



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-005

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

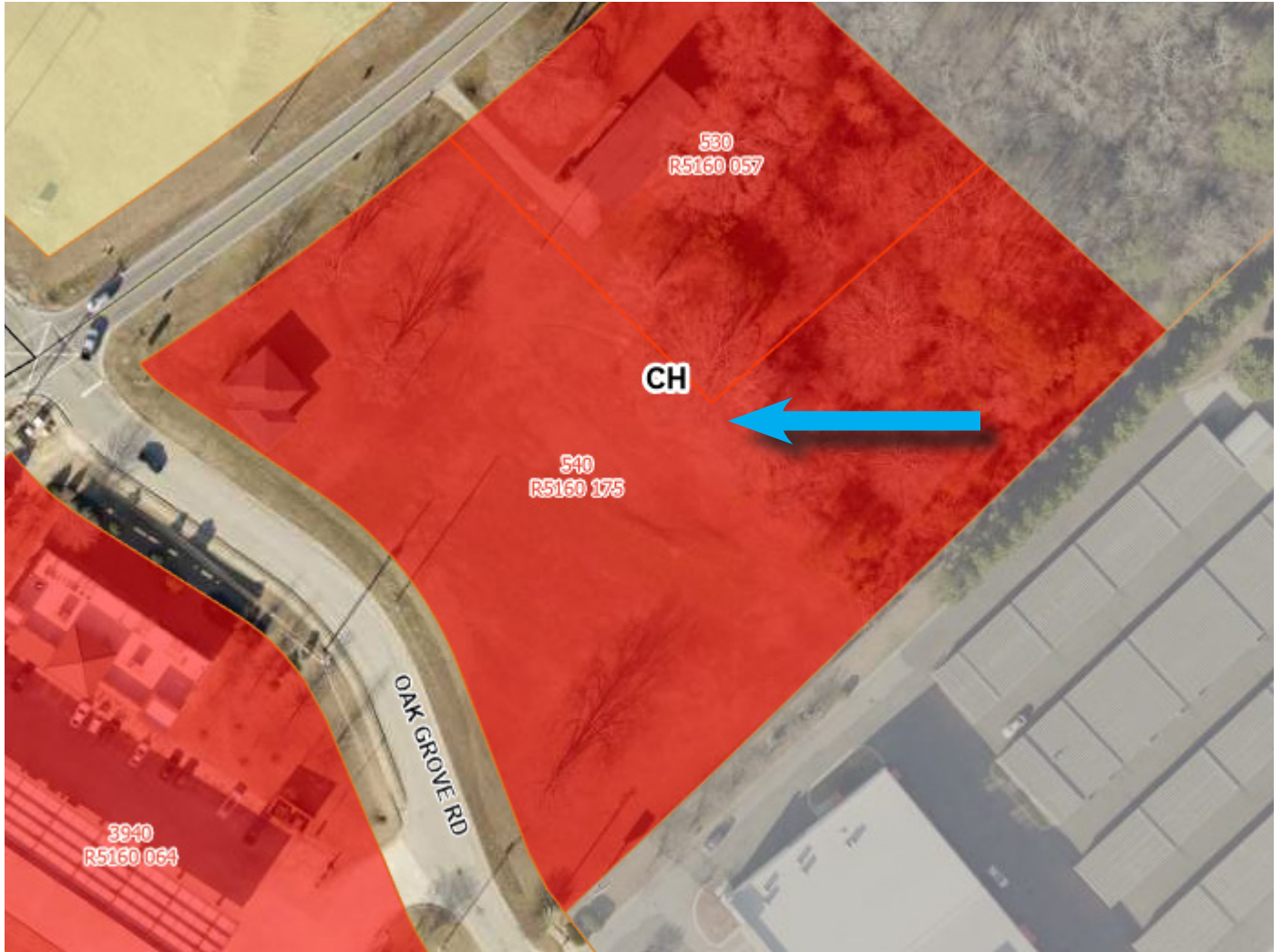
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 117-13 Buffer and Setback Requirements. Specifically, the applicant is seeking permission to encroach on the 50-foot undisturbed stream buffer.

