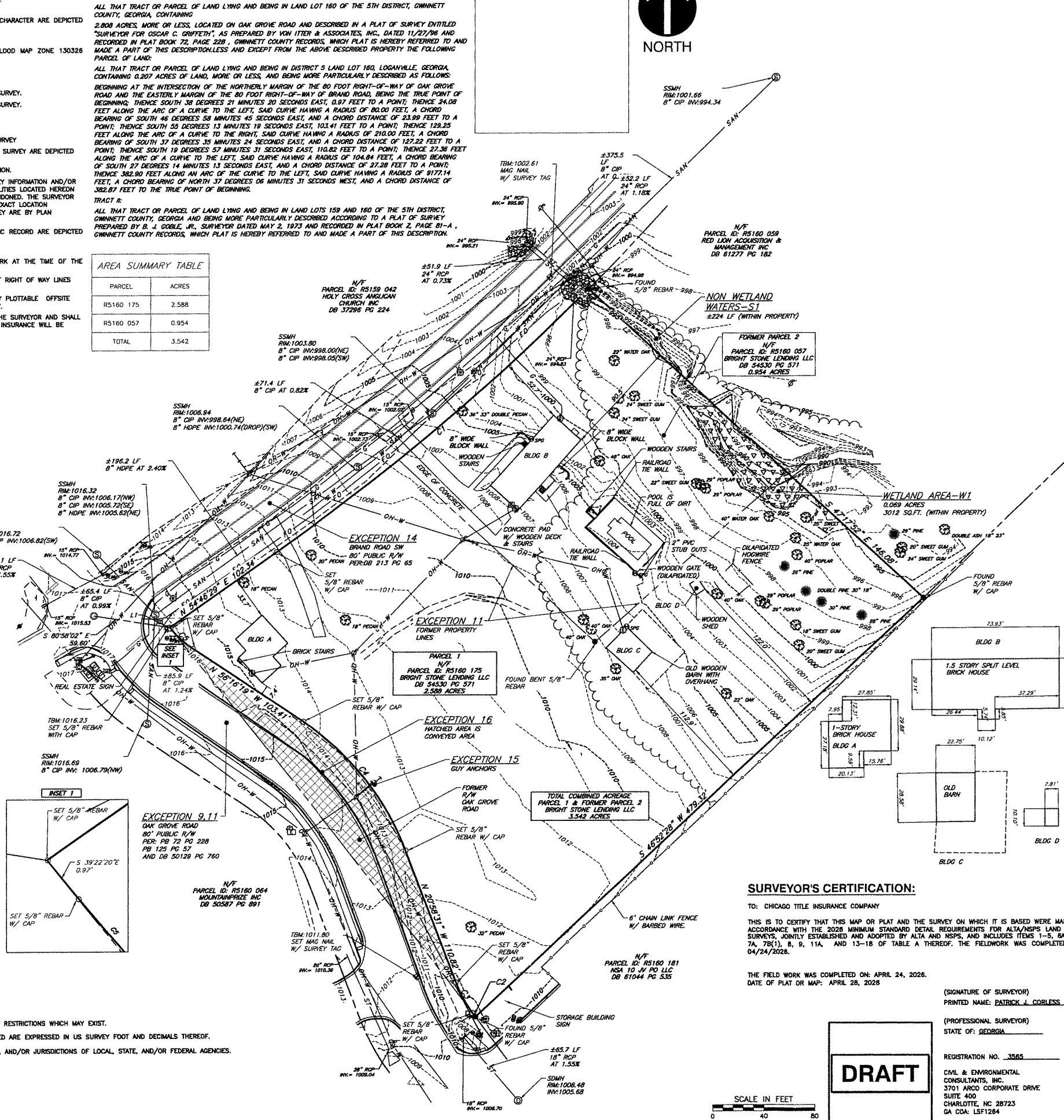


EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING TOP OF BANK
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING DITCH FLOW LINE
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-W EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- RIP-RAP
- EXCLUDED AREA
- BUILDING
- WETLANDS
- x 1082.40 EXISTING SPOT ELEVATION
- IRON PIN FOUND
- BENCHMARK
- IRON PIPE FD. (SIZE)
- REBAR FD. (SIZE)
- REBAR IRON PIN SET & CAP
- CALCULATED POINT
- MAILBOX
- SIGN
- SATELLITE DISH
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATER METER
- HOSE BIB BUILDING
- FARM SPOUT
- GAS METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC PULL BOX (FLUSH WITH GRADE)
- ELECTRIC METER
- CABLE PEDESTAL
- UTILITY CABINET (UNKNOWN, ABOVE GRADE)
- VAULT
- UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

LINE #	DIRECTION	LENGTH
L1	S 39°22'20" E	0.97'
L2	S 47°03'40" E	211.27'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1854.17'	9°51'46"	319.17'	318.78'	N 49°50'36" E
C2	10007.94'	0°01'19"	3.81'	3.81'	N 37°01'56" W
C3	104.64'	14°58'47"	27.36'	27.28'	N 28°15'13" W
C4	210.00'	35°15'52"	129.25'	127.22'	N 38°36'24" W
C5	80.00'	17°14'48"	24.08'	23.99'	N 47°59'45" W



SURVEYOR'S CERTIFICATION:

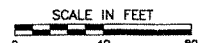
TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8A, 6B, 7A, 7B(1), 8, 9, 11A, AND 13-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/24/2026.

THE FIELD WORK WAS COMPLETED ON: APRIL 24, 2026.
DATE OF PLAT OR MAP: APRIL 28, 2026

DRAFT

(SIGNATURE OF SURVEYOR)
PRINTED NAME: PATRICK J. CORLESS JR
(PROFESSIONAL SURVEYOR)
STATE OF: GEORGIA
REGISTRATION NO. 3565
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE
SUITE 400
CHARLOTTE, NC 28723
GA CSA: LSF1264



Section 5, Item E.

REVISION RECORD

NO.	DATE	DESCRIPTION

777 Lowndes Hill Road
Building 2, Suite 100
Greenville, SC 29607
Ph: 864.626.3140
www.ccecinc.com

CEC
Civil & Environmental Consultants, Inc.

LAND OF
BRIGHT STONE LENDING LLC
530 & 540 BRAND ROAD SW
LOGANVILLE, GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY

JOB NO. 2026-001
DATE: APR 2026
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO. 382-305 SV01
APPROVED BY: [Signature]

DRAFT

DRAWING NO. **SV01**

SHEET 1 OF 1



June 17, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Letter of Intent for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

GBT Realty Corporation respectfully submits this Letter of Intent in support of five Major Variance applications for the proposed Sprouts Farmers Market shopping center at 530 and 540 Brand Road SW (Parcels 5160 057 and 5160 175), a 3.61-acre CH-zoned site. Each variance is the minimum relief necessary to achieve a functional, commercially viable development given the physical limitations described above.

1. Reduction of Parking Space Length from 19 Feet to 18 Feet

We request a reduction in the required parking stall length from 19 feet to 18 feet throughout the parking field. The irregular geometry of the site, combined with the mandated setbacks from both road frontages and the stream buffer corridor running across the northern portion of the property, significantly compresses the usable development envelope. Maintaining 19-foot stall depths would require either an unacceptable reduction in the total number of parking stalls or additional encroachment into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with parking standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

2. Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

We request full relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and the development equivalent to or greater than an on-site buffer. Requiring an additional 10-foot on-site buffer along Oak Grove Road would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving this buffer requirement allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

3. Minor Encroachments into the 10-Foot Landscape Buffer Along Brand Road

We request approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint due to the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout with uniform aisle widths, standard stall orientations, and adequate turning radii results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded. The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

4. Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

We request approval of minor, limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek. Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation line. The City of Loganville imposes a more restrictive 50-foot undisturbed buffer. The proposed encroachments are confined to the outer portion of the City's buffer and are specifically limited to locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) the encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout. The most critical near-stream vegetative protection will remain fully intact.

5. Removal of the 25-Foot Non-Imperious Setback Beyond the 50-Foot Buffer

We request relief from the City's requirement for an additional 25-foot non-imperious setback beyond the 50-foot undisturbed stream buffer. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-imperious setback creates a 75-foot total protected corridor measured from the wretched vegetation line/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract. Strict enforcement of all these requirements would effectively preclude any anchor retail development on the property.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein and in the accompanying applications. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and welcome the opportunity to discuss these requests further.

Respectfully submitted,

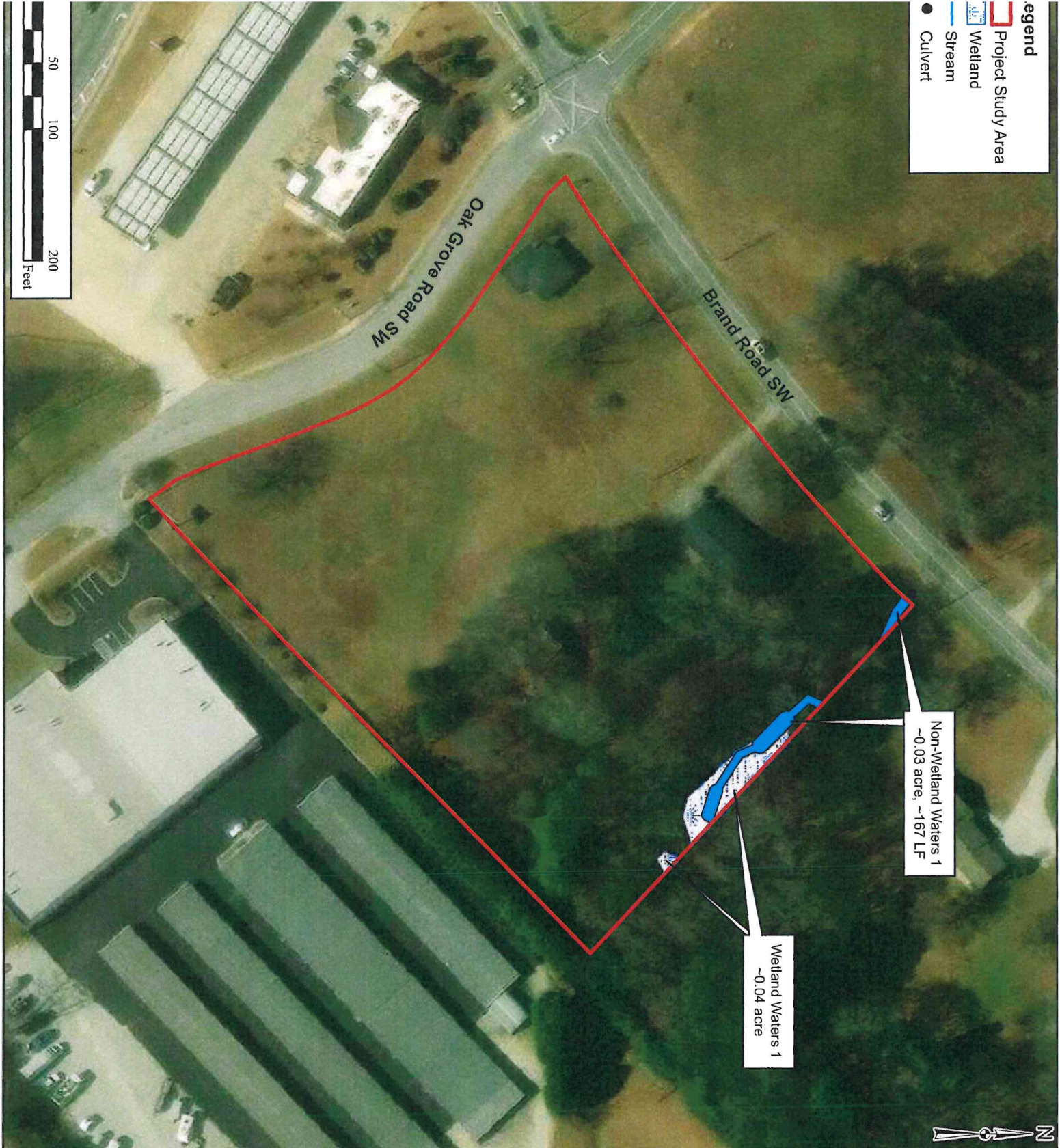


Kelly Hiatt P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiatt@gbtrealty.com

