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

RECEIVED 6/5/26 MB

Date: _____ Application # V 26006

Stormwater 25' Buffer

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Kelly Hiett, on behalf of GBT Realty Corporation	NAME: Samuel Cordos / Bright Stone Lending LLC
ADDRESS: 9010 Overlook Boulevard	ADDRESS: 1147 Tranquil Brook Dr
CITY: Brentwood	CITY: Naples
STATE: TN Zip: 37027	STATE: FL Zip: 34114
PHONE: (248) 701-3307	PHONE: 239-358-1660
	(*attach additional pages if necessary to list all owners)

Applicant is: ☐ Property Owner ☐ Contract Purchaser ☒ Agent ☐ Attorney

CONTACT PERSON: Kelly Hiett **PHONE:** (248) 701-3307
EMAIL: khiett@gbtrealty.com **FAX:** _____

PROPERTY INFORMATION

MAP & PARCEL # 5160 057 & 5160 175 **PRESENT ZONING:** CH **ACREAGE:** 3.61

ADDRESS: 530 & 540 Brand Road SW **COUNTY:** Gwinnett

Ordinance and Section from Which Relief is Sought: 25-Foot Non-Impervious Setback Beyond 50-Foot Buffer

Description of Request: Removal of the 25-foot non-impervious setback beyond the City of Loganville 50-foot undisturbed stream buffer.

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: Mary Brooks **DATE:** 6/5/26 **FEE PAID:** $500.00

CHECK # 1180 **RECEIPT #** _____ **TAKEN BY:** _____ **DATE OF LEGAL NOTICE :** _____ **NEWSPAPER:** THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

Commission Chairman: Michael Joyner **DATE:** 23 July 2026

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☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____ City Clerk _____ Date 8/13/26

Application # V V26-000

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 — 5/27/26

Applicant's Signature — Date

Kelly Hiett Development Manager

Print Name and Title

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

(Seal) JENNIFER FULLER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 11-28-2027

Signature of Notary Public

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.

5-29-26

Owner's Signature — Date

Samuel Cordos

Print Name and Title

Sworn to and subscribed before me this 29th day of May, 2026.

(Seal) CHRISTIAN QUAN NOTARY My Comm. Expires June 29, 2029 No. HH 652059 PUBLIC STATE OF FLORIDA

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

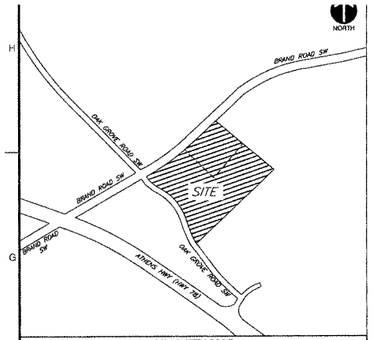
2.808 ACRES, MORE OR LESS, LOCATED ON OAK GROVE ROAD AND DESCRIBED IN A PLAT OF SURVEY ENTITLED "SURVEYOR FOR OSCAR C. GRIFFETH", AS PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 11/27/96 AND RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART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



VICINITY MAP
NTS

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING TOP OF BANK
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING DITCH FLOW LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC LINE
- OH-W — EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- RIP-RAP
- EXCLUDED AREA
- BUILDING
- WETLANDS
- ×1082.40 — EXISTING SPOT ELEVATION
- IRON PIN FOUND
- BENCHMARK
- IRON PIPE FD. (SIZE)
- REBAR FD. (SIZE)
- REBAR IRON PIN SET & CAP
- CALCULATED POINT
- MAILBOX
- SIGN
- SATELLITE DISH
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATER METER
- HOSE BIB BUILDING
- FARM SPIGOT
- GAS METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC PULL BOX (FLUSH WITH GRADE)
- ELECTRIC METER
- CABLE PEDESTAL
- UTILITY CABINET (UNKNOWN, ABOVE GRADE)
- VAULT
- UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

