



## PLANNING COMMISSION MEETING AGENDA

Thursday, April 23, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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1. **CALL MEETING TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

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

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 for variance for reduction in the amount of parking.

6. **ADJOURN**

Public is welcomed to attend.



## PLANNING COMMISSION MEETING MINUTES

Thursday, March 26, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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- 1. CALL MEETING TO ORDER:** Interment Chairman Ellis called the meeting to order with a request to amend the Agenda Minutes after line item 5 to elect a new Vice Chairman for the Planning Commission Board. Commission Swanson made a motion and Commissioner Dodd Seconded. Motion approved 5-0.

### PRESENT

Commissioner Linda Dodd  
Interment Chairman Tiffany Ellis  
Commissioner Michael Joyner  
Commissioner Toyin Olaoluwa  
Commissioner Cathy Swanson  
Commissioner Joshua Wauters

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

- A. Approval of Minutes from October 23, 2025

Motion made by Commissioner Dodd to approve the Minutes, Seconded by Commissioner Joyner. Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion approved 5-0

### 5. NEW BUSINESS

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

**Interment Chairman Ellis ask the Homeowner or Representative present would like to speak. The homeowner, Augustin Sanchez spoke and said that he is requesting variance so he could split the property for two new residences.**

**Then Donna Lewis, representative for the homeowner, from 3965 Pecan Rd then spoke and said that there is a home on the left and a mobile home on the right. The homeowner is going to renovate both lots to sell separately.**

**Commissioner Dodd stated she went by the property and only saw one driveway. She ask if there were two driveways. Mr. Sanchez responded with yes.**

**Commissioner Dodd then ask where the driveways were. Mr. Sanchez responded with One is on the side of the current house and one is on the side of the current mobile home.**

**Commissioner Swanson then stated she went by the property today and said that the property on the right looks nice. She then ask if the structure on the left was going to be torn down or remodeled. Mr. Sanchez then stated that the structure on the left will be torn down and a new construction will be built.**

**Interment Chairman Ellis then ask if there were any more questions from the Planning Commission Board and there were none.**

**Interment Chairman Ellis then ask if anyone in the audience would like to speak on this case. There was none.**

Motion made by Commissioner Dodd to approve Variance Application, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters , Motion approved 5-0

**B. INTERMENT CHAIRMAIN ELLIS STATED THAT THE PLANNING COMMISSION BOARD WAS IN NEED OF A VICE CHAIRMAN. She then ask for a motion.**

Commissioner Joyner made a motion to nominate Commissioner Linda Dodd as Vice Chairman. Seconded by Commisioner Swanson. Motion approved 5-0.


Interment Chairman Ellis then welcomed Commissioner Dodd as new Vice Chairman.

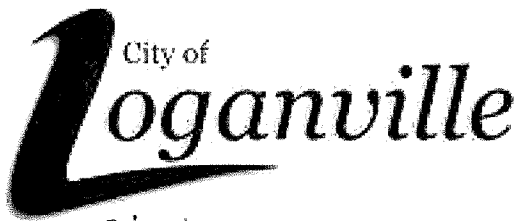
**6. ADJOURN**

Motion made by Commissioner Joyner to adjourn meeting, Seconded by Commissioner Swanson. Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion approved 5-0.

Meeting adjourned at 6:42 pm.

  
\_\_\_\_\_  
Commission Chairman

  
\_\_\_\_\_  
Planning Director



P.O. Box 39 • 4303 Lawrenceville
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3/4/26

Application # V 26-002

APPLICATION FOR MAJOR VARIANCE

Table with 2 columns: APPLICANT INFORMATION and PROPERTY OWNER INFORMATION\*. Includes fields for Name, Address, City, State, and Phone for both parties.

Applicant is: [ ] Property Owner [ ] Contract Purchaser [x] Agent [ ] Attorney

CONTACT PERSON: Tim Prater PHONE: 404-757-0889
EMAIL: tprater@praterconsultingllc.com FAX: N/A

PROPERTY INFORMATION

MAP & PARCEL # 5160 059 PRESENT ZONING: LI ACREAGE: 2.97
ADDRESS: 520 BRAND RD COUNTY: GWINNETT

Ordinance and Section from Which Relief is Sought: 119-380. - Minimum off-street parking and loading

Description of Request: REDUCE THE AMOUNT OF PARKING

You must attach: [x] Application Fee [x] Legal Description [x] Plat of Property [x] Letter of Intent
[x] Site Plan [x] Names/Addresses of Abutting Property Owners [x] Justification Analysis

