



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: _____

Application # V

26-007

RECEIVED

DMR

APPLICATION FOR MAJOR VARIANCE

Public Works

Parking Size

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kelly Hiatt, on behalf of GBT Realty Corporation</u>	NAME: <u>Samuel Cordos / Bright Stone Lending LLC</u>
ADDRESS: <u>9010 Overlook Boulevard</u>	ADDRESS: <u>1147 Tranquil Brook Dr</u>
CITY: <u>Brentwood</u>	CITY: <u>Naples</u>
STATE: <u>TN</u> Zip: <u>37027</u>	STATE: <u>FL</u> Zip: <u>34114</u>
PHONE: <u>(248) 701-3307</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: <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>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: [Signature]

DATE: 23 July 2026

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____

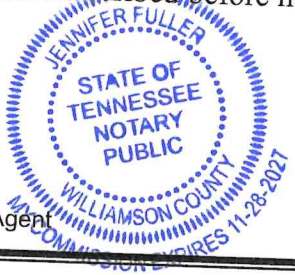
Applicant's Certification

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 Hiett
Applicant's Signature
5/27/2026
Date

Kelly Hiett Development Manager
Print Name and Title

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

(Seal) 
[Signature]
Signature of Notary Public
Kelly Hiett, Agent

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

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

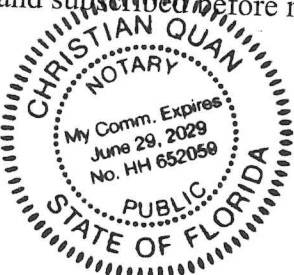
- a) ☐ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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.

(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

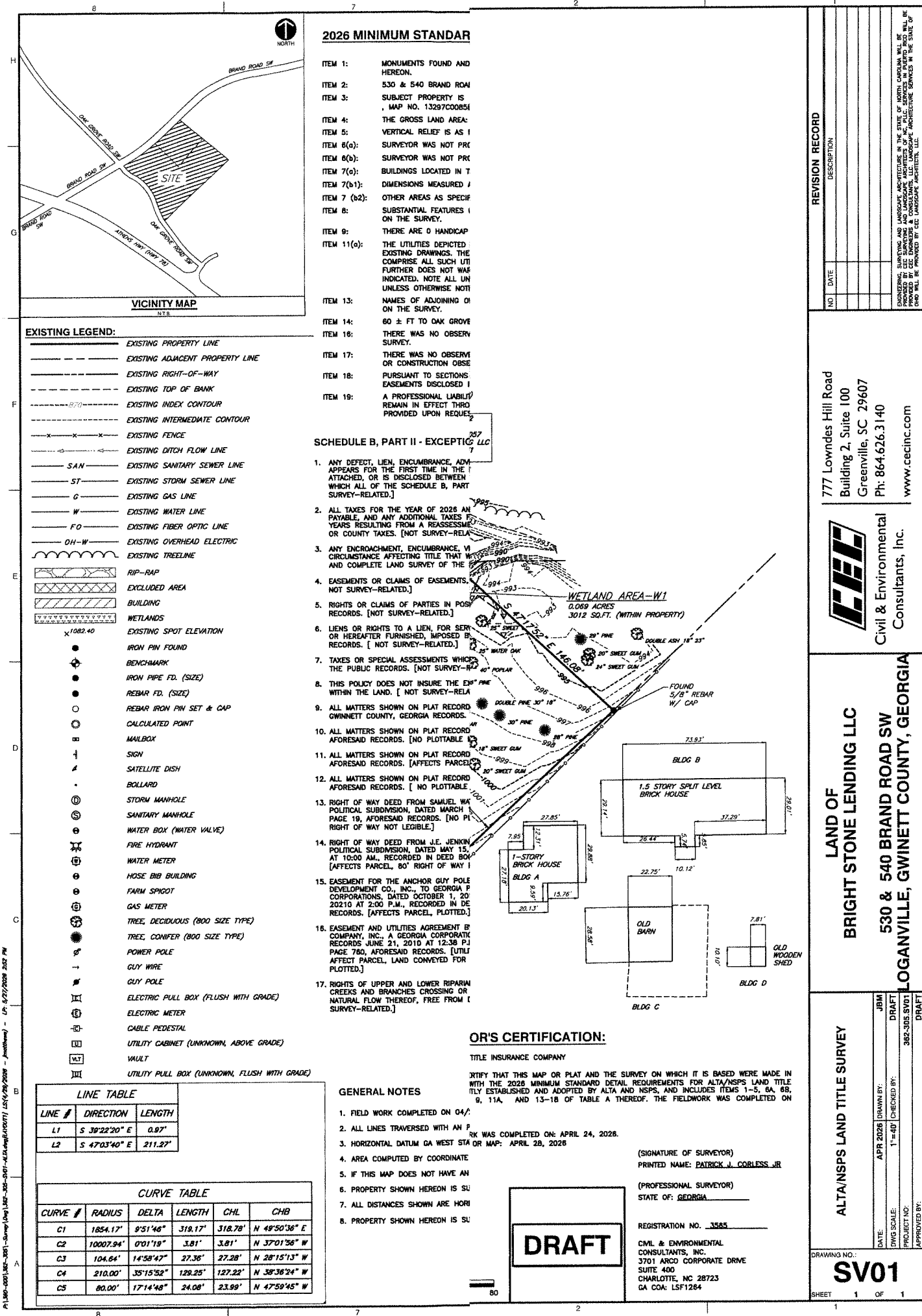
2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART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

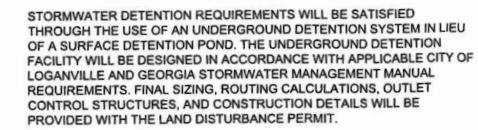
Respectfully submitted,



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



	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

PROJECT NAME:	SPROUTS
PARCEL ID:	5160 057 & 5160 175
PARCEL ADDRESS:	530 & 540 BRAND ROAD, LOGANVILLE, GA 30052
SITE ACREAGE:	3.61 AC. ±

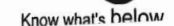
JURISDICTION:	LOGANVILLE
COUNTY:	GWINNETT
EXISTING USE:	RESIDENCE
EXISTING ZONING:	CH (COMMERCIAL HIGHWAY)
PROPOSED USE:	SHOPPING CENTER

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

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

[illegible]

DRAFT

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

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUP.ILC.COM

CONCEPT PLAN

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

SHEET NUMBER:



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

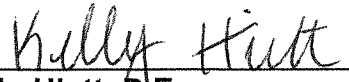
No. The variances requested are dimensional and buffer variances only. A retail shopping center with a grocery anchor is a permitted use in the CH (Commercial Highway) zoning district. None of the variances authorize a use, activity, or structure otherwise prohibited by the applicable ordinance. The 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