2026 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

ITEM 1:	MONUMENTS FOUND AND/OR SET, AS WELL AS DESCRIPTIONS OF THEIR CHARACTER ARE DEPICTED HEREON.
ITEM 2:	530 & 540 BRAND ROAD SW, LOGANVILLE GA .
ITEM 3:	SUBJECT PROPERTY IS LOCATED WITHIN "FLOOD ZONE X" PER FEMA FLOOD MAP ZONE 130326 , MAP NO. 13297C0085E EFFECTIVE 12/08/16
ITEM 4:	THE GROSS LAND AREA: 3.542 ACRES
ITEM 5:	VERTICAL RELIEF IS AS DEPICTED ON THE SURVEY
ITEM 6(a):	SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
ITEM 6(b):	SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY.
ITEM 7(a):	BUILDINGS LOCATED IN THE AREA.
ITEM 7(b1):	DIMENSIONS MEASURED AT GROUND LEVEL ARE DEPICTED HEREON.
ITEM 7 (b2):	OTHER AREAS AS SPECIFIED FOR THE CLIENT IS AS DEPICTED ON THE SURVEY
ITEM 8:	SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE DEPICTED ON THE SURVEY.
ITEM 9:	THERE ARE 0 HANDICAP AND 0 PARKING SPACES IN THE PROJECT LOCATION.
ITEM 11(a):	THE UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. NOTE ALL UNDERGROUND UTILITY LINES SHOWN ON THE SURVEY ARE BY PLAN UNLESS OTHERWISE NOTED "(MARKED)".
ITEM 13:	NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE DEPICTED ON THE SURVEY.
ITEM 14:	60 ± FT TO OAK GROVE ROAD AND BRAND ROAD INTERSECTION
ITEM 16:	THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.
ITEM 17:	THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR CONSTRUCTION OBSERVED AT THE TIME OF THE SURVEY.
ITEM 18:	PURSUANT TO SECTIONS 5 AND 6 INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS ARE AS DEPICTED ON THE SURVEY.
ITEM 19:	A PROFESSIONAL LIABILITY INSURANCE POLICY, HAS BEEN OBTAINED BY THE SURVEYOR AND SHALL REMAIN IN EFFECT THROUGHOUT THE CONTRACT TERM. A CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST.

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. [NOT SURVEY–RELATED.]
2. ALL TAXES FOR THE YEAR OF 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE–BILLING OF CITY OR COUNTY TAXES. [NOT SURVEY–RELATED]
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. [NOT SURVEY–RELATED.]
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY–RELATED.]
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY–RELATED.]
6. LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. [NOT SURVEY–RELATED.]
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. [NOT SURVEY–RELATED.]
8. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. [NOT SURVEY–RELATED
9. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 72, PAGE 228 , GWINNETT COUNTY, GEORGIA RECORDS. [NO PLOTTABLE MATTERS.]
10. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK Z, PAGE 81A , AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
11. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 125, PAGE 57 , AFORESAID RECORDS. [AFFECTS PARCEL, FORMER PROPERTY LINES PLOTTED.]
12. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 163, PAGE 184 , AFORESAID RECORDS. [NO PLOTTABLE MATTERS.]
13. RIGHT OF WAY DEED FROM SAMUEL WATSON ET. AL., TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MARCH 18, 1958, RECORDED IN DEED BOOK 215, PAGE 19, AFORESAID RECORDS. [NO PLOTTABLE MATTERS. LOCATION AND SIZE RIGHT OF WAY NOT LEGIBLE.]
14. RIGHT OF WAY DEED FROM J.E. JENKINS ET. AL., TO GWINNETT COUNTY, A POLITICAL SUBDIVISION, DATED MAY 15, 1964, FILED FOR RECORD MAY 21, 1964 AT 10:00 AM., RECORDED IN DEED BOOK 213, PAGE 845, AFORESAID RECORDS. [AFFECTS PARCEL, 80' RIGHT OF WAY FOR BRAND ROAD PLOTTED.]
15. EASEMENT FOR THE ANCHOR GUY POLES AND WIRE FROM THE DIVERSIFIED DEVELOPMENT CO., INC., TO GEORGIA POWER COMPANY, A GEORGIA CORPORATIONS, DATED OCTOBER 1, 2010, FILED FOR RECORD NOVEMBER 19, 20210 AT 2:00 P.M., RECORDED IN DEED BOOK 50389, PAGE 587 , AFORESAID RECORDS. [AFFECTS PARCEL, PLOTTED.]
16. EASEMENT AND UTILITIES AGREEMENT BY AND BETWEEN DIVERSIFIED DEVELOPMENT COMPANY, INC., A GEORGIA CORPORATION, DATED JUNE 9, 2010, FILED FOR RECORDS JUNE 21, 2010 AT 12:38 P.M., RECORDED IN DEED BOOK 50129, PAGE 760, AFORESAID RECORDS. [UTILITY AND ACCESS EASEMENTS DO NOT AFFECT PARCEL, LAND CONVEYED FOR ROAD RIGHT OF WAY(OAK GROVE ROAD) PLOTTED.]
17. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. [NOT SURVEY–RELATED.]

LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

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:

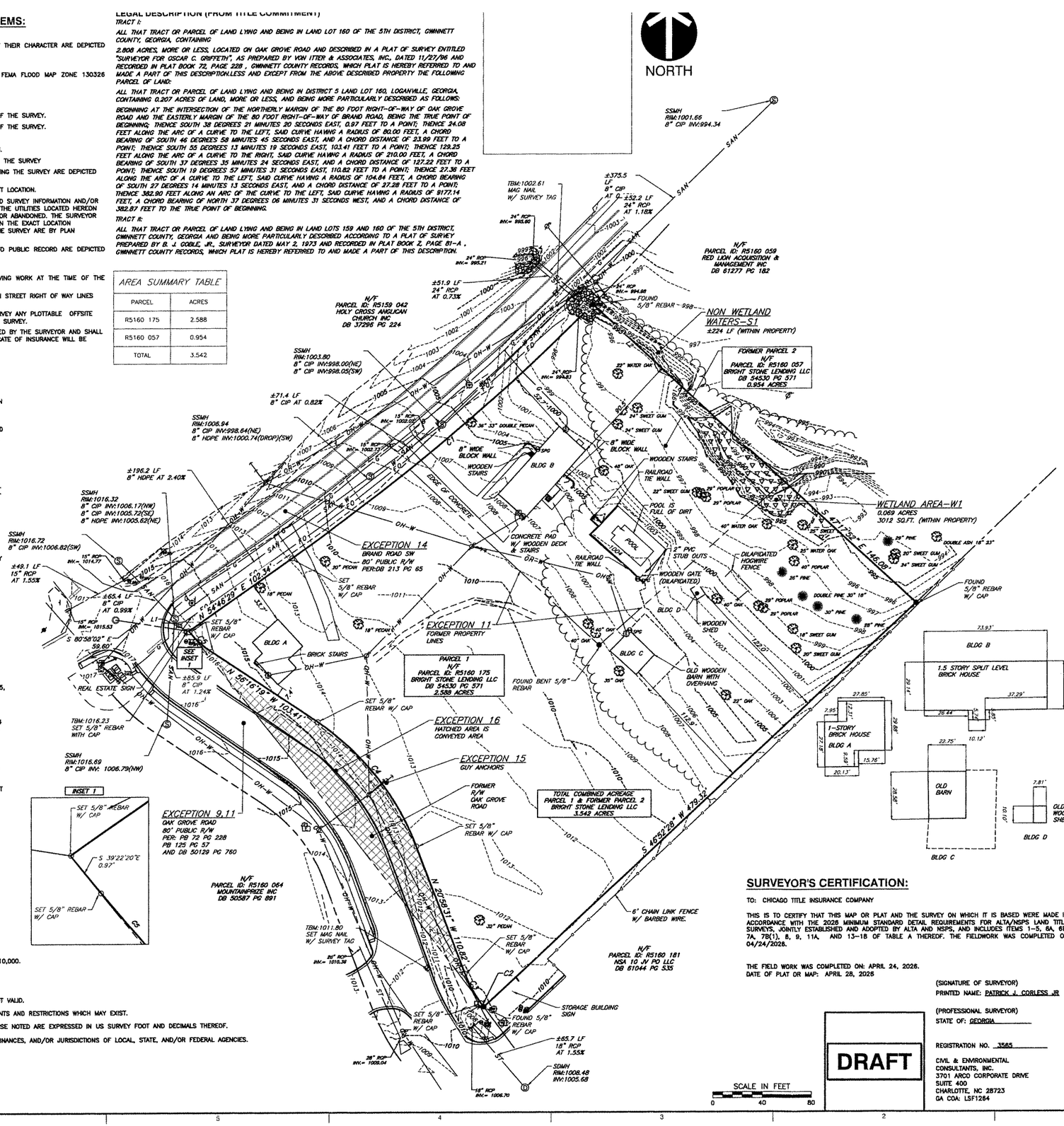
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 5 LAND LOT 160, LOGANVILLE, GEORGIA, CONTAINING 0.207 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 123.25 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 27.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.94 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. COBLE, 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.