Pre-Application Conference Date: 3-02-26

Accepted by Planning & Development: [Signature] DATE: 3/4/26 FEE PAID: \$500.00

CHECK # X RECEIPT # TAKEN BY: DATE OF LEGAL NOTICE: 4/1/26 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

**Applicant's Certification**

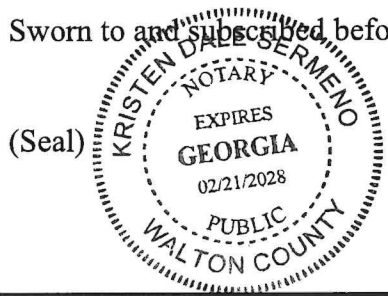
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Handwritten Signature]  
Applicant's Signature

3-4-26  
Date

TIMOTHY PRATER - CEO PRATER CONSULTING LLC.  
Print Name and Title

Sworn to and subscribed before me this 4<sup>th</sup> day of MARCH, 2026



[Handwritten Signature] 2/21/28  
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

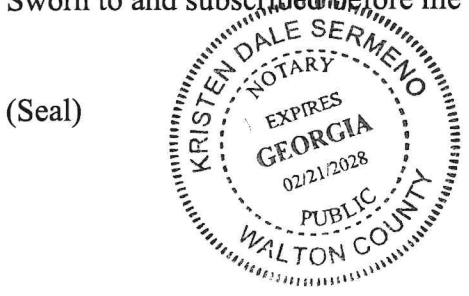
that all information contained in this application is complete and accurate to the best of their knowledge.

[Handwritten Signature]  
Owner's Signature

3-4-26  
Date

Juan Ramon Owner  
Print Name and Title

Sworn to and subscribed before me this 4<sup>th</sup> day of MARCH, 2026



[Handwritten Signature] 2/21/28  
Signature of Notary Public

**APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)**

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

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

The Warehouse is for storage of material only and will not be open or accessible to the public.

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

We are asking for a reasonable number of parking spaces for the use as stated in the scope of intent of the ordinance

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

The Ordinance is requiring unnecessary construction and expense in regards to the use of the property

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

No

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

No

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5<sup>TH</sup> DISTRICT, OF GWINNETT COUNTY, GEORGIA, THE BEARINGS BASE ON GEODETIC GRID SYSTEM (GEORGIA WEST ZONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING; COMMENCE AT A POINT ON THE SOUTH SIDE OF BRAND ROAD (80' RIGHT OF WAY) AND THE EAST SIDE OF OAK GROVE ROAD (80' RIGHT OF WAY) THENCE TRAVELING ALONG THE SOUTHEAST SIDE OF BRAND ROAD; A DISTANCE OF 421.78' TO AN IRON PIN SET (5/8 INCH REBAR); SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHEAST SIDE OF BRAND ROAD.

NORTH 45 DEGREES 36 MINUTES 48 SECONDS EAST; A DISTANCE OF 30.79 FEET,

NORTH 44 DEGREES 49 MINUTES 14 SECONDS EAST; A DISTANCE OF 42.36 FEET,

NORTH 44 DEGREES 15 MINUTES 55 SECONDS EAST; A DISTANCE OF 27.33 FEET,

NORTH 45 DEGREES 00 MINUTES 21 SECONDS EAST; A DISTANCE OF 34.36 FEET,

NORTH 47 DEGREES 06 MINUTES 28 SECONDS EAST; A DISTANCE OF 24.25 FEET,

NORTH 49 DEGREES 14 MINUTES 26 SECONDS EAST; A DISTANCE OF 43.64 FEET,

NORTH 53 DEGREES 10 MINUTES 40 SECONDS EAST; A DISTANCE OF 52.67 FEET,

NORTH 57 DEGREES 25 MINUTES 43 SECONDS EAST; A DISTANCE OF 53.61 FEET,

NORTH 63 DEGREES 03 MINUTES 08 SECONDS EAST; A DISTANCE OF 54.66 FEET,

NORTH 69 DEGREES 11 MINUTES 04 SECONDS EAST; A DISTANCE OF 30.62 FEET TO AN IRON PIN FOUND (#6 REBAR),

THENCE LEAVING SAID RIGHT OF WAY; SOUTH 40 DEGREES 14 MINUTES 34 SECONDS EAST; A DISTANCE OF 316.72 FEET TO AND IRON PIN FOUND (#4 REBAR),

THENCE SOUTH 46 DEGREES 48 MINUTES 18 SECONDS WEST; A DISTANCE OF 347.26 FEET TO AN IRON PIN FOUND ( #4 REBAR),

THENCE NORTH 47 DEGREES 22 MINUTES 02 SECONDS WEST; A DISTANCE OF 156.00 FEET TO A POINT,

THENCE NORTH 47 DEGREES 00 MINUTES 28 SECONDS WEST; A DISTANCE OF 201.42 FEET TO AN IRON PIN FOUND AND BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.97 ACRES ACCORDING TO A RETRACEMENT SURVEY FOR JUAN RAMON, PREPARED BY MICHAEL A. HUGHES, GEORGIA R.L.S. NO. 2569 OF ACCESS CONSULTANTS, DATED JUNE 19, 2024.



