



## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** V26-003

**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

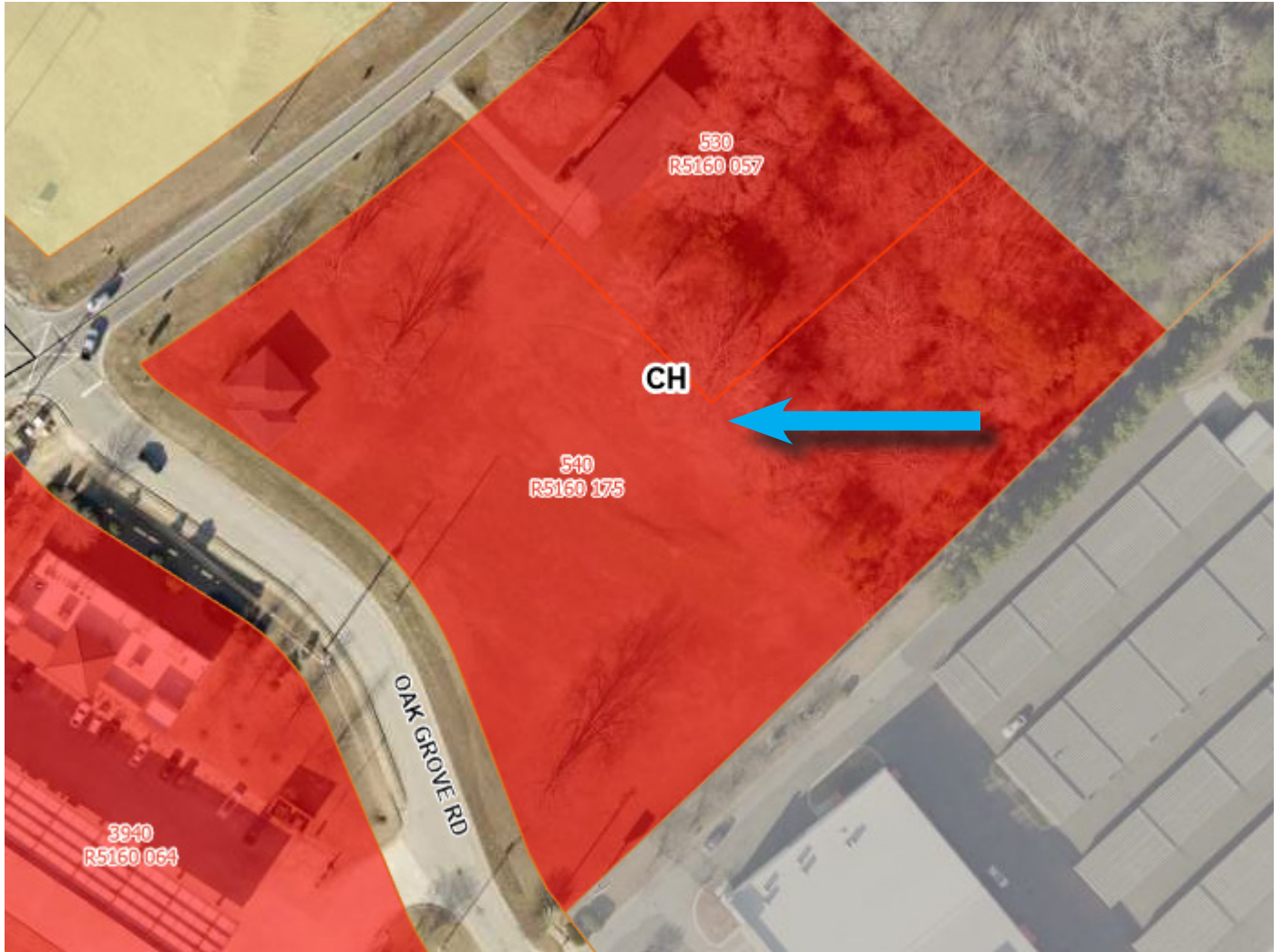
**FUTURE LAND USE MAP:** Commercial

**REASON FOR REQUEST:** Seeking relief from the City of Loganville Code of Ordinances 119-454 Frontage and Perimeter Landscaping Requirements. Specifically, the applicant is seeking relief from the requirement of a landscape strip at least 10 feet wide along all public rights-of-way. The applicant is proposing minor encroachments in various locations.