Attachments:

- 1. Applications for Major Variances (5 applications)
- 2. Check for Application Fees
- 3. Legal Description of Property
- 4. Stream Delineation Map
- 5. Plat of Property (ALTA/NSPS Land Title Survey, Draft, April 2026)
- 6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
- 7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
- 8. Affected Buffer Area Plan
- 9. Names and Addresses of Abutting Property Owners





Legend
 Project Study Area
 Wetland
 Stream
 Culvert

50 100 200
 Feet





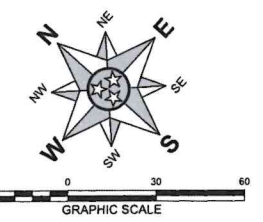
	
Client:	
Project:	BRAND ROAD SITE 540 BRAND ROAD SW, LOGANVILLE, GWINNETT COUNTY, GEORGIA
Title:	POTENTIAL WATERS OF THE U.S. DELINEATION MAP
1. POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WERE OBSERVED BY EGS ON APRIL 15, 2026. 2. FINDINGS DEPICTED ON THIS MAP HAVE NOT BEEN VERIFIED BY THE USAGE AND DELINEATION FINDINGS ARE SUBJECT TO CHANGE BASED ON AGENCY VERIFICATION. 3. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES.	
Drawn By:	Scale: 1" = 100'
ZJW	
Approved By:	Date:
WBF	04/16/2026
EGS Project No. 491: 2237	

FIGURE 7



STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

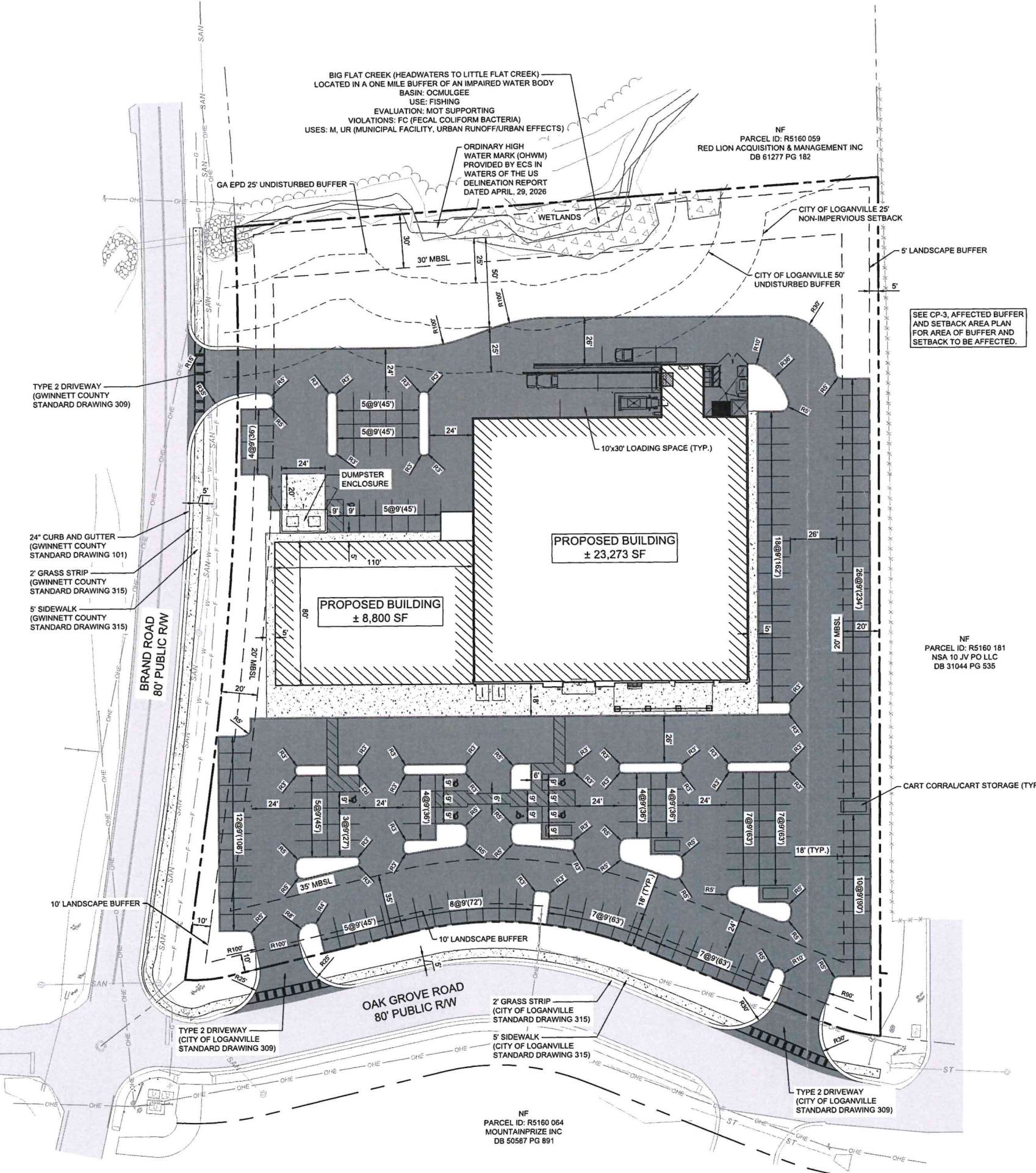
DRAFT

CONCEPT PLAN FOR:
SPROUTS
530 & 540 BRAND ROAD
LOGANVILLE
GWINNETT COUNTY, GEORGIA



CONCEPT PLAN	SH
DATE: JUNE 5, 2026	BS
DRAWN BY: 28-115	
CHECKED BY:	

SHEET NUMBER:
CP-1



SEE CP-3, AFFECTED BUFFER AND SETBACK AREA PLAN FOR AREA OF BUFFER AND SETBACK TO BE AFFECTED.

NF
PARCEL ID: R5160 181
NSA 10 JV PO LLC
DB 31044 PG 535

NF
PARCEL ID: R5160 064
MOUNTAINPRIZE INC
DB 50587 PG 891

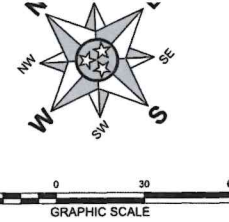
SITE DATA TABLE

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER
ZONING STANDARDS	
BUILDING HEIGHT NOT TO EXCEED 6 STORIES	
FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)	
SIDE YARD SETBACK: 20 FT	
REAR YARD SETBACK: 30 FT	
LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY (VARIANCE)	
5 FT ALONG NON-PUBLIC RIGHT-OF-WAY	
STREAM BUFFER AND SETBACK REQUIREMENTS	
STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER	
CITY OF LOGANVILLE: 50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (VARIANCE)	
OFF-STREET PARKING REQUIREMENTS	
SHOPPING CENTER: 1 SPACE PER 200 SF	
TOTAL PARKING REQUIRED: 32,073 SF / 200 SF = 161 SPACES	
TOTAL PARKING PROVIDED = 153 SPACES (7 ADA SPACES) (VARIANCE)	
PARKING SPACE DIMENSIONS REQUIRED = 9' x 19'	
PARKING SPACE DIMENSIONS PROVIDED = 9' x 18' (VARIANCE)	
LOADING SPACES REQUIRED: RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED). SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED). 5 TOTAL LOADING SPACES REQUIRED	
LOADING SPACES PROVIDED: 3 SPACES (VARIANCE)	
FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016	
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD	

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026



Know what's below.
Call before you dig.



DEVELOPMENT ORDINANCE TO SUPPORT A VIABLE DEVELOPMENT FOR SPROUTS OPERATIONS AND THE OVERALL SHOPPING CENTER, A MINIMUM PARKING RATIO OF 4.6 SPACES PER 1000 SQUARE FEET IS REQUIRED.

REQUIRED PARKING CALCULATION: (32,073 SF / 1000 SF) X 4.6 = 148 PARKING STALLS

DUE TO THE LIMITED LOT SIZE, IRREGULAR PARCEL CONFIGURATION, AND THE INABILITY TO ENCRANCH INTO REQUIRED BUFFER AND SETBACK AREAS UNDER THIS ALTERNATIVE PLAN, THE DEVELOPABLE AREA AVAILABLE FOR PARKING IS SIGNIFICANTLY CONSTRAINED. THESE LIMITATIONS, COMBINED WITH THE SQUARE FOOTAGE REQUIRED FOR SPROUTS OPERATIONS, SUBSTANTIALLY REDUCE THE ACHIEVABLE PARKING SUPPLY. AS A RESULT OF THESE CONSTRAINTS, THE ALTERNATIVE PLAN PROVIDES APPROXIMATELY 34% FEWER PARKING SPACES THAN REQUIRED TO ADEQUATELY SUPPORT THE SHOPPING CENTER'S DAILY OPERATIONS.

STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

DRAFT

CONCEPT PLAN FOR:
SPROUTS
530 & 540 BRAND ROAD
LOGANVILLE
GWINNETT COUNTY, GEORGIA



ALTERNATIVE CONCEPT PLAN

DATE: JUNE 5, 2026
DRAWN BY: SH
PROJECT NO.: 26-115
CHECKED BY: BS

SHEET NUMBER:
CP-2



SITE DATA TABLE

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COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER

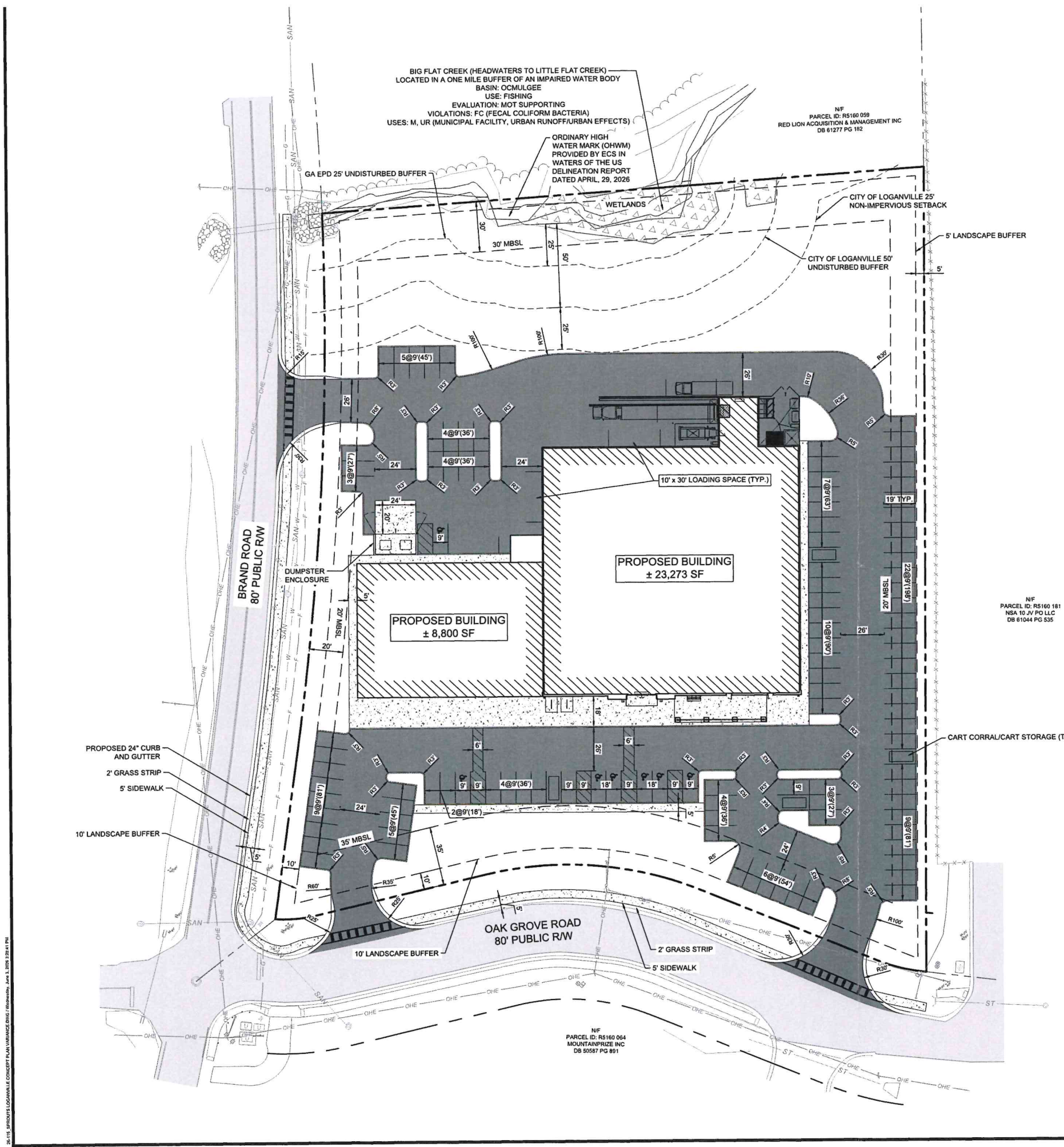
ZONING STANDARDS
BUILDING HEIGHT NOT TO EXCEED 6 STORIES
FRONT YARD SETBACK: 35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)
SIDE YARD SETBACK: 20 FT
REAR YARD SETBACK: 30 FT
LANDSCAPE BUFFER: 10 FT ALONG PUBLIC RIGHT-OF-WAY
5 FT ALONG NON-PUBLIC RIGHT-OF-WAY

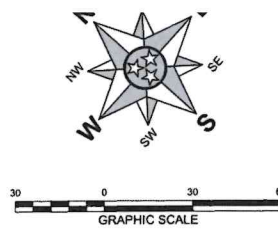
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STATE OF GEORGIA: 25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER
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LOADING SPACES PROVIDED = 5 SPACES

FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026





REVISION #	DATE

DRAFT

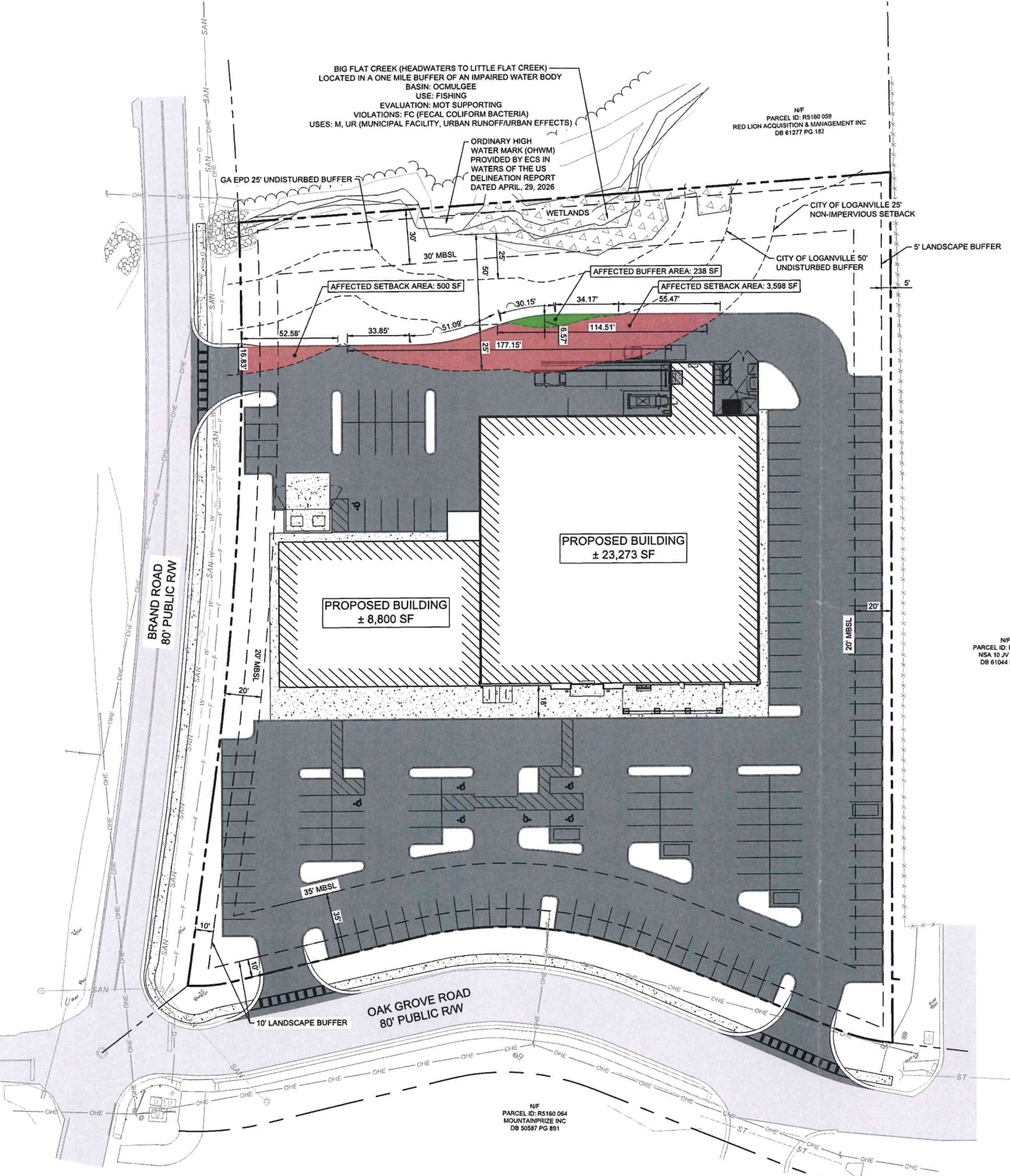
AFFECTED BUFFER AREA PLAN FOR:
SPROUTS
 530 & 540 BRAND ROAD
 LOGANVILLE
 GWINNETT COUNTY, GEORGIA



DATE	PROJECT NO.	DRAWN BY	CHECKED BY
JUNE 5, 2026	26-115		

AFFECTED BUFFER AREA PLAN

SHEET NUMBER:
CP-3



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CURB
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- SAN --- SAN --- SAN --- EXISTING SANITARY SEWER
- G --- G --- G --- EXISTING NATURAL GAS LINE
- ST --- ST --- ST --- EXISTING STORM SEWER
- OHE --- OHE --- OHE --- EXISTING OVERHEAD ELECTRIC
- UG-E --- UG-E --- UG-E --- EXISTING UNDERGROUND ELECTRIC
- PROPERTY SETBACK LINE
- PROPOSED BUILDING LINE
- PROPOSED CURB
- EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK
- AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER

VARIANCE AREA TABLE

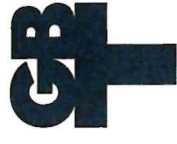
TOTAL AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK:	4,098 SF
TOTAL AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER:	238 SF

SITE DATA TABLE

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FEMA FLOOD MAP:	MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
SITE IS LOCATED IN:	ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026





Re: Application for Major Variance - Abutting Property Owners
 530 & 540 Brand Road SW, Loganville, GA 30052

Abutting Property Owners

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
520 BRAND ROAD	RED LION ACQUISITION & MANAGEMENT INC	2382 PRO TEC WAY STE A	LOGANVILLE	GA	30052-3683
3900 OAK GROVE RD	NSA 110 V JV PO LLC	8400 E PRENTICE AVE STE 900	GREENWOOD VILLAGE	CO	80111-2921

Property Owners Across Public Right-of-Way

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
59 ATHENS HWY	MOUNTAINPRIZE INC	C/O SILVER OAK ADVISORS	SMYRNA	GA	30081-2437
3836 OAK GROVE RD	HOLY CROSS ANGLICAN CHURCH INC	PO BOX 776	LOGANVILLE	GA	30052-0776
506 HOKE O'KELLY MILL RD	ATLANTA MOTOR SALES LLC	3413 DIVERSIFIED DR	LOGANVILLE	GA	30052-2408



June 4, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Application for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

On behalf of GBT Realty Corporation, we respectfully submit this package of applications for Major Variances in connection with the proposed development of a retail shopping center anchored by Sprouts Farmers Market at 530 and 540 Brand Road SW, Loganville, Georgia (Parcel IDs: 5160 057 and 5160 175). The subject property totals approximately 3.61 acres and is zoned CH (Commercial Highway). The proposed development consists of an approximately 23,273 square-foot anchor grocery store and an approximately 8,800 square-foot in-line retail building.

The site presents a combination of geometric constraints, stream and wetland features, and competing regulatory setback requirements that, taken together, render strict compliance with certain development standards impractical without material sacrifice of the property's reasonable usability. Each variance requested below is grounded in site-specific physical and topographic conditions unique to this parcel.

Variances Requested and Justification

Reduction of Parking Space Length from 19 Feet to 18 Feet

The applicant requests that the standard 19-foot parking stall length be reduced to 18 feet. This reduction is necessitated by the irregular geometry of the site, which is bounded on the north by Big Flat Creek and associated stream buffers and wetlands, on the west by Brand Road (80-foot public right-of-way), and on the south by Oak Grove Road (80-foot public right-of-way). The parcel's acutely angled corner at the Brand Road/Oak Grove Road intersection, combined with the mandated setbacks from both roadways and the stream buffer corridor running across the northern portion of the site, significantly compresses the usable development envelope.

Maintaining 19-foot stall depths within the constrained development footprint would require either an unacceptable reduction in the number of stalls or encroachment further into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

The applicant requests relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and development equivalent to or greater than an on-site buffer.

Critically, the northern boundary is constrained by Big Flat Creek, associated wetlands and buffers. These overlapping requirements substantially reduce the usable depth of the site from north to south. Requiring a 10-foot landscape buffer on the Oak Grove Road frontage would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving the Oak Grove Road landscape buffer allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

Encroachments into the 10-Foot Landscape Buffer Along Brand Road

The applicant requests approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint because of the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout, with uniform aisle widths, standard stall orientations, and adequate turning radii, results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded.

The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

Big Flat Creek and associated wetlands traverse the northern portion of the subject property. The Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation. The City of Loganville imposes a 50-foot undisturbed buffer. The applicant proposes minor, limited encroachments into the City's 50-foot buffer in locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout.

The hardship unique to this site is the simultaneous imposition of overlapping state and local buffer requirements across a 3.61-acre parcel that also carries two public street frontage setbacks. The cumulative effect reduces the net buildable area to a degree not ordinarily encountered on similarly-zoned commercial parcels that do not have regulated streams transecting them. The proposed encroachments are specifically limited to areas where the EPD 25-foot buffer immediately adjacent to the stream will remain fully undisturbed, preserving the most critical near-stream vegetative protection.