**LETTER OF INTENT FOR VARIANCE APPLICATION OF  
RED LION ACQUISITIONS AND MANAGEMENT**

Tim Prater/Prater Consulting LLC submits this Letter of Intent and the attached variance application (the “Application”) on behalf of Red Lion Acquisition and Management INC (the “Property Owner”), relative to an existing structure and warehouse storage building on approximately 2.97 +or- acres of land (the “Property”) located at 520 Brand Rd. The property is currently zoned LI (Light Industrial). The Applicant and Owner requests that the city grant relief from section 119-380 of the city code.

The Property’s location on Brand Rd. will serve as staff office space for an existing Roof Company. Office staff will consist of 5 people in total; the main customer clientele of the business is performed online or by telephone. The Applicant is proposing if granted to install 14 parking spaces including handicap parking which would be a reduction of more than allowed by an administrative variance.

As per the scope of the ordinance section that states “It is the intent of this article that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so that they are in fact readily usable for such purposes”.

The proposed parking reduction is compatible with the business and the property use and is in line with the spirit, intent and the scope of the ordinance.

The Applicant and I welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the 6th day of March, 2026

TIM PRATER

\_\_\_\_\_  
Representative of Applicant  
**PRATER CONSULTING**

Building a Better Tomorrow One Zone at a Time



## ABUTTING PROPERTY OWNERS

- ✓ **530 BRAND RD**  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL. **34114**
  
- ✓ **540 BRAND RD**  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL. **34114**
  
- ✓ **3900 OAK GROVE RD**  
NSA 110 V JV PO LLC  
8400 E PRENTICE AVE STE 900  
GREENWOOD VILLAGE CO. 80111
  
- ✓ **R5160 183**  
BRAND RD  
CAMTEC PROPERTIES LLC  
86 LAURELTON CIR  
LAWRENCEVILLE GA 30044
  
- ✓ **3836 OAK GROVE RD**  
HOLY CROSS ANGLICAN CHURCH INC  
PO BOX 776 LOGANVILLE GA. 30052

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF LOGANVILLE REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - THERE ARE EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND NOT SHOWN ON THESE PLANS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT L-1.
  - SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
  - THERE ARE NO CEMETERIES LOCATED ON THE SITE.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN SURVEY BY ACCESS CONSULTANTS, DATED JUNE 19, 2024.
  - WATER AND SEWER SERVICE PROVIDED BY CITY OF LOGANVILLE.
  - HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
  - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN CITY OF LOGANVILLE DOES NOT CONSTITUTE APPROVAL OF ANY CITY OF LOGANVILLE APPROVAL OF THESE PLANS BY GEORGIA DOT.
  - WORK OR DRIVEWAY LOCATION IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA DOT.
  - WATER METER(S) MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC FIRE SERVICE, AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
  - NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
  - NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
  - NO STREET/PARKING LOT LIGHTING BEING PROPOSED IN THE SCOPE OF THIS WORK. LIGHTING TO BE DESIGN AND INSTALL BY POWER PROVIDER.
  - MATERIALS FOR FACINGS, WITHIN ANY CH DISTRICT ALL BUILDING AND STRUCTURE FACES MUST BE FINISHED WITH GLASS, METAL COMPOSITE MATERIALS, WOOD, CERAMICS, OR MASONRY EXCEPT FOR INCIDENTAL METAL TRIM (NON-MCM) AND MUST EXTEND DOWN EACH SIDE 20 FEET TOWARD THE REAR OF BUILDING.

- NOTES:**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
  - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
  - ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
  - NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
  - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

**SITE ANALYSIS**

TOTAL BUILDING	7,492 S.F.
OFFICE	2,492 S.F.
WAREHOUSES	5,000 S.F.
ZONED	L-1
TOTAL AREA	2.97 AC.
<b>PARKING CALCULATION</b>	
1 SP. / 200 S.F. / OFFICE	13 SPACES
PLUS 3 PER OPERATOR.	3 SPACES
4 SP. / 5,000 S.F. / WAREHOUSES	4 SPACES
1 SP. / EMPLOYEE X 8 EMPLOYEES	8 SPACES
TOTAL REQUIRED	28 SPACES
TOTAL PROVIDED	19 SPACES
<b>H.C. SPACES REQ.</b>	
1 H.C. SP. / 25 SP.	
H.C. SPACES REQUIRED	1 SPACES
H.C. SPACES PROVIDED	2 SPACES

