



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

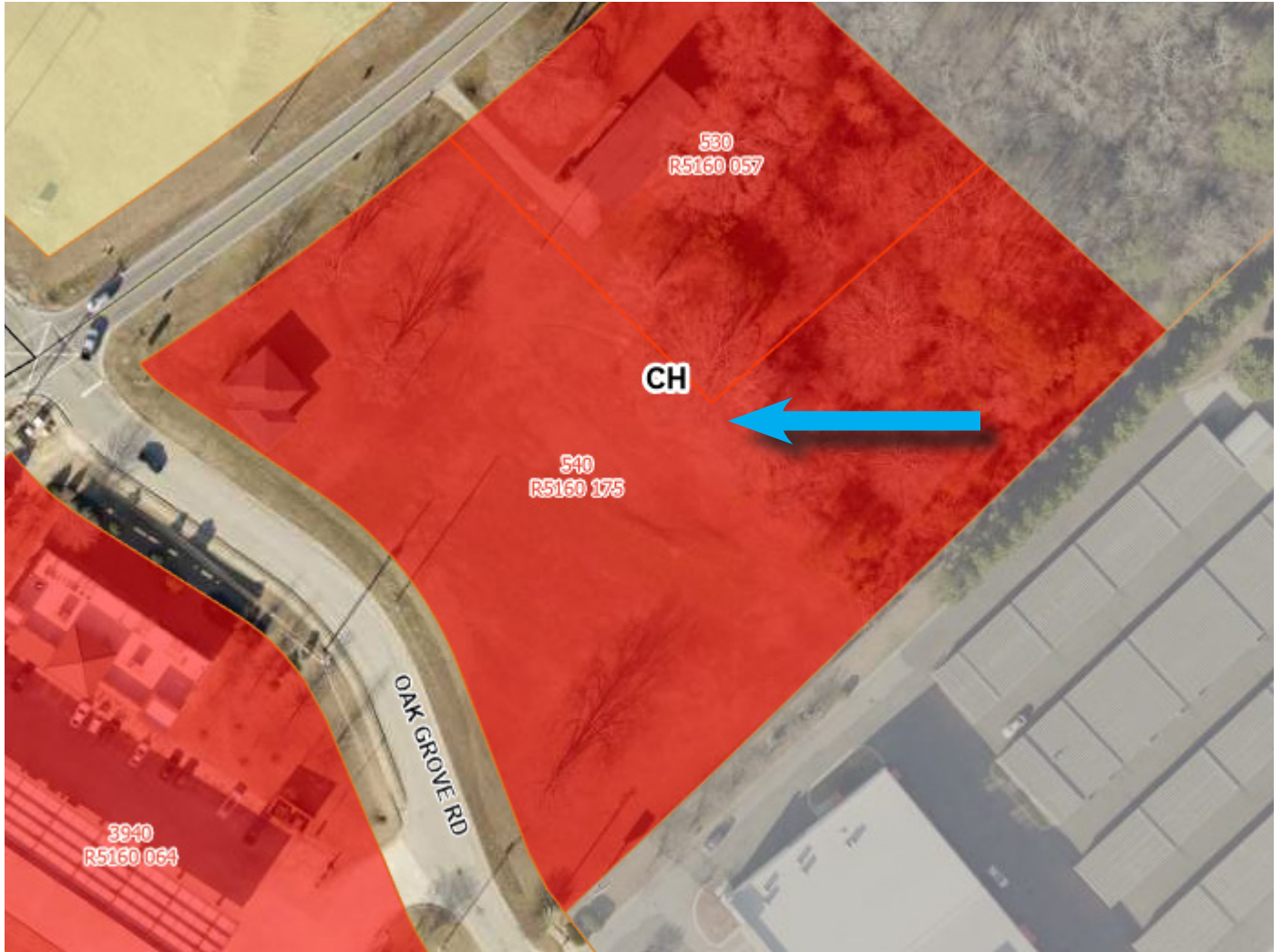
FUTURE LAND USE MAP: Commercial

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.