AREA SUMMARY TABLE	
PARCEL	ACRES
R5160 175	2.588
R5160 057	0.954
TOTAL	3.542



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 39°22'20" E	0.97'
L2	S 47°03'40" E	211.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1854.17'	9°51'46"	319.17'	318.78'	N 49°50'36" E
C2	10007.94'	0°01'19"	3.81'	3.81'	N 37°01'56" W
C3	104.64'	14°58'47"	27.36'	27.28'	N 28°15'13" W
C4	210.00'	35°15'52"	129.25'	127.22'	N 38°36'24" W
C5	80.00'	17°14'48"	24.08'	23.99'	N 47°59'45" W

GENERAL NOTES

1. FIELD WORK COMPLETED ON 04/24/2026.
2. ALL LINES TRAVERSED WITH AN PRECISION OF CLOSURE GREATER THAN 1:10,000.
3. HORIZONTAL DATUM GA WEST STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS–OF–WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED ARE EXPRESSED IN US SURVEY FOOT AND DECIMALS THEREOF.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.

SURVEYOR'S CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 6A, 6B, 7A, 7B(1), 8, 9, 11A, AND 13–18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/24/2026.

THE FIELD WORK WAS COMPLETED ON: APRIL 24, 2026.
DATE OF PLAT OR MAP: APRIL 28, 2026

(SIGNATURE OF SURVEYOR)
PRINTED NAME: PATRICK J. CORLESS JR

(PROFESSIONAL SURVEYOR)
STATE OF: GEORGIA

REGISTRATION NO. 3565

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE
SUITE 400
CHARLOTTE, NC 28723
GA COA: LSF1284

DRAFT

REVISION RECORD		
NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC; LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF GEORGIA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

777 Lowndes Hill Road
Building 2, Suite 100
Greenville, SC 29607
Ph: 864.626.3140
www.cecinc.com

Civil & Environmental Consultants, Inc.

LAND OF BRIGHT STONE LENDING LLC
530 & 540 BRAND ROAD SW
LOGANVILLE, GWINETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY

DATE:	APR 2026
DRAWN BY:	JBM
DWG SCALE:	1"=40'
CHECKED BY:	DRAFT
PROJECT NO:	382-365.SV01
APPROVED BY:	DRAFT

DRAWING NO.: **SV01**
SHEET 1 OF 1

P:\365-001\365-365 - Survey\Dwg\365-365-001-ALTA.dwg\LYOUT1 LDC\PATRICK - jmattheus - JP: 5/12/2026 3:52 PM

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-Impervious Setback Beyond the 50-Foot Buffer

We request relief from the City's requirement for an additional 25-foot non-impervious 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-impervious 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.