**SITE PLAN KEYED NOTES**

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEER C-5-2
- (D) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEER C-5-2
- (D) 8" X 30" X 14" DIMENSIONS CONCRETE CURB AND GUTTER.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPSTER PAD.
- (G) 6" CONCRETE SIDEWALK
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (I) 4" CONCRETE FLUME
- (J) 6" RIBBON CURB
- (K) TIE INTO EX. SIDEWALK
- (L) 5" CONCRETE SIDEWALK

**PLANT LIST**

QTY.	COMMON NAME	SIZE	UNITS	TOTAL UNITS
3	WILLOW OAK	2" CALIPER	0.4	1.2
6	RED BUD	2" CALIPER	0.4	2.4
22	INDIAN HAWTHORN	3 GAL.		
6	KNOCK OUT ROSE	3 GAL.		
TOTAL UNITS				3.6

**TREE LEGEND**

RED BUD  
REQUIRED 6" TALL AT TIME OF PLANTING

WILLOW OAK  
REQUIRED 6" TALL AT TIME OF PLANTING

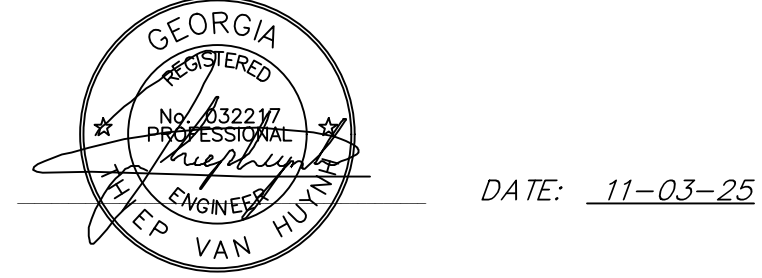
**SHRUBS**

- (O) INDIAN HAWTHORN
- (\*) AZELEA
- (K) KNOCK OUT ROSE

PROPOSED TREES ARE NOT TO SCALE

**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING MINOR THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 390 FEET TO THE LEFT, AND 390 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL PROVIDE CLEAR VISIBILITY OF AN OBJECT 4 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE DRIVEWAY AT THE RIGHT-OF-WAY LINE OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.



DATE: 11-03-25

Note: Any requests for an open road cut and/or lane closure shall need to begin with an email to DOTCommunityRelations@gwinnettdot.com to initiate the process. Approval of either a road cut or lane closure will not be considered until a request has been sent to the email address shown above. For any questions, please send an email to the address above, or call the Gwinnett County Department of Transportation main number at 770.822.7400.

All traffic control signs that are removed or damaged must be reinstated or replaced. All signs must be reinstated to the standards in the Manual on Uniform Traffic Control Devices (MUTCD).

**REQUIRED OPEN SPACE**

**FRONTAGE:**  
10' LANDSCAPE STRIP REQUIRED ALONG 238.04' OF FRONTAGE.  
LESS 34.05' FOR ACCESS DRIVEWAY.  
=203.99' X 10' = 2,039.9 S.F.

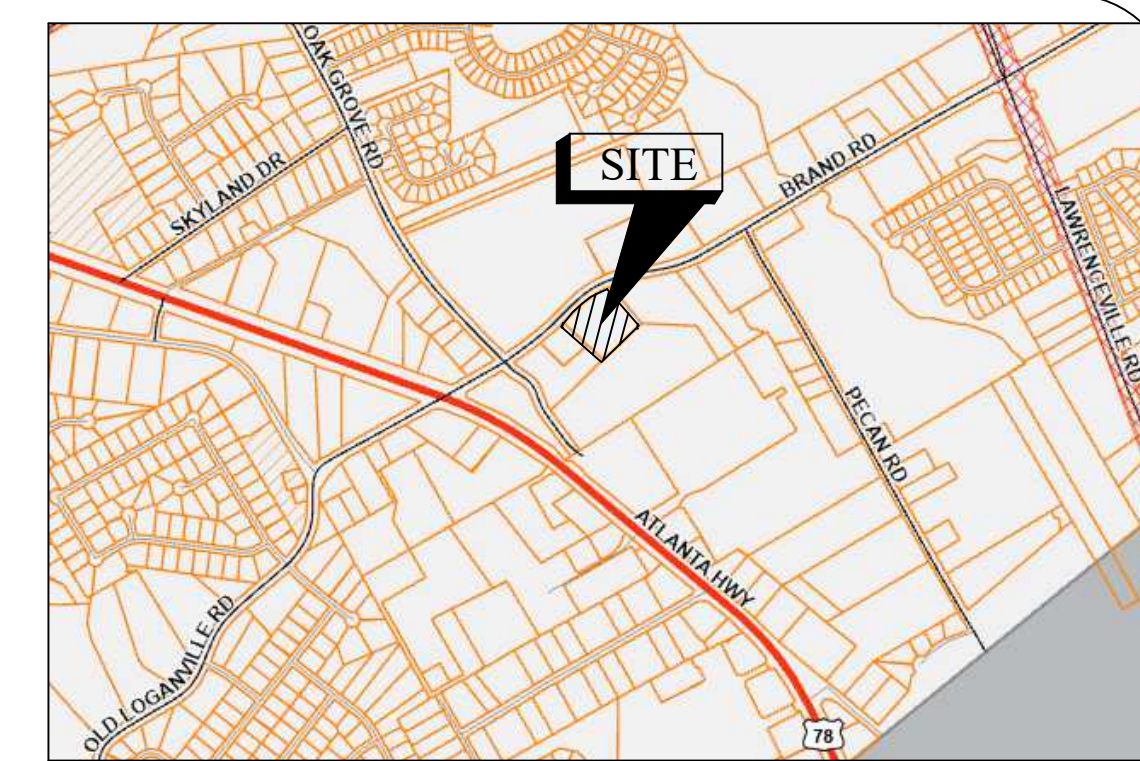
**INTERIOR LANDSCAPING:**  
PROPOSED 27 PARKING SPACE AND DRIVEWAY = 29,474 SF  
REQUIRED 2% OF PARKING LOT BE LANDSCAPED = 29,474SF X .02 = 589.48 SF

