



## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** V26-001

**LANDOWNERS:** Blue Water Shine LLC

**APPLICANT:** Agustin Sanchez

**PROPERTY ADDRESS:** 3965 Pecan Road, Loganville

**MAP/PARCEL #:** R5160 043

**PARCEL DESCRIPTION:** Single family home, mobile home

**AREA:** 1 acre

**EXISTING ZONING:** R-22

**PROPOSED ZONING:** No Change

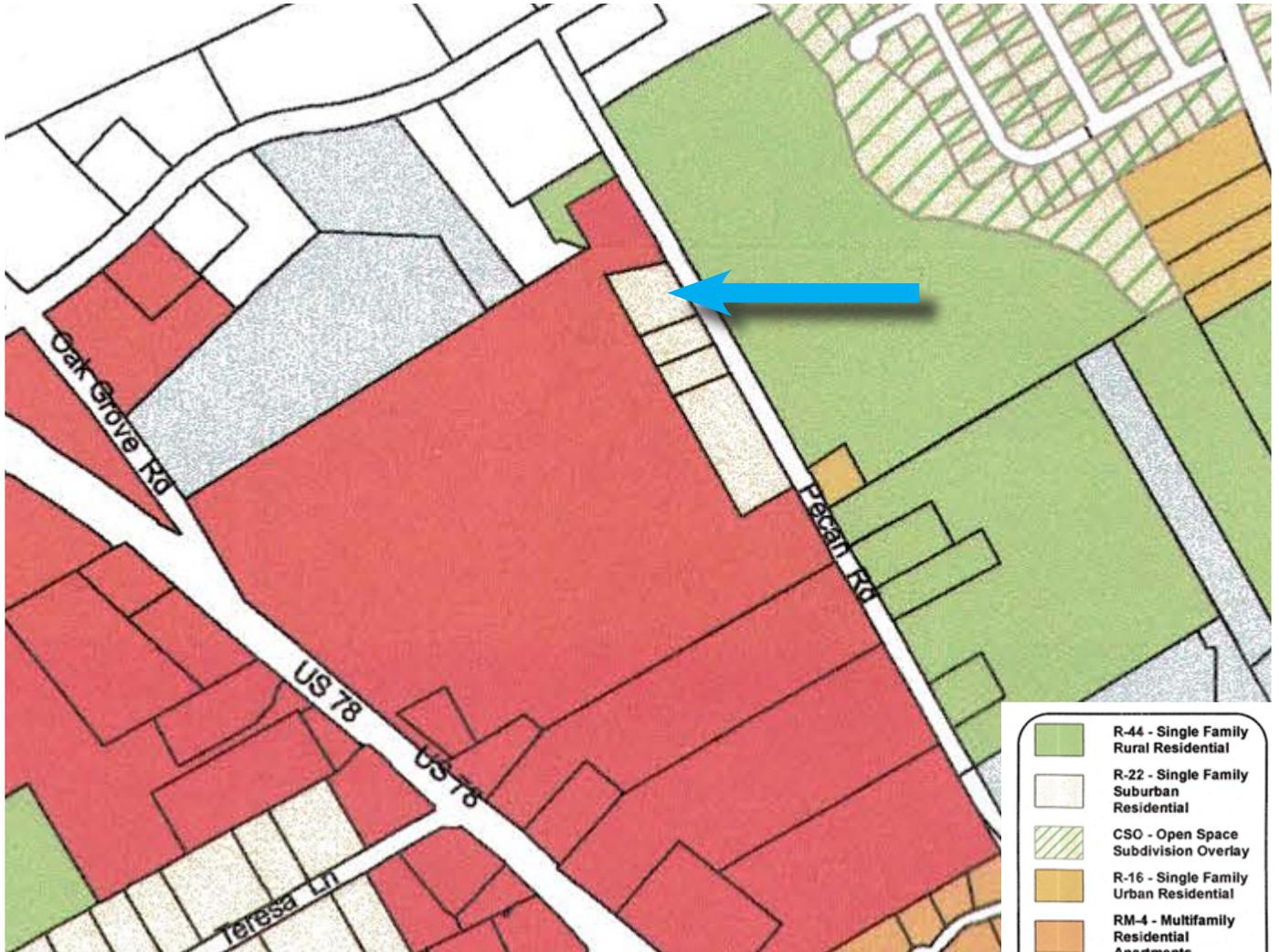
**FUTURE LAND USE MAP:** Residential

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

**PLANNING COMMISSION HEARING:** March 26, 2026

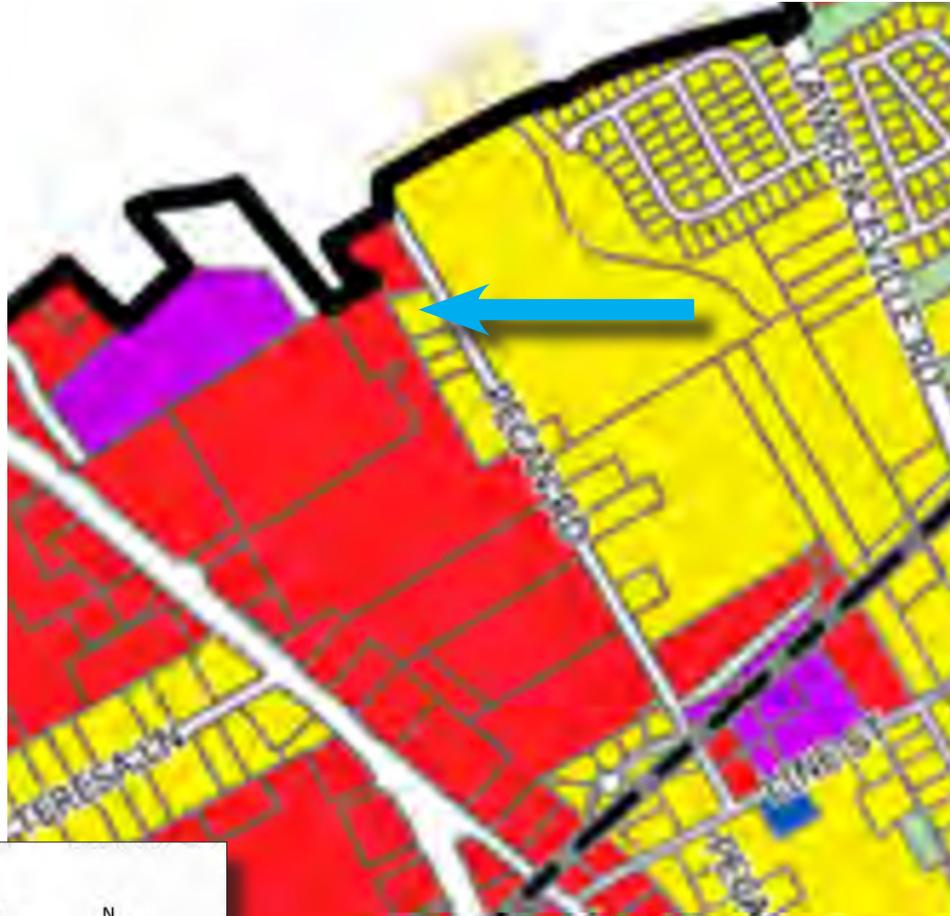
**CITY COUNCIL HEARING:** April 6, 2026

## ZONING MAP



	R-44 - Single Family Rural Residential
	R-22 - Single Family Suburban Residential
	CSO - Open Space Subdivision Overlay
	R-16 - Single Family Urban Residential
	RM-4 - Multifamily Residential Apartments
	RM-6 - Multifamily Medium Density Apartments
	RM-3 - Multifamily Residential Moderate Density Apartments
	MHP - Manufactured Home Park
	O&I - Office & Institutional
	CH - Commercial Highway
	CN - Commercial Neighborhood
	CBD - Commercial Central Business District
	LI - Light Industrial
	HI - Heavy Industrial
	PUV - Planned Urban Village

## FUTURE LAND USE MAP



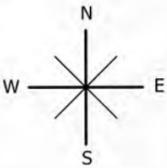
**Legend**

- County Limits
- City Limits
- Parcels

Future Land Use

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

0 0.5 1 Miles



## Applicant's Request

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

## Existing Conditions

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

## Impact Analysis / Recommendation

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

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

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

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

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



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## **Planning Commission Recommended Conditions**

## **City Council Conditions**