Removal of the City of Loganville 25-Foot Non-Impervious Setback Beyond the 50-Foot Buffer

The City requires an additional 25-foot setback beyond the 50-foot undisturbed buffer from which all impervious cover is prohibited. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from wrested vegetation/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract.

Big Flat Creek is identified as impaired due to fecal coliform bacteria from municipal facility and urban runoff sources. The proposed development will include engineered stormwater management infrastructure designed to treat site runoff before discharge to the creek, directly addressing the documented impairment mechanism. Preserving a non-impervious setback in addition to all other buffers, on a parcel where the cumulative regulatory envelope already prevents viable commercial development, creates a hardship unique to this parcel's geometry and stream proximity. The stormwater controls to be implemented provide protection to the stream that is functionally superior to the withholding of a 25-foot non-impervious margin on this site.

Applicant's Responses to Evaluation Criteria

1. Extraordinary or Exceptional Conditions Due to Size, Shape, or Topography

The subject property is a 3.61-acre parcel bounded on two sides by public rights-of-way that meet at an acute angle at the southwestern corner, creating an irregular, wedge-influenced parcel shape rather than a standard rectangular development lot. The northern portion is bisected by Big Flat Creek and its riparian corridor, including jurisdictional wetlands and stacked multi-jurisdictional stream buffers. The topography descends toward the creek from the south, limiting the area of suitable, gradeable impervious surface. The convergence of an angular street intersection, dual road frontage setbacks, and a regulated stream corridor with overlapping buffer requirements compresses the usable development envelope in a manner not typical of other CH-zoned commercial parcels and creates extraordinary site-specific constraints not of the applicant's making.

2. Other Unique Conditions Adversely Affecting Reasonable Use

The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation. The CH zone expressly permits shopping centers; yet the physical constraints of this parcel make the standard development parameters unworkable without variance relief. No comparable CH-zoned parcel without a regulated stream transecting it would face the same degree of constrained buildable area.

3. How Strict Application Creates an Unnecessary Hardship

Strict enforcement of all landscape buffers, stream buffers, the non-impervious setback, and parking standards as applied to this parcel would effectively preclude development of any anchor retail use on the property. The stacking of the City's 50-foot undisturbed buffer plus a 25-foot non-impervious setback, plus dual 10-foot street landscape buffers, plus the 35-foot front setback, in combination with the angular intersection geometry, reduces the impervious development area to a dimension that cannot support a viable retail building and parking field. This hardship is not self-created; it arises from the natural presence of Big Flat Creek and its topographic corridor on the parcel, a condition that existed prior to and independent of the development proposal.

4. Whether the Requested Relief Causes Substantial Detriment to the Public Good

The requested variances will not cause substantial detriment to the public good. The Georgia EPD 25-foot undisturbed buffer will be maintained in full along the entirety of the stream and wetland frontage. Engineered stormwater management will treat runoff before it reaches the creek, directly addressing the identified fecal coliform impairment from diffuse urban runoff. Landscape buffer variances along Brand Road and Oak Grove Road are mitigated by existing right-of-way greenspace that preserves the visual and functional intent of the buffer standard. The 2-space parking reduction and 1-foot stall length reduction are de minimis in impact on traffic function or public safety. None of the variances authorize a use not otherwise permitted in the CH zone.

5. Whether the Relief Grants an Otherwise Prohibited Use

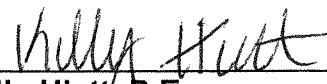
No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The relief sought pertains solely to the physical standards governing setbacks, buffers, and parking dimensions, not to the category of use proposed.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and are available to discuss these requests at your convenience.

Respectfully submitted,



Kelly Hiatt, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiatt@gbtreatly.com

Attachments:

1. Applications for Major Variances
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property i.e. ALTA/NSPS Land Title Survey (Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-006

LANDOWNERS: Samuel Cordos / Bright Stone Lending LLC

APPLICANT: Kelly Hiett on behalf of GBT Realty Corporation

PROPERTY ADDRESS: 530 and 540 Brand Road

MAP/PARCEL #: R5160 057 and R5160 175

PARCEL DESCRIPTION: Residential (vacant)

AREA: 3.61 acres

EXISTING ZONING: CH

PROPOSED ZONING: No Change

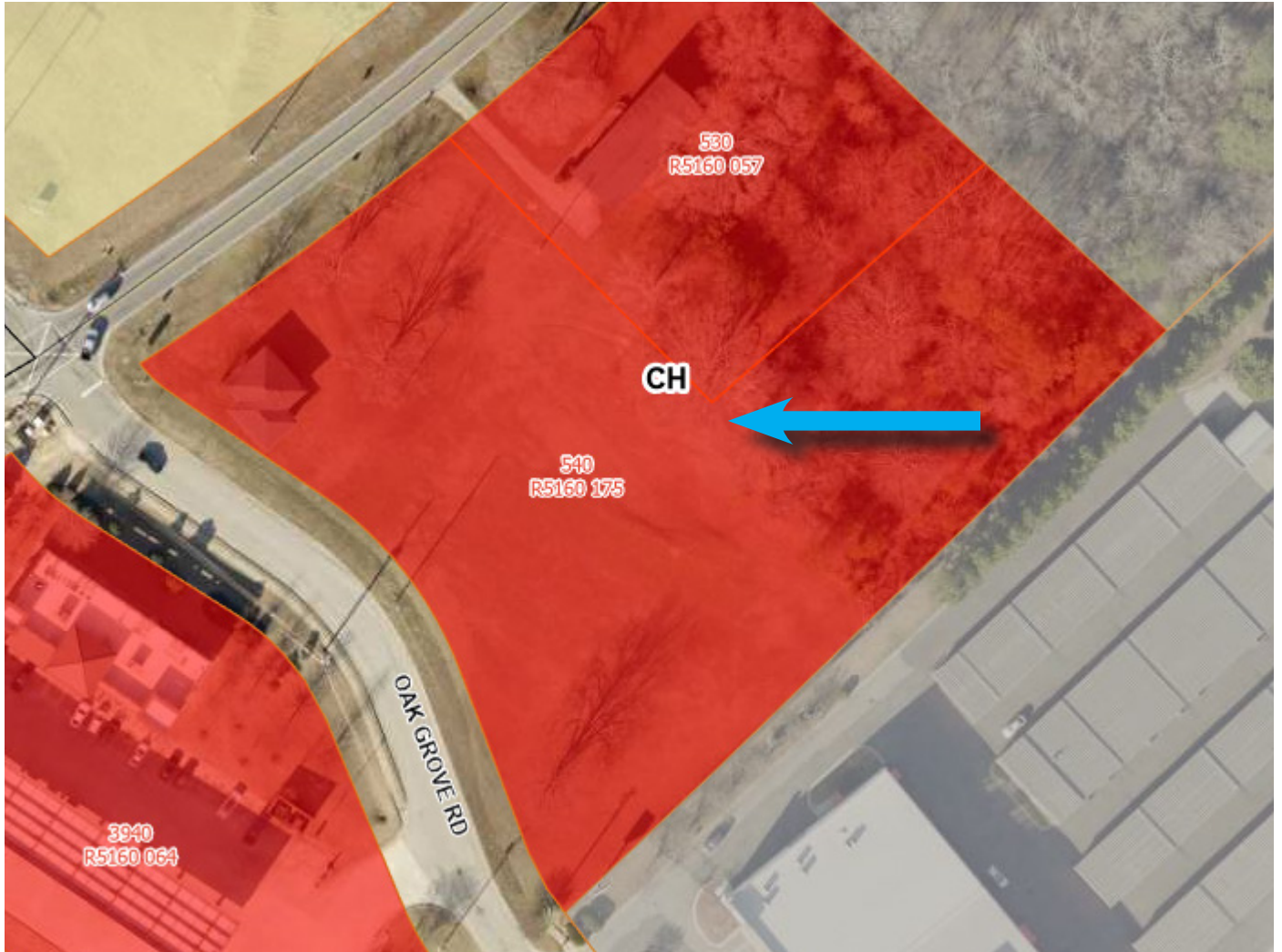
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 117-13(2) Buffer and Setback Requirements. Specifically, the applicant is seeking to remove the City's 25-foot buffer that does not allow for impervious surfaces.

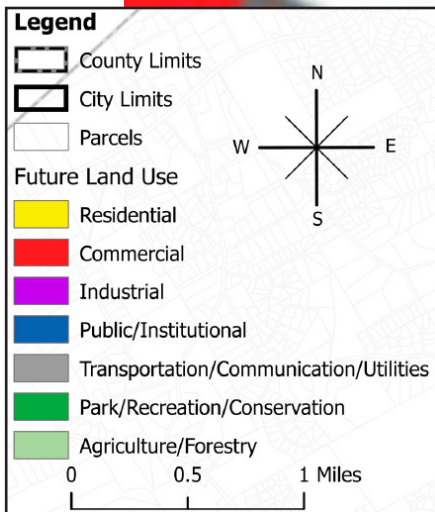
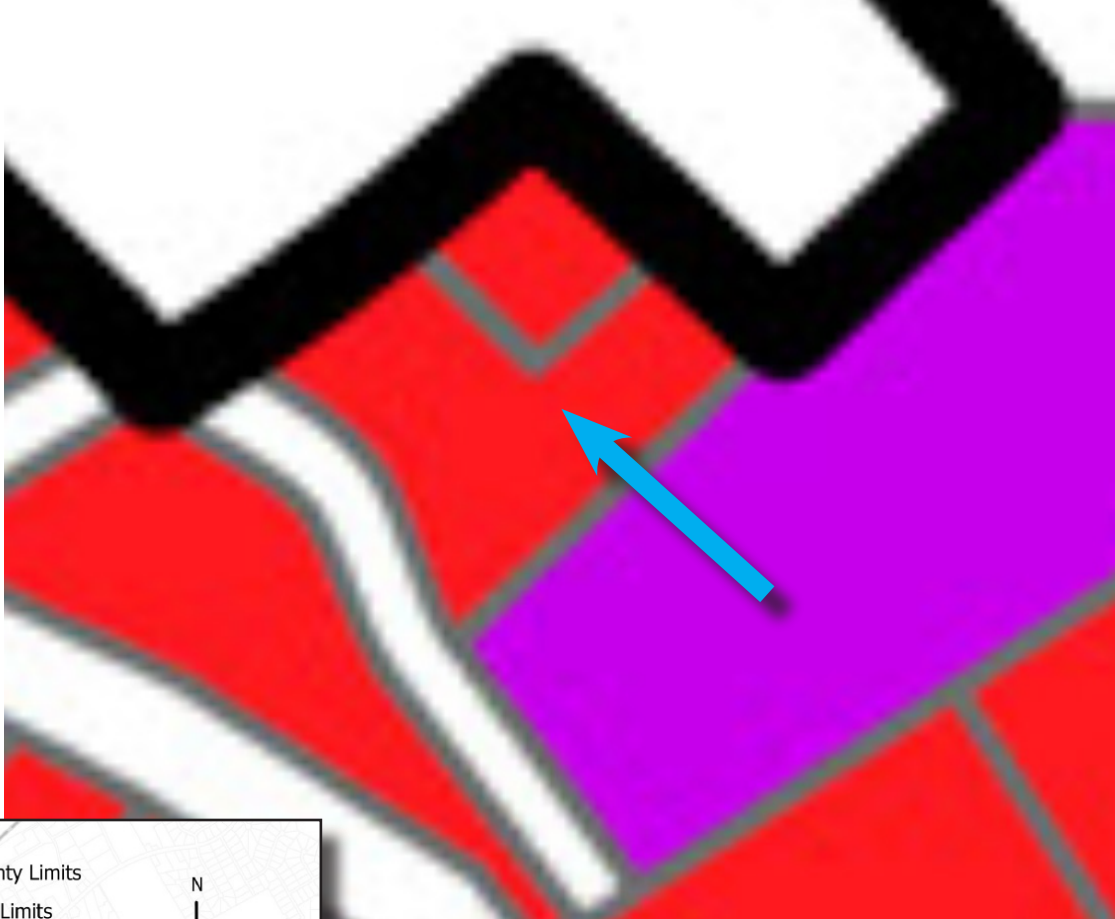
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The City of Loganville applies a 25-foot buffer, where all impervious cover is prohibited. This is in addition to an already existing 50-foot undisturbed buffer from the stream. The applicant wants to remove the 25-foot impervious surface buffer.