TOTAL OPEN SPACE REQUIRED = 2,629.38 S.F.  
TOTAL OPEN SPACE PROVIDED = 88,183 SF  
TOTAL TREES REQUIRED = 2,629.38 S.F. /500 TREE/SF= 5.26 TREES  
TOTAL TREES PROVIDED = 9 TREES

TOTAL SITE AREA = 2.97 ACRES
TOTAL DISTURBED AREA = 1.68 ACRES
THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE.
THERE ARE NWI WETLAND ON SITE. LIMIT SHOWN

NOTES: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13155C01307, DATE SEPT. 29, 2006. LIMIT SHOWN

NOTES:  
1. ALL CURB AND GUTTER SHALL HAVE AT MINIMUM 3" GAB INSTALLED UNDER CURB AND GUTTER PER ARTICLE 6.11.6 OF THE DEVELOPMENT REGULATIONS.  
2. CONCRETE CURBING SHALL BE CLASS "A" AND HAVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS".

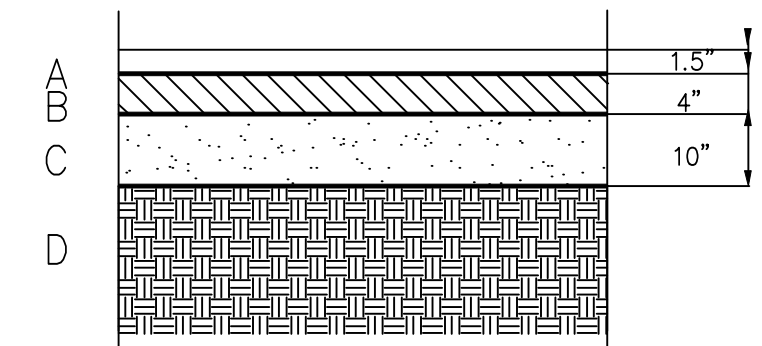


VICINITY MAP N.T.S.

**PAVEMENT LEGEND**

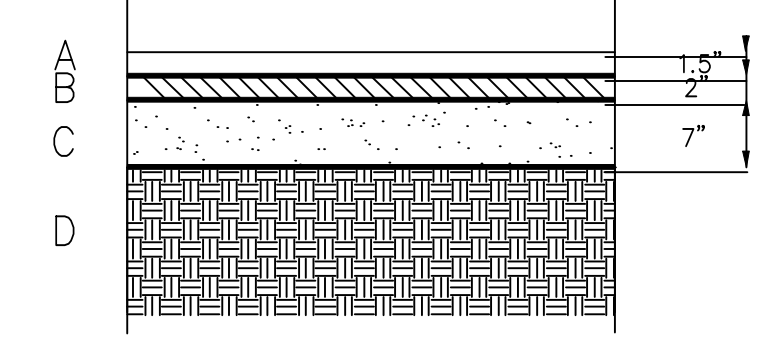
- (Pattern) TYPE I PAVEMENT
- (Pattern) TYPE II PAVEMENT
- (Pattern) 4" CONCRETE

- A. 1.5 INCH TYPE II 9.5MM SUPERPAVE
- B. 4 INCH OF 25MM SUPERPAVE
- C. 10.0 INCHES OF G.A.B.
- D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY



