



PLANNING COMMISSION MEETING MINUTES

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

Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

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

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

5. NEW BUSINESS

A. Election of a Chairman

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

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

B. Election of Vice Chairman

Chairman Joyner nominated Chairman Olaoluwa Vice Chairman and he declined.

Chairman Joyner ask if anyone wanted to volunteer and Commissioner Lee Volunteered. Chairman Joyner proceeded to nominate Commissioner Lee and Commissioner Dodd seconded the motion.

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

Planning Director Robbie Schwartz then proceeded to let the Board know that all 5 cases would be read together, then the applicant would be able to present their presentation, and then anyone here to speak for or against the cases will be given the opportunity to speak. After all the presentations, the cases will be voted on individually.

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

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

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

Sprouts would give neighboring businesses and residents a true supermarket alternative. Offering an extensive but on prescriptive supermarket with a mix of natural, organic and great tasting mainstream foods with an emphasis on value, Sprouts has carved out the perfect middle ground between conventional supermarkets, healthy food superstores, and making it a unique addition to Loganville.

Sprouts is also one of the fastest growing retailers in the country.

Both Sprouts and GBT Realty are very excited about the possibility of bringing Sprouts and adjacent retail shops to the Loganville community.

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

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

She then to say that although Mr. Schwartz outlines the variances pretty clearly, she wanted to walk you all through a few of the challenges we are facing with the property and we are asking for the variances.

The biggest challenge we are facing is the hardship of the property size related to the percentage of property that is encumbered by buffers. She gave the following example: If you take a standard 3.61 acres (size of proposed project) and follow the code per Loganville with the landscape buffers on the side, rear and front of the property, you would end up with about 6 % of the property encumbered with buffers, .222 acres. This property with the stream buffers in the back and double road frontage ends up with 22 % of the property encumbered in buffers. When the City of Loganville brought this in for a shopping center in 2008 as it is zoned and mentioned in the Staff Report. If any shopping center that follows the City's intent would be encumbered by the 22 %, which, would make it very difficult to build without concessions or consideration of concessions.

The next thing Ms. Hiatt addressed was the odd shape, especially, the frontage of the property. In 2008, when the property was annexed in for use of a hotel and shopping center, it was a much more rectangular property and the support of future developments, the right of way along Oak Grove Rd was modified, taking a piece out of this property, creating the odd shape. The property owner at the time wanted to work with Loganville and the Council to bring the project back eventually left the current property owner and seller today an odd shaped lot. This is causing some of the issues

that will require variances.

The last issue is the slope of the property. This property has about 25' of fall from the high side to the low side. When driving over it, it does not feel bad; but across the actual property, it is steep.

Ms. Hiett proceeded to explain that when you go to a shopping center, the grade needs to stay between 0 to 5 %ADA, ideally being 2 %. Five % is the accessible amount at the most and then a large portion being flat for the building. We are will to take the financial need to put in walls and other pieces to make that up, we just need the land to do it.

The next issue Ms. Hiett spoke about was traffic. She proceeded to mention that the site engineer was at the meeting for any questions the Commission Board may have. We have completed a traffic impact study ahead of when it is required and have submitted it the City. We are currently waiting on the City's comments. The study does show that the Brand Rd and Oak Grove Rd intersection would function the same with or without Sprouts project. Therefore, our project would not make the intersection any worse.

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

Lastly, we respectfully request that the Commission Board consider recommendations of approval of the variances.

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

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

Chairman Joyner then asked if anyone had anything else to say. If not, we will move forward.

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

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

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

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

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

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

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

Commissioner Olaoluwa then states that he has no other questions.

Vice Chairman Lee then asked that your request for the encroachment mainly for

parking spaces?

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

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

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

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

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

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

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

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

Ms. Hiatt answered correct.

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

Since no one has any questions, we will move onto the vote.

Planning Director Schwartz reminded everyone that we have to vote on each variance separately.

Chairman Joyner said yes sir.

- C. **Case #V26-003** – Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Rd, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning in CH. Ordinance and Section from which relief is sought is Landscape Buffer Requirements (Public Right of Way). Request for variance is for a reduction on the required 10' landscape buffer along Brand Rd frontage, minor encroachments as select locations.

Commissioner Dodd made a motion to deny the variance. She stated that no proof was given for hardship. Vice Chairman Lee seconded the motion.

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

Voting nay for denial: Commissioner Olaoluwa, Commissioner Shanks.

Denial approved 3-2.

- D. **Case #V26-004**– Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is Landscape Buffer Requirements (Public Right of Way). Request for variance is for removal of required 10' landscape buffer along Oak Grove Road frontage.

Chairman Lee made a motion to deny variance. Commissioner Dodd seconded the motion.

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

Voting nay for denial: Commissioner Olaoluwa, Commissioner Shanks.

Denial approved. 3-2.

- E. Case #V26-005-** Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is 50' Undisturbed Stream Buffer. Request for variance is for an encroachment into the City of Loganville 50' undisturbed stream buffer along Big Flat Creek.

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

Voting yea for approval: Commissioner Olaoluwa, Commissioner Pecylak, and Commissioner Shanks.

Voting no for approval: Commissioner Dodd, Vice Chairman Lee.

Variance Approved 3-2.

- F. Case #V26-006-** Kelly Hiatt, on behalf of GBT Realty Corporation, requested a Major Variance for the property located at 530 & 540 Brand Road, Loganville, GA 30052. Map/Parcel #5160 057 and Map/Parcel #5160 175, Gwinnett County, GA. Present zoning is CH. Ordinance and Section from which relief is sought is 25' Non-Impervious Setback beyond 50' buffer. Request for variance is for the removal of the 25' non-impervious setback beyond the City of Loganville's 50' undisturbed stream buffer.

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

Voting yea for approval: Commissioner Shanks, Commissioner Olaoluwa.

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

Approval denied 3-2.

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

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

Voting to nay denial: Commissioner Olaoluwa, Commissioner Shanks.

Variance denied 3-2.

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

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

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

Voting to deny variance: Commissioner Dodd, Commissioner Pecylak.

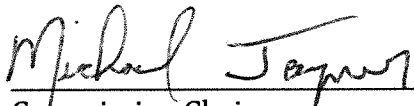
Variance approved 3-2 Planning Director Schwartz reminded everyone that these cases will be coming up again for second meeting on August 10, 2026 at 6:30 at the City Council meeting.

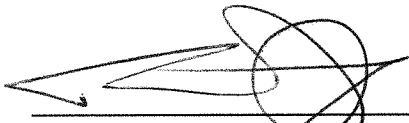
Then again up for vote on August 13, 2026 at 6:30.

6. **ADJOURN**

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

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


Commission Chairman


Planning and Development Director