Existing Conditions

Each parcel has a residence on it, with 540 Brand Road having a 952-square-foot home that was built in 1940 and 530 Brand Road having a 2,064-square-foot home that was built in 1974, according to Gwinnett County records. The properties were annexed into the City in 2008 with the original intent of building a hotel and retail center.

Big Flat Creek runs along the northeast property line.

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 is irregularly shaped as a result of the intersection of Brand Road and Oak Grove Road, with future plans to turn this into a roundabout. In addition, the Big Flat Creek state waterway traverses the property along its northeastern property line, which is required to have a 75 foot buffer (50 feet undisturbed, another 25 feet where impervious cover are prohibited).

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. The presence of a stream and its subsequent buffer requirements, as well as the curvature of Oak Grove Road into the property, does present conditions unique to the property but does not necessarily equate a hardship.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The additional 25 feet of the stream buffer requirement has been a part of the code for more than a decade and there is no precedent for the removal of this buffer in its entirety. In addition, Sec. 117-5 Findings notes the many benefits of buffers next to streams of which removing the 25 foot impervious surface buffer would potentially impact.

Recommended action: This project could use a smaller footprint and meet the parameters outlined by City code. The staff recommendation is to deny this variance.

Planning Commission Recommended Conditions

City Council Conditions



Date: _____

Application # V 216-007

APPLICATION FOR MAJOR VARIANCE

Public Works
Parking Size

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kelly Hiatt, on behalf of GBT Realty Corporation</u> ADDRESS: <u>9010 Overlook Boulevard</u> CITY: <u>Brentwood</u> STATE: <u>TN</u> Zip: <u>37027</u> PHONE: <u>(248) 701-3307</u>	NAME: <u>Samuel Cordos / Bright Stone Lending LLC</u> ADDRESS: <u>1147 Tranquil Brook Dr</u> CITY: <u>Naples</u> STATE: <u>FL</u> Zip: <u>34114</u> PHONE: <u>239-358-1660</u> (*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Kelly Hiatt</u> PHONE: <u>(248) 701-3307</u> EMAIL: <u>khiett@gbtrealty.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>5160 057 & 5160 175</u> PRESENT ZONING: <u>CH</u> ACREAGE: <u>3.61</u> ADDRESS: <u>530 & 540 Brand Road SW</u> COUNTY: <u>Gwinnett</u> Ordinance and Section from Which Relief is Sought: <u>City of Loganville Zoning Ordinance - Off-Street Parking Regulations</u> Description of Request: <u>Reduction of required parking space length from 19 feet to 18 feet throughout the parking field.</u>	

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: 5/13/2026
 Accepted by Planning & Development: [Signature] DATE: 5/15/26 FEE PAID: \$500.00

CHECK # 118 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 26-007

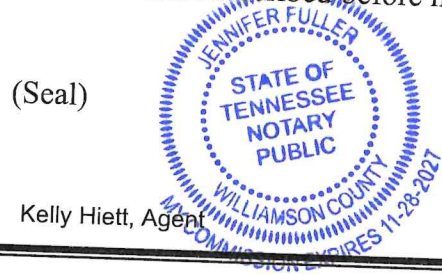
Applicant's Certification

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.

Kelly Hiatt
Applicant's Signature
5/27/2026
Date

Kelly Hiatt Development Manager
Print Name and Title

Sworn to and subscribed before me this 27th day of May, 2026.



[Signature]
Signature of Notary Public

Kelly Hiatt, Agent

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

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

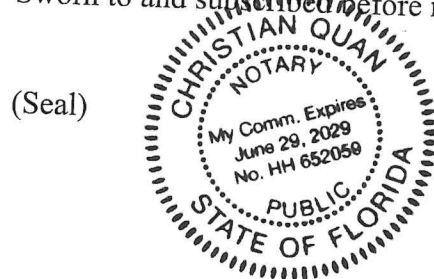
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Signature]
Owner's Signature
5-29-26
Date

Samuel Cordus Owner
Print Name and Title

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



[Signature]
Signature of Notary Public

RECORD LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING

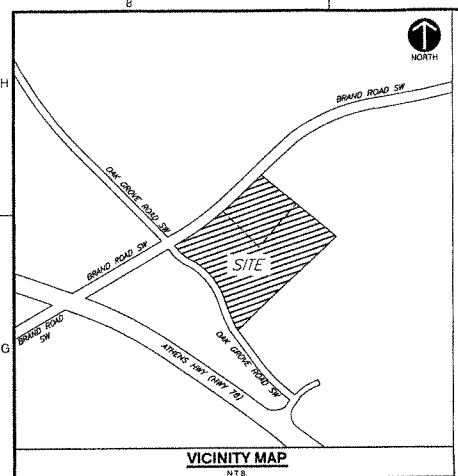
2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF OAK GROVE ROAD AND THE EASTERLY MARGIN OF THE 80 FOOT RIGHT-OF-WAY OF BRAND ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 21 MINUTES 20 SECONDS EAST, 0.97 FEET TO A POINT; THENCE 24.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 23.99 FEET TO A POINT; THENCE SOUTH 55 DEGREES 13 MINUTES 19 SECONDS EAST, 103.41 FEET TO A POINT; THENCE 129.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 127.22 FEET TO A POINT; THENCE SOUTH 19 DEGREES 57 MINUTES 31 SECONDS EAST, 110.82 FEET TO A POINT; THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.84 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 14 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 27.28 FEET TO A POINT; THENCE 382.90 FEET ALONG AN ARC OF THE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9177.14 FEET, A CHORD BEARING OF NORTH 37 DEGREES 06 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 382.87 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED BY B. J. GOBLE, JR., SURVEYOR DATED MAY 2, 1973 AND RECORDED IN PLAT BOOK Z, PAGE 81-A , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.



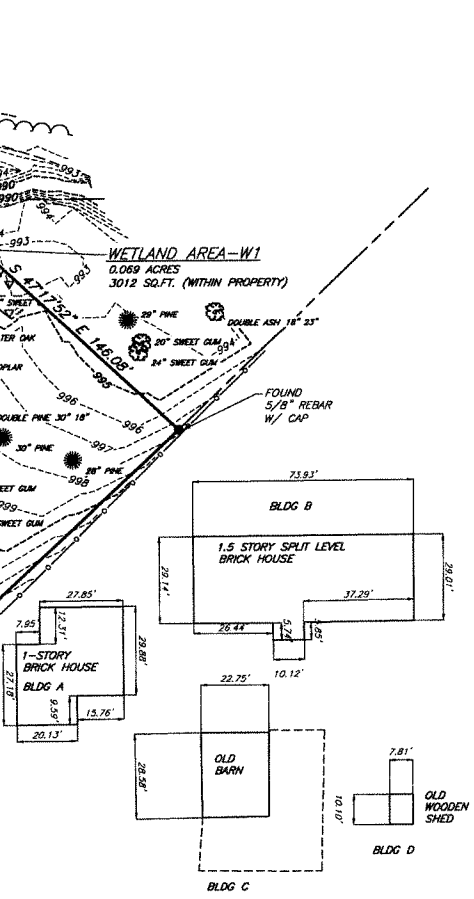
2026 MINIMUM STANDARD

- ITEM 1: MONUMENTS FOUND AND HEREON.
- ITEM 2: 530 & 540 BRAND ROAD
- ITEM 3: SUBJECT PROPERTY IS MAP NO. 13297C00854
- ITEM 4: THE GROSS LAND AREA:
- ITEM 5: VERTICAL RELIEF IS AS I
- ITEM 6(a): SURVEYOR WAS NOT PRE
- ITEM 6(b): SURVEYOR WAS NOT PRE
- ITEM 7(a): BUILDINGS LOCATED IN T
- ITEM 7(b1): DIMENSIONS MEASURED I
- ITEM 7(b2): OTHER AREAS AS SPECIF
- ITEM 8: SUBSTANTIAL FEATURES I ON THE SURVEY.
- ITEM 9: THERE ARE 0 HANDICAP
- ITEM 11(a): THE UTILITIES DEPICTED EXISTING DRAWINGS. THE COMPRISE ALL SUCH UTI FURTHER DOES NOT WAU INDICATED. NOTE ALL UN UNLESS OTHERWISE NOTI
- ITEM 13: NAMES OF ADJOINING DI ON THE SURVEY.
- ITEM 14: 60 ± FT TO OAK GROVE
- ITEM 16: THERE WAS NO OBSERV SURVEY.
- ITEM 17: THERE WAS NO OBSERV OR CONSTRUCTION OBS
- ITEM 18: PURSUANT TO SECTIONS EASEMENTS DISCLOSED I
- ITEM 19: A PROFESSIONAL LIABILITY REMAIN IN EFFECT THRO PROVIDED UPON REQUES

- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING TOP OF BANK
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING FENCE
 - EXISTING DITCH FLOW LINE
 - SAN --- EXISTING SANITARY SEWER LINE
 - ST --- EXISTING STORM SEWER LINE
 - G --- EXISTING GAS LINE
 - W --- EXISTING WATER LINE
 - FO --- EXISTING FIBER OPTIC LINE
 - OH-W --- EXISTING OVERHEAD ELECTRIC
 - EXISTING TREELINE
 - RIP-RAP
 - EXCLUDED AREA
 - BUILDING
 - WETLANDS
 - EXISTING SPOT ELEVATION
 - IRON PIN FOUND
 - ⊕ BENCHMARK
 - IRON PIPE FD. (SIZE)
 - REBAR FD. (SIZE)
 - REBAR IRON PIN SET & CAP
 - CALCULATED POINT
 - MAILBOX
 - ⊕ SIGN
 - ⊕ SATELLITE DISH
 - ⊕ BOLLARD
 - ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ WATER BOX (WATER VALVE)
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ HOSE BIB BUILDING
 - ⊕ FARM SPOUT
 - ⊕ GAS METER
 - ⊕ TREE, DECIDUOUS (800 SIZE TYPE)
 - ⊕ TREE, CONIFER (800 SIZE TYPE)
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - ⊕ GUY POLE
 - ⊕ ELECTRIC PULL BOX (FLUSH WITH GRADE)
 - ⊕ ELECTRIC METER
 - ⊕ CABLE PEDESTAL
 - ⊕ UTILITY CABINET (UNKNOWN, ABOVE GRADE)
 - ⊕ VAULT
 - ⊕ UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADV APPEARS FOR THE FIRST TIME IN THE ATTACHED, OR IS DISCLOSED BETWEEN WHICH ALL OF THE SCHEDULE B, PART SURVEY-RELATED.]
2. ALL TAXES FOR THE YEAR OF 2026 AN PAYABLE, AND ANY ADDITIONAL TAXES YEARS RESULTING FROM A REASSESSME OR COUNTY TAXES. [NOT SURVEY-RELA]
3. ANY ENCROACHMENT, ENCUMBRANCE, VI CIRCUMSTANCE AFFECTING TITLE THAT W AND COMPLETE LAND SURVEY OF THE
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SURVEY-RELATED.]
5. RIGHTS OR CLAIMS OF PARTIES IN POS RECORDS. [NOT SURVEY-RELATED.]
6. LIENS OR RIGHTS TO A LIEN, FOR SER OR HEREAFTER FURNISHED, IMPOSED B RECORDS. [NOT SURVEY-RELATED.]
7. TAXES OR SPECIAL ASSESSMENTS WHICH THE PUBLIC RECORDS. [NOT SURVEY-RELA]
8. THIS POLICY DOES NOT INSURE THE EN WITHIN THE LAND. [NOT SURVEY-RELA]
9. ALL MATTERS SHOWN ON PLAT RECORD GWINNETT COUNTY, GEORGIA RECORDS.
10. ALL MATTERS SHOWN ON PLAT RECORD AFORESAID RECORDS. [NO PLOTTABLE]
11. ALL MATTERS SHOWN ON PLAT RECORD AFORESAID RECORDS. [AFFECTS PARCEL]
12. ALL MATTERS SHOWN ON PLAT RECORD AFORESAID RECORDS. [NO PLOTTABLE]
13. RIGHT OF WAY DEED FROM SAMUEL WA POLITICAL SUBDIVISION, DATED MARCH PAGE 19, AFORESAID RECORDS. [NO P RIGHT OF WAY NOT LEGIBLE.]
14. RIGHT OF WAY DEED FROM J.E. JENKIN POLITICAL SUBDIVISION, DATED MAY 15, AT 10:00 AM., RECORDED IN DEED BOO [AFFECTS PARCEL, 80' RIGHT OF WAY I
15. EASEMENT FOR THE ANCHOR GUY POLE DEVELOPMENT CO., INC., TO GEORGIA P CORPORATIONS, DATED OCTOBER 1, 20 20210 AT 2:00 P.M., RECORDED IN DE RECORDS. [AFFECTS PARCEL, PLOTTED.]
16. EASEMENT AND UTILITIES AGREEMENT B COMPANY, INC., A GEORGIA CORPORATI RECORDS JUNE 21, 2010 AT 12:38 P J PAGE 780, AFORESAID RECORDS. [UTILI AFFECT PARCEL, LAND CONVEYED FOR PLOTTED.]
17. RIGHTS OF UPPER AND LOWER RIPARIAN CREEKS AND BRANCHES CROSSING OR NATURAL FLOW THEREOF, FREE FROM I SURVEY-RELATED.]



OR'S CERTIFICATION:

TITLE INSURANCE COMPANY
 CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE TLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6A, 6B, 9, 11A, AND 13-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON
 (SIGNATURE OF SURVEYOR)
 PRINTED NAME: PATRICK J. CORLESS JR
 (PROFESSIONAL SURVEYOR)
 STATE OF: GEORGIA
 REGISTRATION NO. 3585
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3701 ARCO CORPORATE DRIVE
 SUITE 400
 CHARLOTTE, NC 28723
 GA COA: LSF1264

GENERAL NOTES

1. FIELD WORK COMPLETED ON 04/24/2026
2. ALL LINES TRAVERSED WITH AN F
3. HORIZONTAL DATUM GA WEST STA OR MAP: APRIL 28, 2026
4. AREA COMPUTED BY COORDINATE
5. IF THIS MAP DOES NOT HAVE AN
6. PROPERTY SHOWN HEREON IS SU
7. ALL DISTANCES SHOWN ARE HORI
8. PROPERTY SHOWN HEREON IS SU

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 38°22'20" E	0.97'
L2	S 47°03'40" E	211.27'

CURVE TABLE

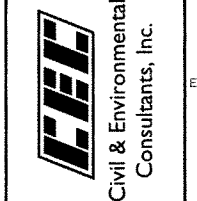
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1854.17'	9°51'48"	318.17'	318.78'	N 49°50'36" E
C2	10007.94'	0°01'19"	3.81'	3.81'	N 37°01'56" W
C3	104.64'	14°58'47"	27.36'	27.28'	N 28°15'13" W
C4	210.00'	35°15'52"	129.25'	127.22'	N 38°36'24" W
C5	80.00'	17°14'48"	24.08'	23.99'	N 47°59'45" W

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION

777 Lowndes Hill Road
 Building 2, Suite 100
 Greenville, SC 29607
 Ph: 864.626.3140
 www.ccecinc.com



LAND OF BRIGHT STONE LENDING LLC
530 & 540 BRAND ROAD SW
LOGANVILLE, GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY

DATE: APR 2026	DRAWN BY: JRM
DWG SCALE: 1" = 40'	DRAFT
PROJECT NO: 382-305-SV01	CHECKED BY:
APPROVED BY:	DRAFT

DRAWING NO: **SV01**
 SHEET 1 OF 1

A:\180-2021-LAB-305-301-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239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June 17, 2026

City of Loganville
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Letter of Intent for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

GBT Realty Corporation respectfully submits this Letter of Intent in support of five Major Variance applications for the proposed Sprouts Farmers Market shopping center at 530 and 540 Brand Road SW (Parcels 5160 057 and 5160 175), a 3.61-acre CH-zoned site. Each variance is the minimum relief necessary to achieve a functional, commercially viable development given the physical limitations described above.

1. Reduction of Parking Space Length from 19 Feet to 18 Feet

We request a reduction in the required parking stall length from 19 feet to 18 feet throughout the parking field. The irregular geometry of the site, combined with the mandated setbacks from both road frontages and the stream buffer corridor running across the northern portion of the property, significantly compresses the usable development envelope. Maintaining 19-foot stall depths would require either an unacceptable reduction in the total number of parking stalls or additional encroachment into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with parking standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

2. Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

We request full relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and the development equivalent to or greater than an on-site buffer. Requiring an additional 10-foot on-site buffer along Oak Grove Road would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving this buffer requirement allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

3. Minor Encroachments into the 10-Foot Landscape Buffer Along Brand Road

We request approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint due to the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout with uniform aisle widths, standard stall orientations, and adequate turning radii results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded. The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

4. Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

We request approval of minor, limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek. Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wretched vegetation line. The City of Loganville imposes a more restrictive 50-foot undisturbed buffer. The proposed encroachments are confined to the outer portion of the City's buffer and are specifically limited to locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) the encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout. The most critical near-stream vegetative protection will remain fully intact.

5. Removal of the 25-Foot Non-Imperious Setback Beyond the 50-Foot Buffer

We request relief from the City's requirement for an additional 25-foot non-imperious setback beyond the 50-foot undisturbed stream buffer. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-imperious setback creates a 75-foot total protected corridor measured from the wretched vegetation line/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract. Strict enforcement of all these requirements would effectively preclude any anchor retail development on the property.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein and in the accompanying applications. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and welcome the opportunity to discuss these requests further.

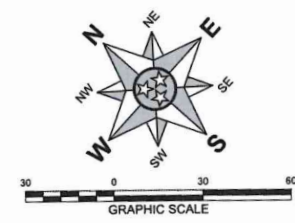
Respectfully submitted,



Kelly Hiatt P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiatt@gbtrealty.com

Attachments:

1. Applications for Major Variances (5 applications)
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property (ALTA/NSPS Land Title Survey, Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners



REVISION #	DATE	DESCRIPTION

DRAFT

CONCEPT PLAN FOR:
SPROUTS
 530 & 540 BRAND ROAD
 LOGANVILLE
 GWINNETT COUNTY, GEORGIA



CONCEPT PLAN

DATE: JUNE 5, 2026
 DRAWN BY: 26-115
 CHECKED BY: 26-115
 PROJECT NO.:
 SHEET NUMBER: 96



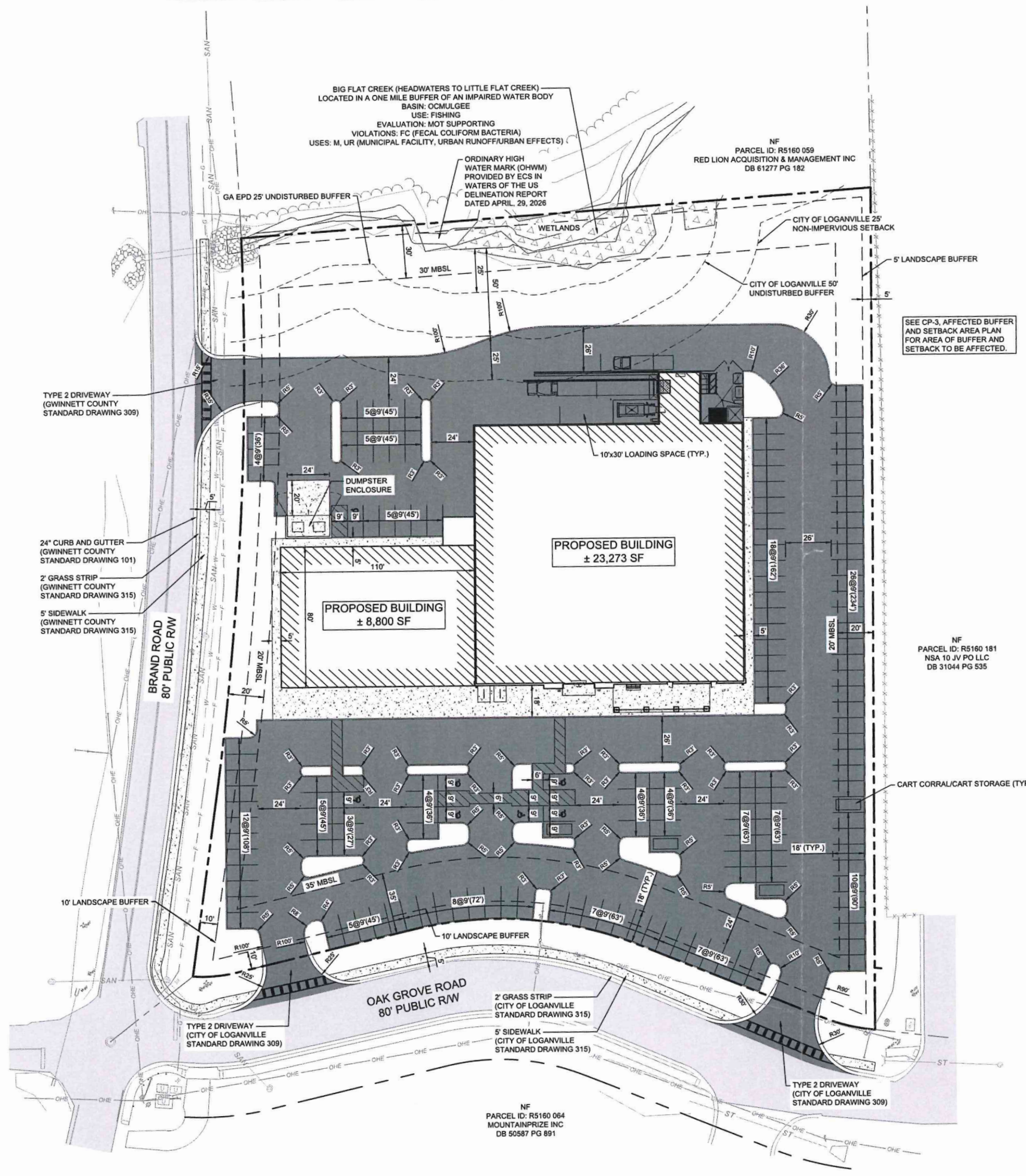
STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED CURB
	EXISTING PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