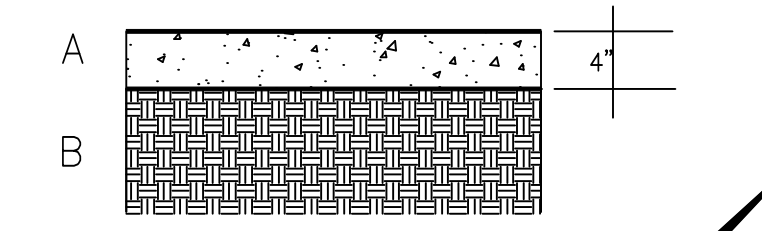
TYPE I PAVEMENT

- A. 1.5" SUPERPAVE WEARING COURSE
- B. 2" 19MM SUPERPAVE
- C. 7.0 INCHES OF GRAVEL AGGREGATE BASE
- D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY

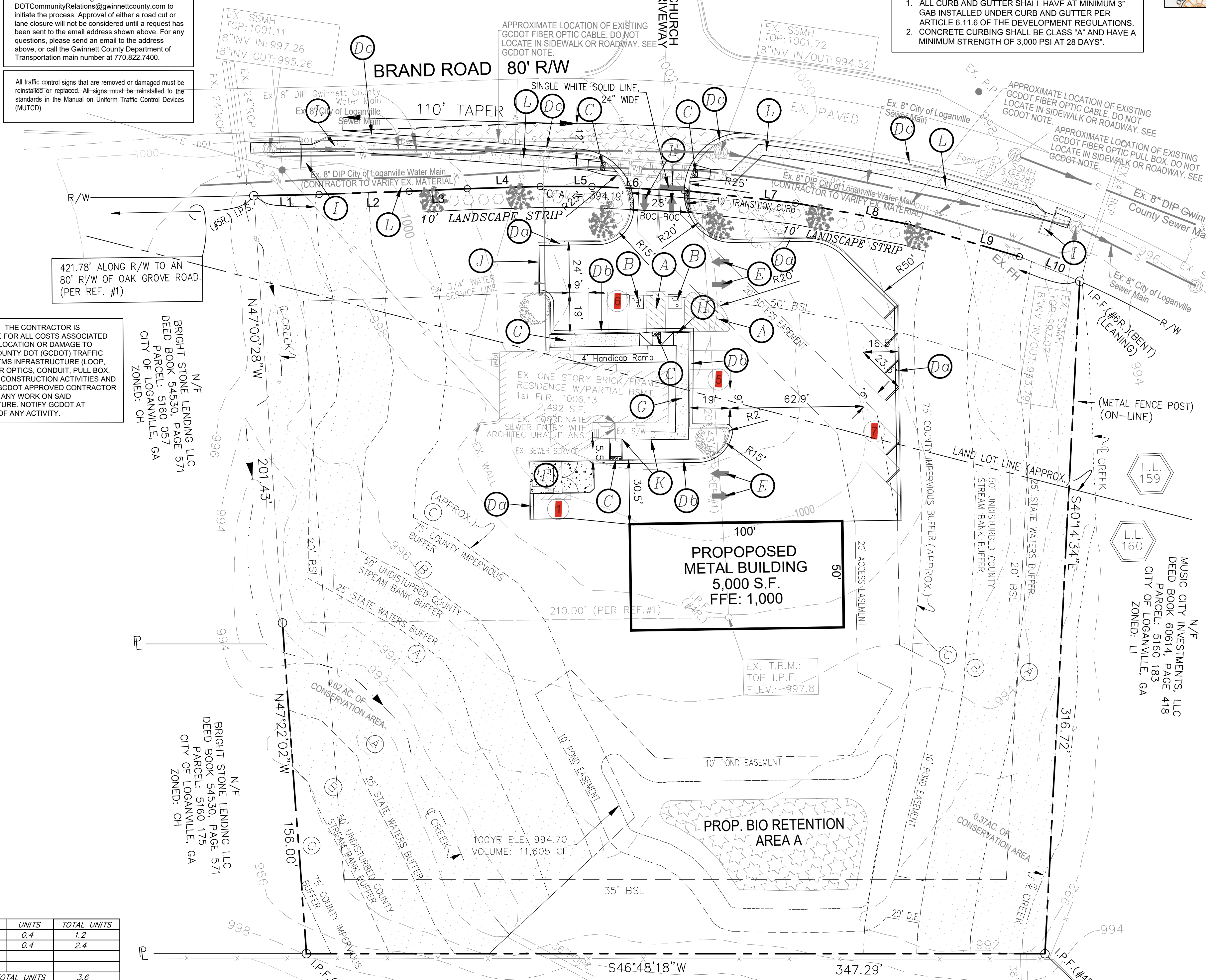


TYPE II PAVEMENT

- A. 4.0 INCH CONCRETE W/ FIBER MESH
- B. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