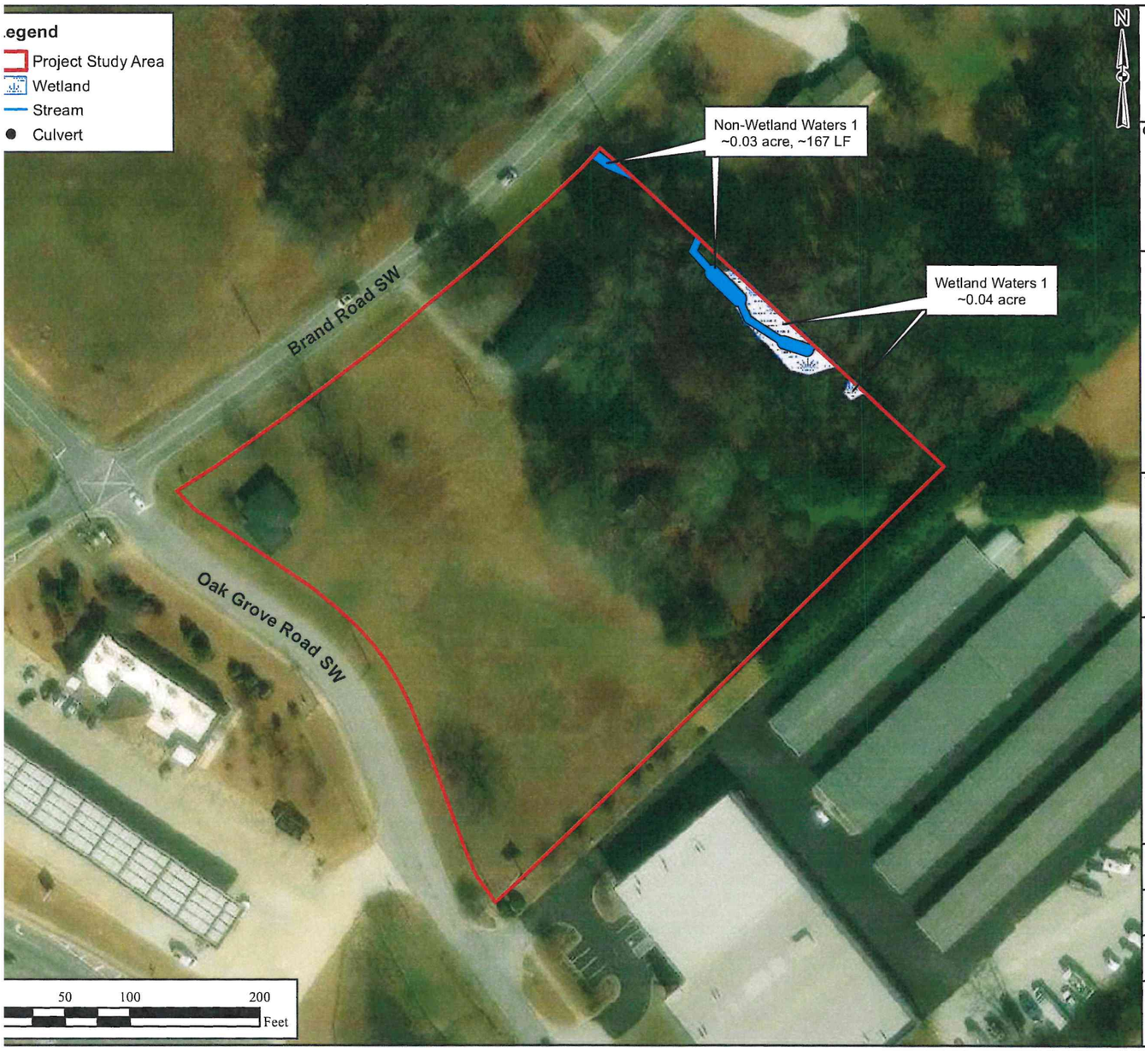
Respectfully submitted,

Kelly Hiett

Kelly Hiett P.E.
Development Manager, Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN 37027
(248) 701-3307
khiett@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



ECS

Client:

GBT

Project:

BRAND ROAD SITE

540 BRAND ROAD SW,
LOGANVILLE,
GWINNETT COUNTY,
GEORGIA

Title:

POTENTIAL WATERS OF THE U.S. DELINEATION MAP

1. POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WERE OBSERVED BY ECS ON APRIL 15, 2026.

2. FINDINGS DEPICTED ON THIS MAP HAVE NOT BEEN VERIFIED BY THE USACE AND DELINEATION FINDINGS ARE SUBJECT TO CHANGE BASED ON AGENCY VERIFICATION.