SITE DATA TABLE

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER
ZONING STANDARDS	
BUILDING HEIGHT NOT TO EXCEED	6 STORIES
FRONT YARD SETBACK:	35 FT (OAK GROVE ROAD - MINOR COLLECTOR STREET)
SIDE YARD SETBACK:	20 FT
REAR YARD SETBACK:	30 FT
LANDSCAPE BUFFER:	10 FT ALONG PUBLIC RIGHT-OF-WAY (VARIANCE) 5 FT ALONG NON-PUBLIC RIGHT-OF-WAY
STREAM BUFFER AND SETBACK REQUIREMENTS	
STATE OF GEORGIA:	25 FT UNDISTURBED NATURAL VEGETATIVE BUFFER
CITY OF LOGANVILLE:	50 FT UNDISTURBED NATURAL VEGETATIVE BUFFER AND AN ADDITIONAL 25 FT SETBACK BEYOND THE UNDISTURBED VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED (VARIANCE)
OFF-STREET PARKING REQUIREMENTS	
SHOPPING CENTER:	1 SPACE PER 200 SF
TOTAL PARKING REQUIRED:	32,073 SF / 200 SF = 161 SPACES
TOTAL PARKING PROVIDED:	153 SPACES (7 ADA SPACES) (VARIANCE)
PARKING SPACE DIMENSIONS REQUIRED:	9' x 19'
PARKING SPACE DIMENSIONS PROVIDED:	9' x 18' (VARIANCE)
LOADING SPACES REQUIRED:	RETAIL AND SHOPPING CENTER - 1/ FIRST 5,000 SF PLUS 1/ ADDITIONAL 30,000 SF OR FRACTION THEREOF (2 LOADING SPACES REQUIRED), SUPERMARKET AND FOOD STORE - 2/ FIRST 10,000 SF AND EACH ADDITIONAL 20,000 SF (3 LOADING SPACES REQUIRED), 5 TOTAL LOADING SPACES REQUIRED
LOADING SPACES PROVIDED:	3 SPACES (VARIANCE)
FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016	
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD	



BIG FLAT CREEK (HEADWATERS TO LITTLE FLAT CREEK) LOCATED IN A ONE MILE BUFFER OF AN IMPAIRED WATER BODY BASIN: OCMULGEE
 USE: FISHING
 EVALUATION: NOT SUPPORTING
 VIOLATIONS: FC (FECAL COLIFORM BACTERIA)
 USES: M, UR (MUNICIPAL FACILITY, URBAN RUNOFF/URBAN EFFECTS)

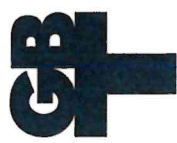
ORDINARY HIGH WATER MARK (OHWM) PROVIDED BY ECS IN WATERS OF THE US DELINEATION REPORT DATED APRIL 29, 2026

PARCEL ID: R5160 059
 RED LION ACQUISITION & MANAGEMENT INC
 DB 61277 PG 182

SEE CP-3, AFFECTED BUFFER AND SETBACK AREA PLAN FOR AREA OF BUFFER AND SETBACK TO BE AFFECTED.

PARCEL ID: R5160 181
 NSA 10 JV PO LLC
 DB 31044 PG 535

PARCEL ID: R5160 064
 MOUNTAINPRIZE INC
 DB 50587 PG 891



Re: Application for Major Variance - Abutting Property Owners
 530 & 540 Brand Road SW, Loganville, GA 30052

Abutting Property Owners

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
520 BRAND ROAD	RED LION ACQUISITION & MANAGEMENT INC	2382 PRO TEC WAY STE A	LOGANVILLE	GA	30052-3683
3900 OAK GROVE RD	NSA 110 V JV PO LLC	8400 E PRENTICE AVE STE 900	GREENWOOD VILLAGE	CO	80111-2921

Property Owners Across Public Right-of-Way

Property Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
59 ATHENS HWY	MOUNTAINPRIZE INC	C/O SILVER OAK ADVISORS	SMYRNA	GA	30081-2437
3836 OAK GROVE RD	HOLY CROSS ANGLICAN CHURCH INC	PO BOX 776	LOGANVILLE	GA	30052-0776
506 HOKE O'KELLY MILL RD	ATLANTA MOTOR SALES LLC	3413 DIVERSIFIED DR	LOGANVILLE	GA	30052-2408



June 4, 2026

City of Loganville

Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

Re: Application for Major Variances
530 & 540 Brand Road SW, Loganville, GA 30052

Dear Members of the Planning Commission:

On behalf of GBT Realty Corporation, we respectfully submit this package of applications for Major Variances in connection with the proposed development of a retail shopping center anchored by Sprouts Farmers Market at 530 and 540 Brand Road SW, Loganville, Georgia (Parcel IDs: 5160 057 and 5160 175). The subject property totals approximately 3.61 acres and is zoned CH (Commercial Highway). The proposed development consists of an approximately 23,273 square-foot anchor grocery store and an approximately 8,800 square-foot in-line retail building.

The site presents a combination of geometric constraints, stream and wetland features, and competing regulatory setback requirements that, taken together, render strict compliance with certain development standards impractical without material sacrifice of the property's reasonable usability. Each variance requested below is grounded in site-specific physical and topographic conditions unique to this parcel.

Variances Requested and Justification

Reduction of Parking Space Length from 19 Feet to 18 Feet

The applicant requests that the standard 19-foot parking stall length be reduced to 18 feet. This reduction is necessitated by the irregular geometry of the site, which is bounded on the north by Big Flat Creek and associated stream buffers and wetlands, on the west by Brand Road (80-foot public right-of-way), and on the south by Oak Grove Road (80-foot public right-of-way). The parcel's acutely angled corner at the Brand Road/Oak Grove Road intersection, combined with the mandated setbacks from both roadways and the stream buffer corridor running across the northern portion of the site, significantly compresses the usable development envelope.

Maintaining 19-foot stall depths within the constrained development footprint would require either an unacceptable reduction in the number of stalls or encroachment further into the stream buffer corridor. An 18-foot stall length meets the functional needs of modern vehicles and is consistent with standards accepted in both Gwinnett and Walton Counties. The one-foot reduction is the minimum relief necessary to achieve a workable parking configuration within the physical limits of the buildable area.

Removal of the 10-Foot Landscape Buffer Along Oak Grove Road

The applicant requests relief from the 10-foot landscape buffer requirement along the Oak Grove Road frontage. Oak Grove Road carries an 80-foot public right-of-way that itself contains substantial existing greenspace providing visual separation between the roadway and development equivalent to or greater than an on-site buffer.

Critically, the northern boundary is constrained by Big Flat Creek, associated wetlands and buffers. These overlapping requirements substantially reduce the usable depth of the site from north to south. Requiring a 10-foot landscape buffer on the Oak Grove Road frontage would push the building and parking field further north, deeper into the stream buffer impact zone. Relieving the Oak Grove Road landscape buffer allows the development footprint to be positioned as far south as possible, maximizing separation from the stream corridor.

Encroachments into the 10-Foot Landscape Buffer Along Brand Road

The applicant requests approval of limited encroachments into the 10-foot landscape buffer along the Brand Road frontage. The Brand Road frontage is geometrically irregular relative to the rectangular building footprint because of the angular intersection with Oak Grove Road. This angular relationship creates isolated locations where achieving a consistent parking layout, with uniform aisle widths, standard stall orientations, and adequate turning radii, results in nominal incursions into the 10-foot buffer. In all other areas along the Brand Road frontage, the 10-foot buffer is maintained or exceeded.

The Brand Road right-of-way contains existing greenspace that supplements on-site buffering and preserves the functional intent of the buffer standard. The encroachments are the minimum necessary for a geometrically coherent and safe circulation layout and do not eliminate the buffer in any continuous stretch along the frontage.

Encroachment into the City of Loganville 50-Foot Undisturbed Stream Buffer

Big Flat Creek and associated wetlands traverse the northern portion of the subject property. The Georgia EPD mandates a 25-foot undisturbed natural vegetative buffer from the wrested vegetation. The City of Loganville imposes a 50-foot undisturbed buffer. The applicant proposes minor, limited encroachments into the City's 50-foot buffer in locations where: (a) disturbance does not extend into the Georgia EPD 25-foot buffer, which will be maintained in full; (b) encroachment is confined to the outermost edge of the City buffer, away from the stream bank; and (c) the encroachment is the minimum necessary to achieve a functional development layout.

The hardship unique to this site is the simultaneous imposition of overlapping state and local buffer requirements across a 3.61-acre parcel that also carries two public street frontage setbacks. The cumulative effect reduces the net buildable area to a degree not ordinarily encountered on similarly-zoned commercial parcels that do not have regulated streams transecting them. The proposed encroachments are specifically limited to areas where the EPD 25-foot buffer immediately adjacent to the stream will remain fully undisturbed, preserving the most critical near-stream vegetative protection.

Removal of the City of Loganville 25-Foot Non-Impervious Setback Beyond the 50-Foot Buffer

The City requires an additional 25-foot setback beyond the 50-foot undisturbed buffer from which all impervious cover is prohibited. The combined effect of the Georgia EPD 25-foot buffer, the City's 50-foot buffer, and this 25-foot non-impervious setback creates a 75-foot total protected corridor measured from wrested vegetation/top of bank. Applied to a 3.61-acre parcel with dual road frontage setbacks, this corridor consumes a disproportionate share of the total parcel area in a manner uniquely severe on this tract.

Big Flat Creek is identified as impaired due to fecal coliform bacteria from municipal facility and urban runoff sources. The proposed development will include engineered stormwater management infrastructure designed to treat site runoff before discharge to the creek, directly addressing the documented impairment mechanism. Preserving a non-impervious setback in addition to all other buffers, on a parcel where the cumulative regulatory envelope already prevents viable commercial development, creates a hardship unique to this parcel's geometry and stream proximity. The stormwater controls to be implemented provide protection to the stream that is functionally superior to the withholding of a 25-foot non-impervious margin on this site.

Applicant's Responses to Evaluation Criteria

1. Extraordinary or Exceptional Conditions Due to Size, Shape, or Topography

The subject property is a 3.61-acre parcel bounded on two sides by public rights-of-way that meet at an acute angle at the southwestern corner, creating an irregular, wedge-influenced parcel shape rather than a standard rectangular development lot. The northern portion is bisected by Big Flat Creek and its riparian corridor, including jurisdictional wetlands and stacked multi-jurisdictional stream buffers. The topography descends toward the creek from the south, limiting the area of suitable, gradeable impervious surface. The convergence of an angular street intersection, dual road frontage setbacks, and a regulated stream corridor with overlapping buffer requirements compresses the usable development envelope in a manner not typical of other CH-zoned commercial parcels and creates extraordinary site-specific constraints not of the applicant's making.

2. Other Unique Conditions Adversely Affecting Reasonable Use

The simultaneous application of Georgia EPD stream buffer rules, City of Loganville stream buffer and non-impervious setback requirements, dual public street frontage landscape buffers, and standard zoning setbacks leaves a development footprint that, if all standards are applied strictly, cannot accommodate a shopping center of a scale consistent with the CH zoning designation. The CH zone expressly permits shopping centers; yet the physical constraints of this parcel make the standard development parameters unworkable without variance relief. No comparable CH-zoned parcel without a regulated stream transecting it would face the same degree of constrained buildable area.