CONCRETE



**ROAD TRAVERSE TABLE**

COURSE	BEARING	DISTANCE
L1	N45°36'48"E	30.79'
L2	N44°49'14"E	42.26'
L3	N44°15'55"E	27.33'
L4	N45°00'21"E	34.36'
L5	N47°06'28"E	24.25'
L6	N49°14'26"E	43.64'
L7	N53°10'40"E	52.67'
L8	N57°25'43"E	53.61'
L9	N63°03'08"E	54.66'
L10	N69°11'04"E	30.62'

- STREAM BANK BUFFERS: (APPROX. LOCATION)**
- (A) 25' STATE WATERS BUFFER (FROM TOP OF BANK)
  - (B) 50' UNDISTURBED COUNTY STREAM BANK BUFFER (FROM TOP OF BANK)
  - (C) 75' COUNTY IMPERVIOUS BUFFER (FROM TOP OF BANK)

NOTE: BEFORE ANY PLANNING OR DESIGN OCCURS, THE TOP OF BOTH CREEK BANKS SHOULD TO BE LOCATED FOR DESIGN MAPPING AND MARKED ON THE GROUND. CENTERLINE CREEK LOCATIONS BASED ON FIELD OBSERVATIONS AND LIDAR TOPOGRAPHY.

**GEORGIA811**

NSA 110 V JV PO LLC  
PARCEL: 5160 181  
DEED BOOK 61044, PAGE 535  
CITY OF LOGANVILLE, GA  
ZONED: LI

www.Georgia811.com

**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O.C. TIP HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tipacell@gmail.com

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Professional Engineer Seal for Van Huynh, No. 63221, State of Georgia.

**SITE/LANDSCAPE PLAN**

**PROPOSED EMPIRE ROOFING & RESTORATION LOGANVILLE FACILITY**

PARCEL: R5160 059  
LAND LOT: 159 & 160  
DISTRICT: 6TH  
520 BRAND RD.  
CITY OF LOGANVILLE, GA 30052

DATE: 04/10/2025  
SCALE: 1" = 30'

**OWNER/PERMITTEE**

EMPIRE ROOFING & RESTORATION  
3476 PALMER DR.  
LOGANVILLE, GA 30052  
JUAN RAMON  
678-462-5182  
juan@myempireroofing.com

24 HOUR - EMERGENCY CONTACT  
JUAN RAMON  
678-462-5182  
juan@myempireroofing.com

**REVISIONS**

NO.	DATE	DESCRIPTION
2	9/22/25	CITY COMMENTS
3	1/22/26	CITY AND COUNTY COMMENTS
4	3/4/26	CITY COMMENTS
5	3/26/26	REVISE WATER SERV FOR METAL BLDG

Job No. 25-002  
C-1.3

## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** V26-002

**LANDOWNERS:** Red Lion Acquisition & Management

**APPLICANT:** Timothy Prater / Prater Consulting LLC

**PROPERTY ADDRESS:** 520 Brand Road

**MAP/PARCEL #:** R5160 059

**PARCEL DESCRIPTION:** Single family home converted to commercial building with plans to add a warehouse on backside of property.

**AREA:** 2.97 acres

**EXISTING ZONING:** LI

**PROPOSED ZONING:** No Change

**FUTURE LAND USE MAP:** This property was annexed into the City in November 2024 and the City of Loganville has not yet incorporated it into the Future Land Use map. Gwinnett County had the property labeled Community Mixed Use in their 2040 Future Land Use map.

**REASON FOR REQUEST:** Seeking relief from the City of Loganville Code of Ordinances 119-380 Minimum Off-Street Parking and Loading Requirements. Specifically, the applicant wants to reduce the total number of parking spaces required for their project.