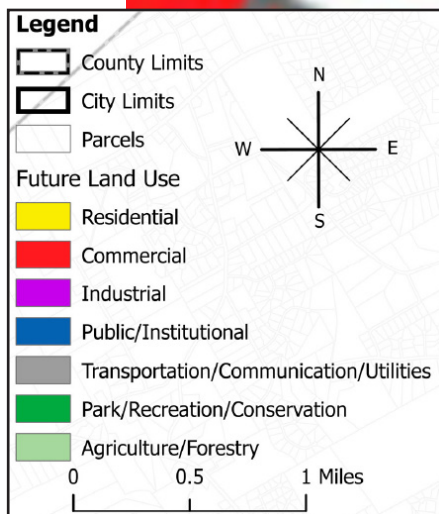
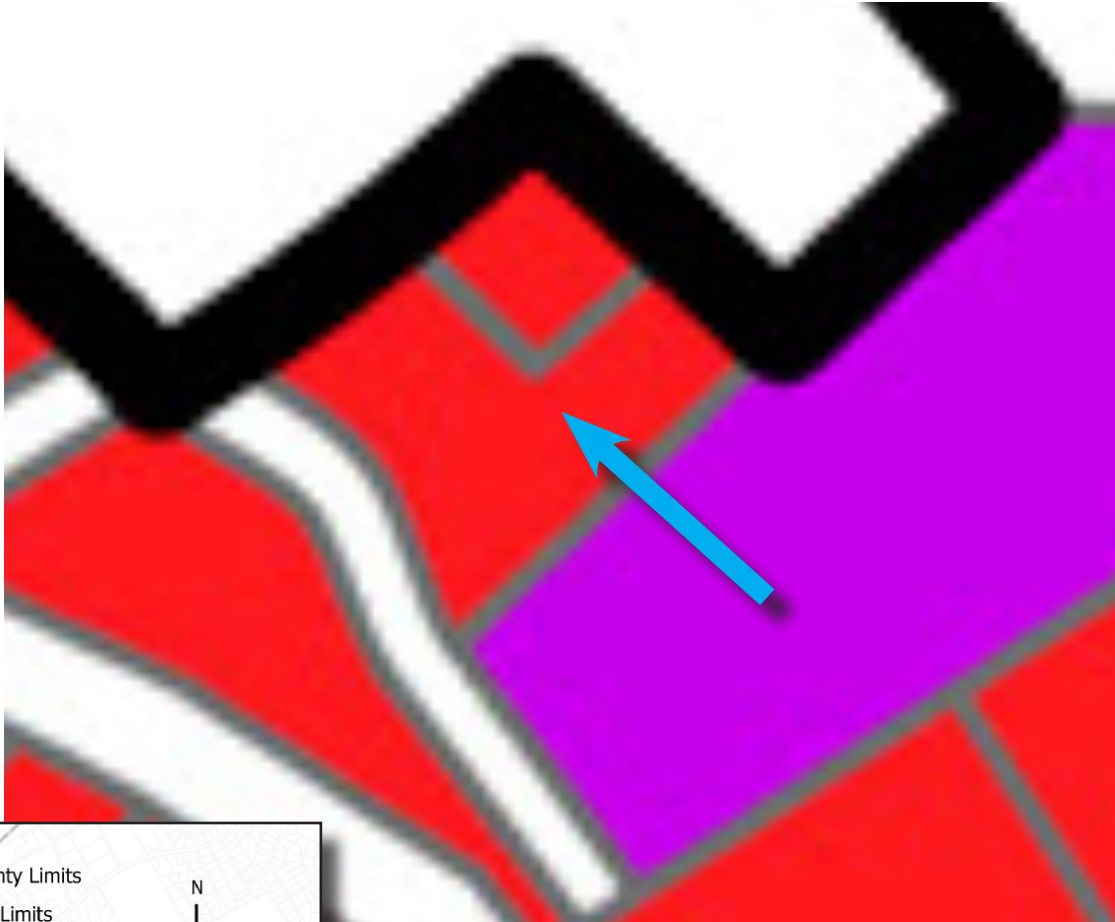
PLANNING COMMISSION HEARING: July 23, 2026

CITY COUNCIL HEARING: August 10, 2026

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking a variance for minor limited encroachments into the City's 50-foot undisturbed stream buffer along Big Flat Creek.

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 the location and extent of the proposed buffer or setback intrusion. The proposed impact is 238 square feet. It could be viewed as a hardship in that this project cannot be build as proposed, but a reduction in parking or the footprint of the buildings would likely allow this project to meet City standards.

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: Though the impact is minimal, it is hard to see how the conditions that are peculiar to the property adversely affect its reasonable use or usability as currently zoned. The applicants were aware of the presence of a state waterway on the proposed site and consequently could have proposed a smaller footprint to 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