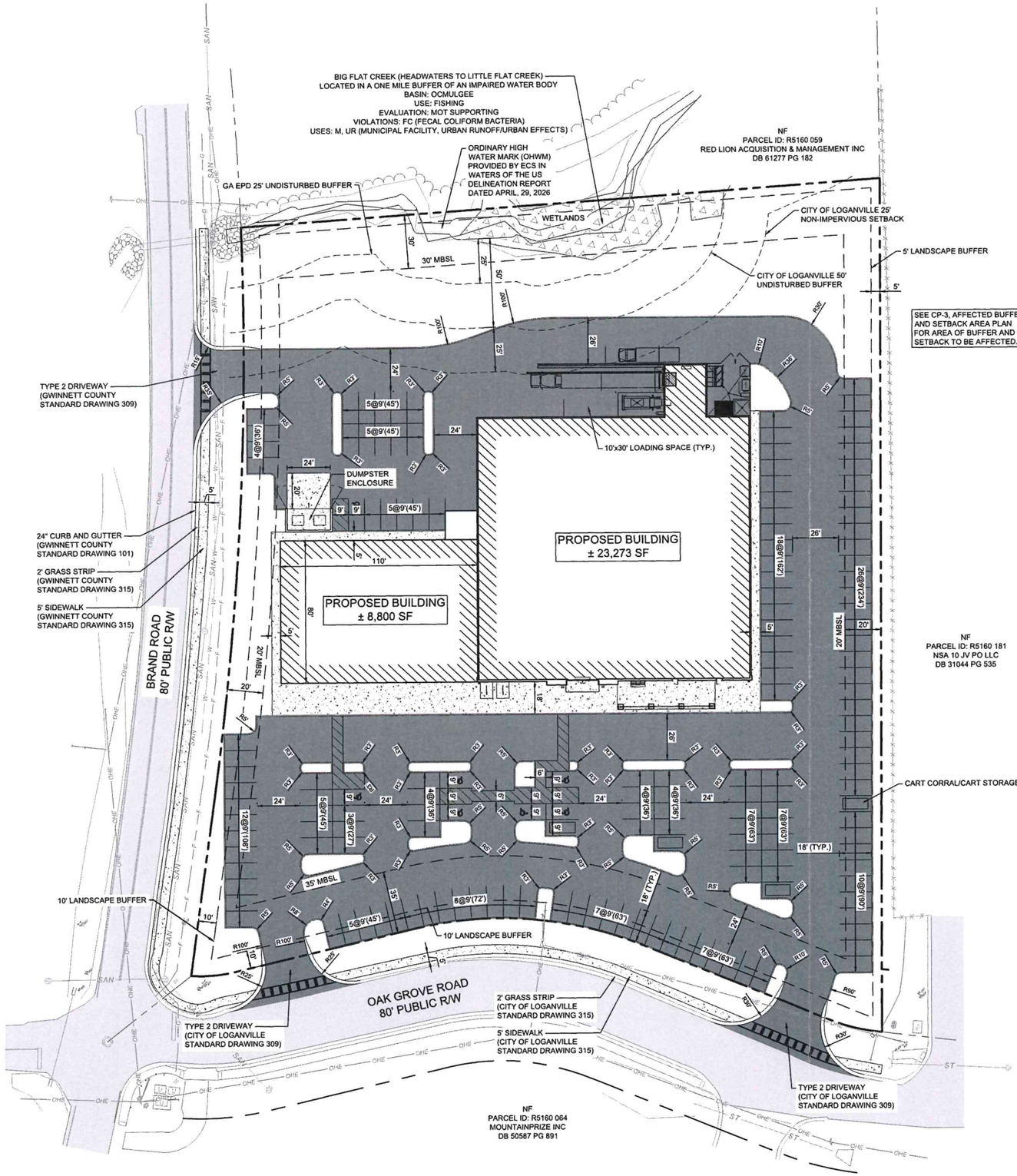
3. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES.

Drawn By:	Scale:
ZJW	1 " = 100 '
Approved By:	**Date:**
WBF	04/16/2026

ECS Project No.

491: 2237

FIGURE 7



STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT.

N NE E SE S SW W NW

30 0 30 60
GRAPHIC SCALE

LEGEND

- 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

SITE DATA TABLE

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

ZONING STANDARDS
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

STREAM BUFFER AND SETBACK REQUIREMENTS
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