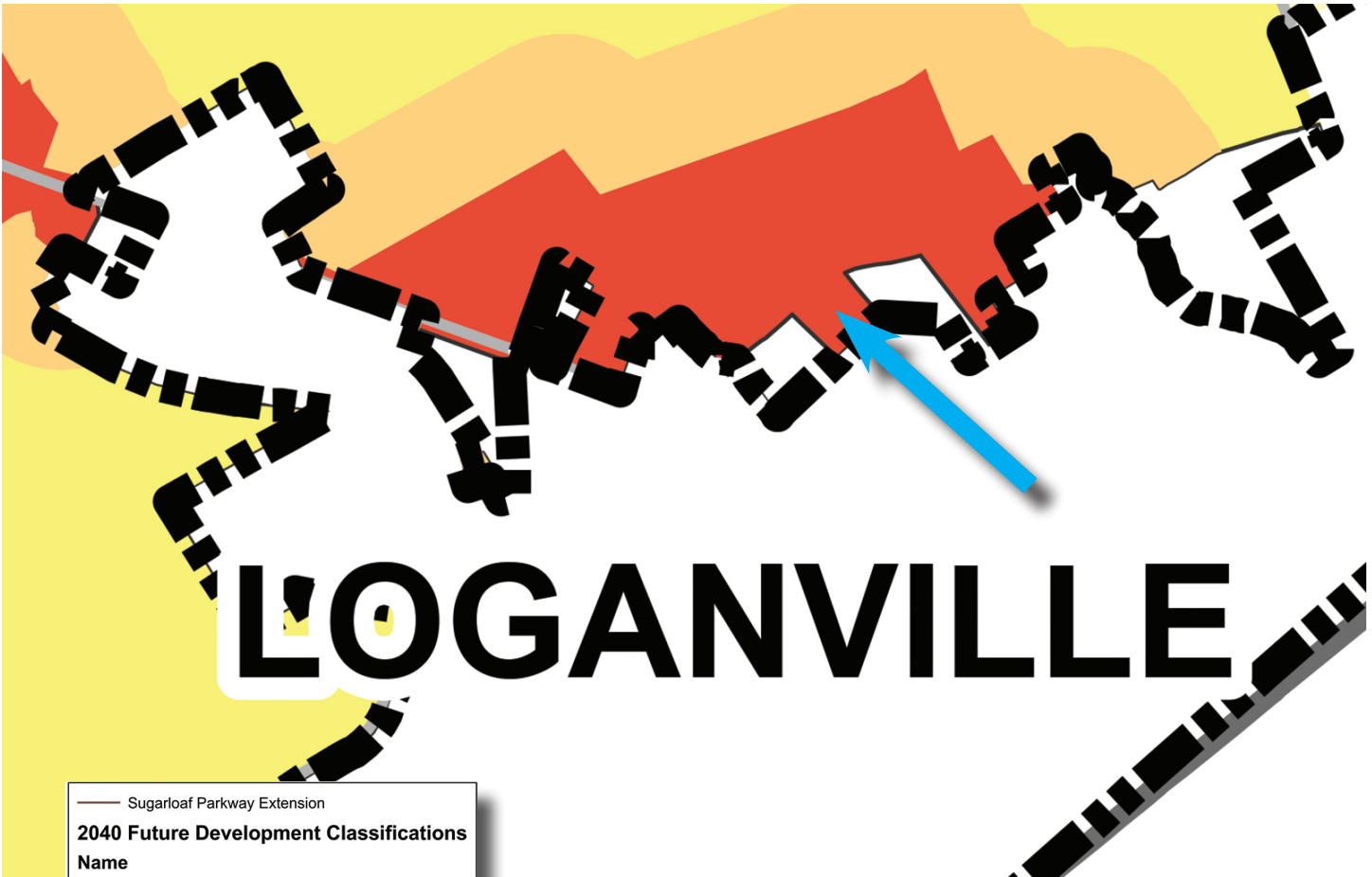
**PLANNING COMMISSION HEARING:** April 23, 2026

**CITY COUNCIL HEARING:** May 11, 2026

## ZONING MAP



## FUTURE LAND USE MAP



	Sugarloaf Parkway Extension
<b>2040 Future Development Classifications</b>	
<b>Name</b>	
	Regional Activity Center
	Community Mixed-Use
	Neighborhood Node
	Workplace Centers
	Innovation Districts
	Chattahoochee River Area
	Community Amenities
	Vibrant Communities
	Established Neighborhoods
	Emerging Suburban
	Suburban Estate Living
	Municipalities
	Lake Lanier

## Applicant's Request

The applicant is seeking a variance to reduce the number of parking spots required for this project under Sec. 119-380.

## Existing Conditions

Gwinnett County records indicate that the parcel is home to a 3,214-gross-square-foot single family residence that was built in 1977. The heated square footage is 2,798. It maintained its single family residence status until 2024, when it was annexed into the City of Loganville with the Light Industrial zoning.

The applicant has been transitioning the house to a commercial use and is currently under plan review for the addition of a 5,000-square-foot metal storage building on the property.

Under current zoning criteria, the project would require 28 parking spaces. This includes one for each 200 square feet of office space plus three per operator for the main office, which would equal 16 parking spaces. The warehouse would require four spaces for the first 5,000 square feet of space plus one space for each fulltime employee, which would equal 12 additional parking spots for the warehouse.

## Impact Analysis / Recommendation

**What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?** None.

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

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** The City's parking ordinance is overly simplified in that it is not designed for hybrid projects such as this case. At issue is also the fact that parking standards are designed mostly for projects with a visiting customer base. This company is proposing very limited public interaction, but consideration should be given to the next owner and use of the property.

**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:** The applicant has asked for what equals to a 50 percent reduction in the parking requirements. While staff agrees the parking requirement might seem too much, but the future growth of this company as well as potential future users of this property should be taken into consideration. The staff recommendation is to approve this variance but only for a reduction in 9 parking spaces.

**Planning Commission Recommended Conditions**

**City Council Conditions**