3. How Strict Application Creates an Unnecessary Hardship

Strict enforcement of all landscape buffers, stream buffers, the non-impervious setback, and parking standards as applied to this parcel would effectively preclude development of any anchor retail use on the property. The stacking of the City's 50-foot undisturbed buffer plus a 25-foot non-impervious setback, plus dual 10-foot street landscape buffers, plus the 35-foot front setback, in combination with the angular intersection geometry, reduces the impervious development area to a dimension that cannot support a viable retail building and parking field. This hardship is not self-created; it arises from the natural presence of Big Flat Creek and its topographic corridor on the parcel, a condition that existed prior to and independent of the development proposal.

4. Whether the Requested Relief Causes Substantial Detriment to the Public Good

The requested variances will not cause substantial detriment to the public good. The Georgia EPD 25-foot undisturbed buffer will be maintained in full along the entirety of the stream and wetland frontage. Engineered stormwater management will treat runoff before it reaches the creek, directly addressing the identified fecal coliform impairment from diffuse urban runoff. Landscape buffer variances along Brand Road and Oak Grove Road are mitigated by existing right-of-way greenspace that preserves the visual and functional intent of the buffer standard. The 2-space parking reduction and 1-foot stall length reduction are de minimis in impact on traffic function or public safety. None of the variances authorize a use not otherwise permitted in the CH zone.

5. Whether the Relief Grants an Otherwise Prohibited Use

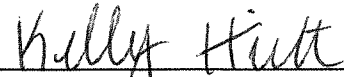
No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The relief sought pertains solely to the physical standards governing setbacks, buffers, and parking dimensions, not to the category of use proposed.

Conclusion

GBT Realty Corporation respectfully requests that the Planning Commission recommend approval of the variances described herein. Each variance is the minimum relief necessary to achieve a functional, commercially viable development on a parcel whose physical and topographic conditions create genuine, site-specific hardships. The proposed development will bring a quality grocery retail anchor to the Loganville community while implementing modern stormwater controls that directly address the identified water quality concerns associated with Big Flat Creek.

We appreciate the Commission's consideration and are available to discuss these requests at your convenience.

Respectfully submitted,



Kelly Hiatt, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiatt@gbtreatly.com

Attachments:

1. Applications for Major Variances
2. Check for Application Fees
3. Legal Description of Property
4. Stream Delineation Map
5. Plat of Property i.e. ALTA/NSPS Land Title Survey (Draft, April 2026)
6. Concept Site Plan (Sprouts Loganville, dated June 3, 2026)
7. Alternative Concept Plan (Sprouts Loganville, dated June 3, 2026)
8. Affected Buffer Area Plan
9. Names and Addresses of Abutting Property Owners

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-007

LANDOWNERS: Samuel Cordos / Bright Stone Lending LLC

APPLICANT: Kelly Hiett on behalf of GBT Realty Corporation

PROPERTY ADDRESS: 530 and 540 Brand Road

MAP/PARCEL #: R5160 057 and R5160 175

PARCEL DESCRIPTION: Residential (vacant)

AREA: 3.61 acres

EXISTING ZONING: CH

PROPOSED ZONING: No Change

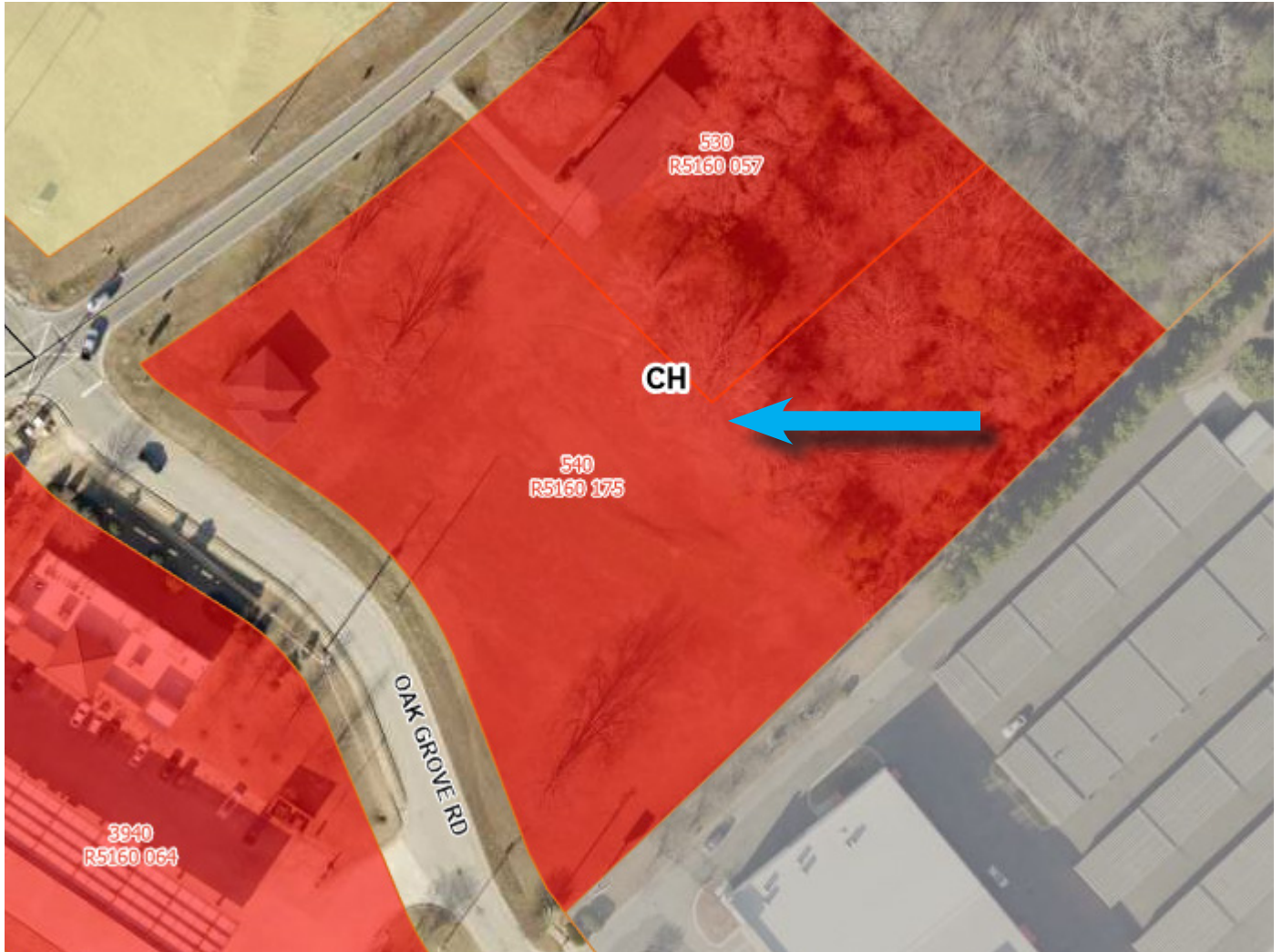
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 119-378(a)(1) Design Standards, specifically each automobile parking space shall not be less than 9 feet wide and 19 feet in length.

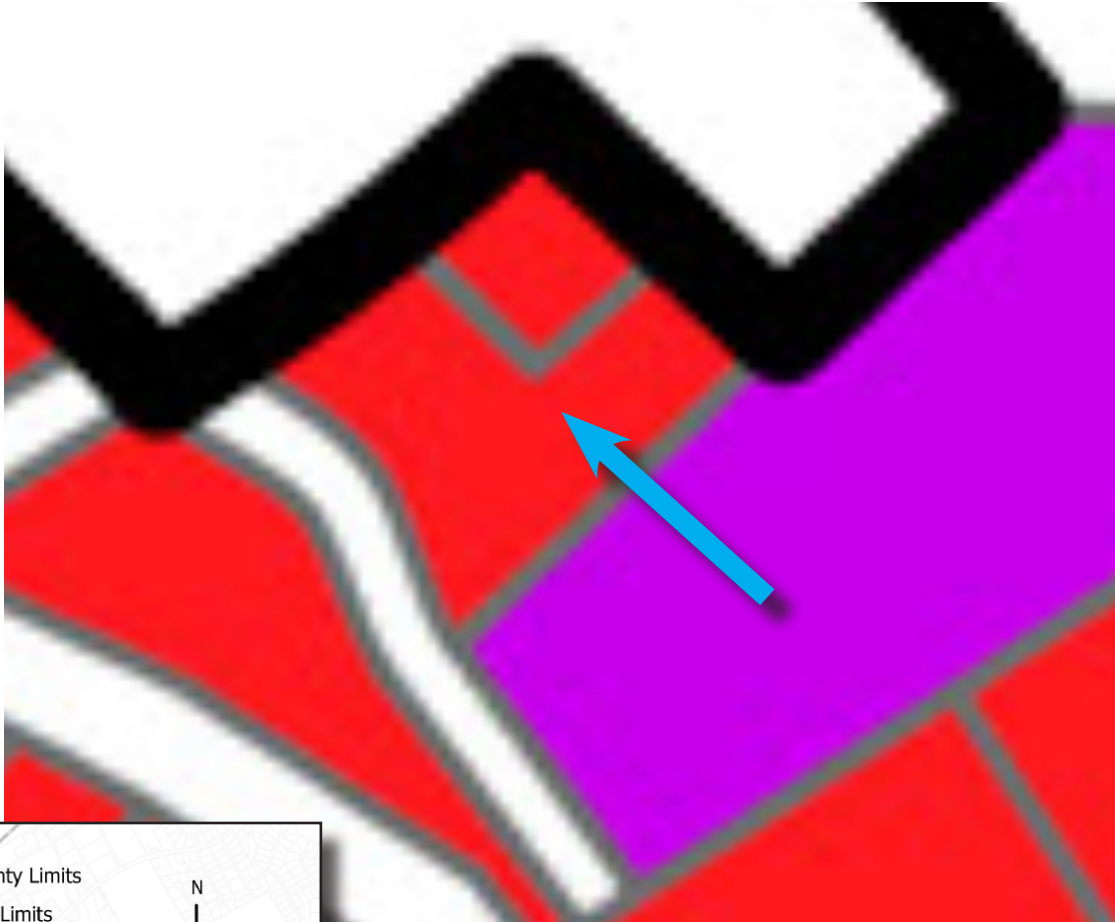
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



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 City of Loganville requires that parking spaces be 19 feet in length while the applicant is seeking to reduce that to 18 feet, reportedly in line with standards at Walton and Gwinnett counties.

Existing Conditions

Each parcel has a residence on it, with 540 Brand Road having a 952-square-foot home that was built in 1940 and 530 Brand Road having a 2,064-square-foot home that was built in 1974, according to Gwinnett County records. The properties were annexed into the City in 2008 with the original intent of building a hotel and retail center.

Big Flat Creek runs along the northeast property line.

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 is irregularly shaped as a result of the intersection of Brand Road and Oak Grove Road, with future plans to turn this into a roundabout. In addition, the Big Flat Creek state waterway traverses the property along its northeastern property line, which is required to have a 75 foot buffer which impacts the amount of buildable area.

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? The applicant argues that their project is not feasible with the requirements of the length of parking spaces in addition to the buffer and state waterway setbacks. While 18 feet would accommodate the average size of an American car, an argument can be made that it would not accommodate a good percentage of the standard pickup trucks on the roadways today.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? While the reduction in parking space length would in theory reduce the size of the impervious surface, the American Association of State and Highway Transportation Officials recommend a standard parking space size of 9 feet wide by 19 feet long, which is in line with City's standards.

Recommended action: The reduction in the parking dimensions would not have a large impact on the City itself except that if this is granted, it would likely equate to the City changing its parking space standards moving forward to align with this new standard. *The staff recommendation is to approve this variance.*

Planning Commission Recommended Conditions

City Council Conditions