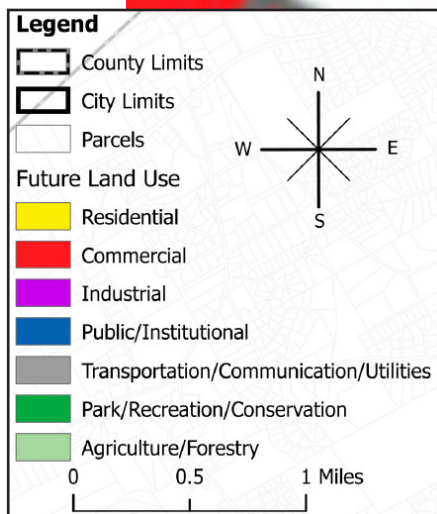
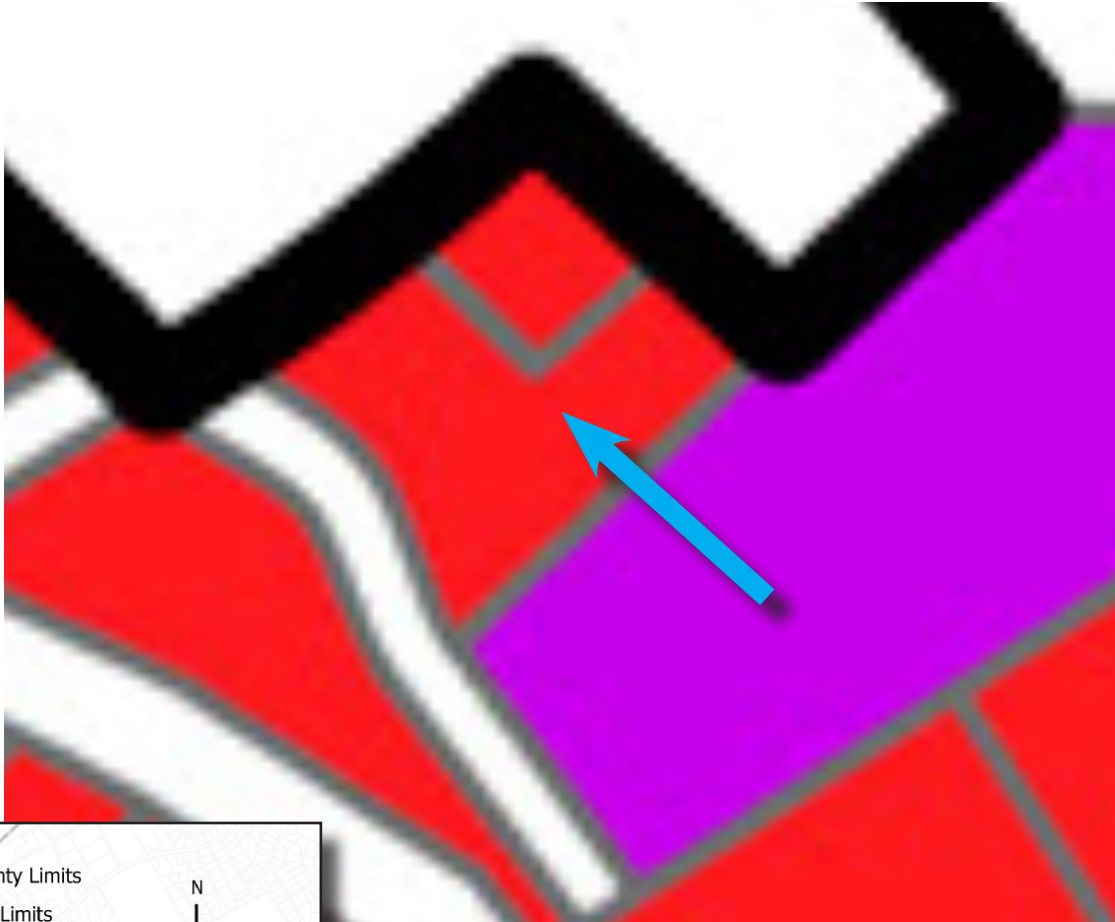
**PLANNING COMMISSION HEARING:** July 23, 2026

**CITY COUNCIL HEARING:** August 10, 2026

## ZONING MAP



## FUTURE LAND USE MAP



## Applicant's Request

The applicant is seeking a variance to reduce the required 10-foot landscape buffer along Brand Road to allow for minor encroachments at select locations.

## 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?** None along Brand Road, though the applicant is stating that the issue at hand is a result of the impact from the nearby intersection, buffer requirements for the state waterway as well as the lot not being rectangle, complicating the ability to maintain uniformity. There are about 10 parking spaces of which some portion of them is in the buffer.

**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. 119-34 (b) Major Variances of the City code states that relief from City code may only be granted to the extent necessary to alleviate unnecessary hardship and not as a convenience to the applicant. The applicant states that the encroachments are offset by other areas where the buffer space exceeds 10 feet but has failed to prove a true hardship as a reduction in the footprint of the buildings would allow the project to meet this standard.

**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:** As a result of no true hardship being proven, *the staff recommendation is to deny this variance.*



Planning & Development  
4303 Lawrenceville Rd.  
Loganville, GA 30052  
770.466.2633 • [planning@loganville-ga.gov](mailto:planning@loganville-ga.gov)

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## **Planning Commission Recommended Conditions**

## **City Council Conditions**