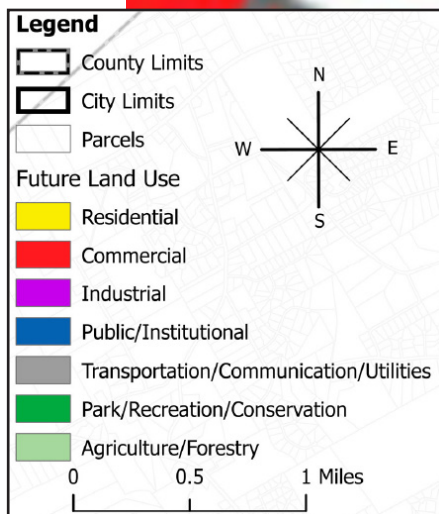
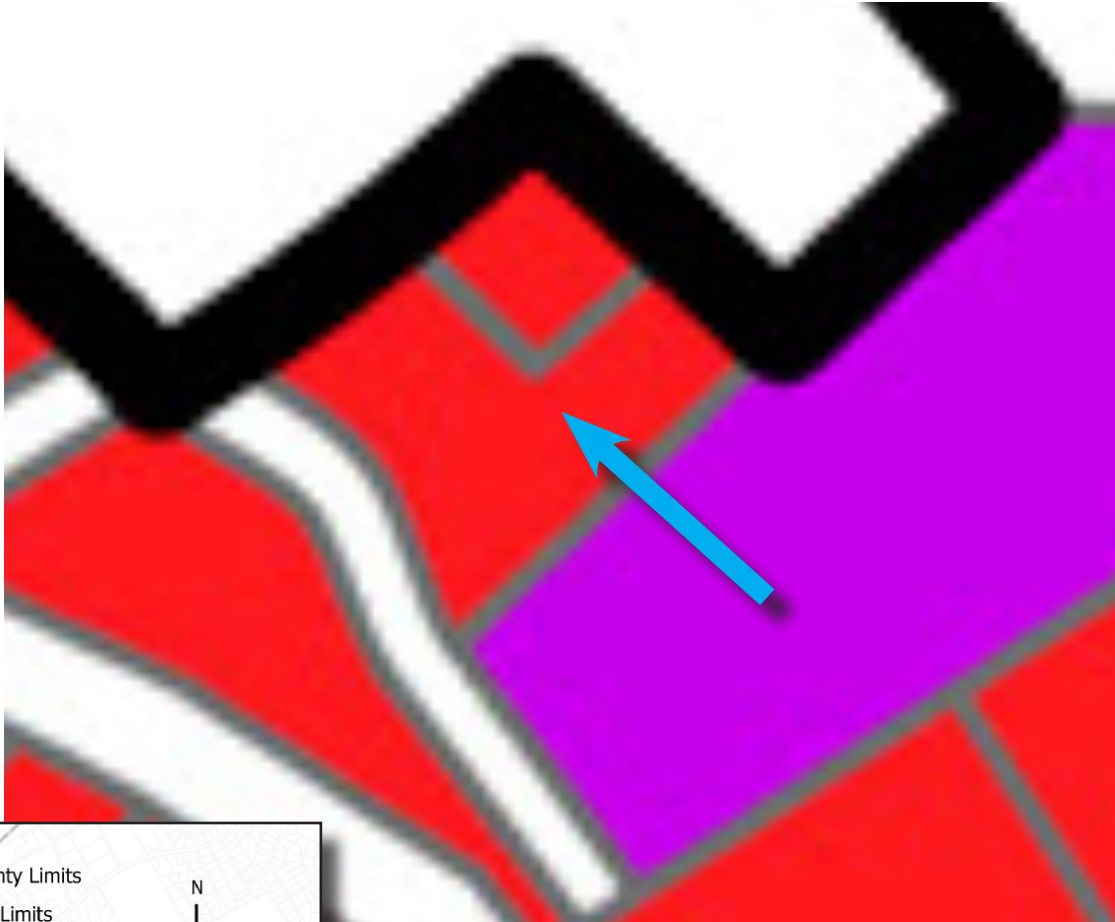
PLANNING COMMISSION HEARING: July 23, 2026

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.



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Planning Commission Recommended Conditions

City Council Conditions