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

DRAFT

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

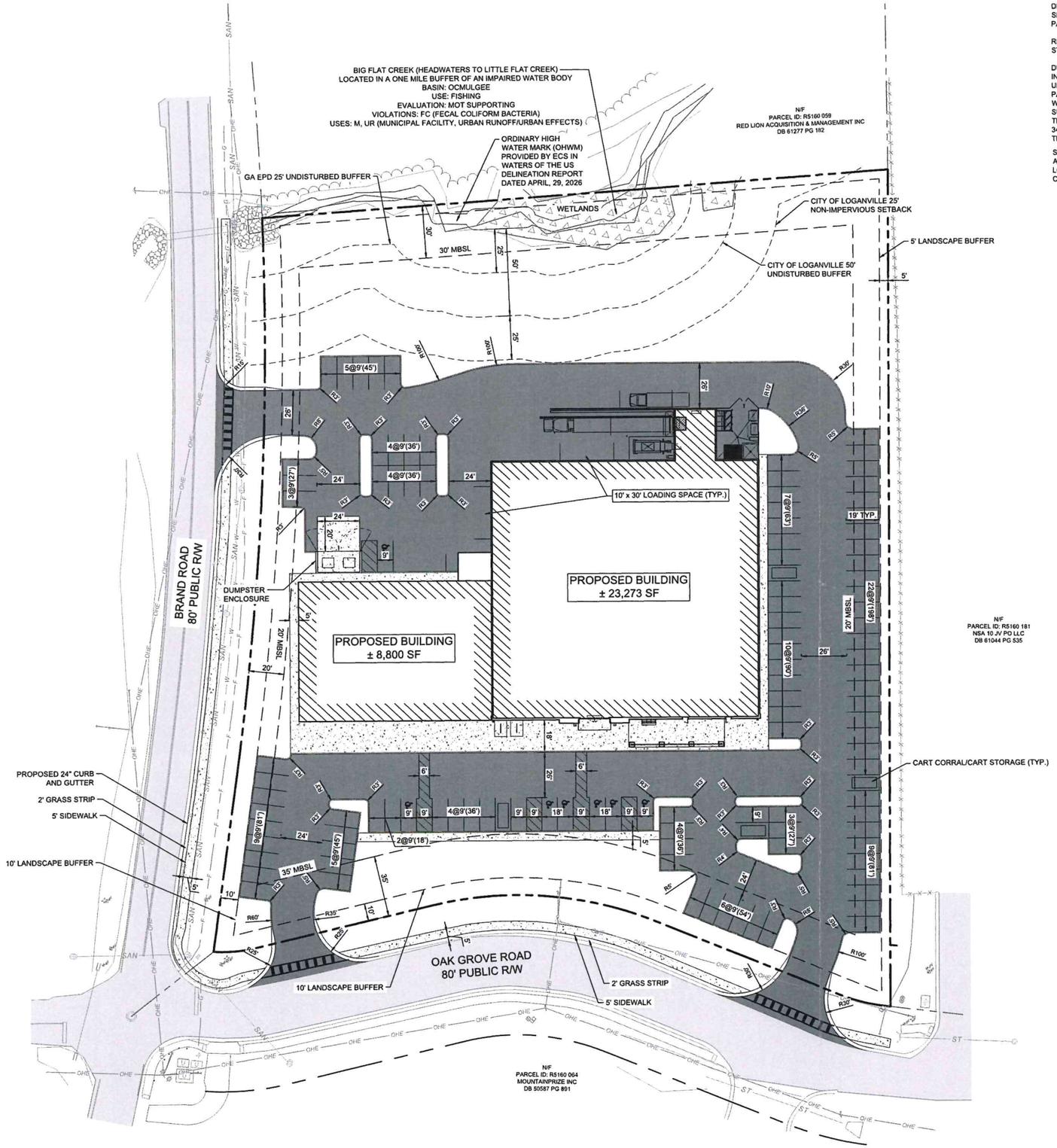
M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0357 / M2GROUPLLC.COM

CONCEPT PLAN

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

SHEET NUMBER:
CP-1

COPYRIGHT © 2024 M2 GROUP, LLC. ALL RIGHTS RESERVED.



DEVELOPMENT ORDINANCE. TO SUPPORT A VIABLE DEVELOPMENT FOR SPROUTS OPERATIONS AND THE OVERALL SHOPPING CENTER, A MINIMUM PARKING RATIO OF 4.6 SPACES PER 1000 SQUARE FEET IS REQUIRED.

REQUIRED PARKING CALCULATION: (32,073 SF / 1000 SF) X 4.6 = 148 PARKING STALLS

DUE TO THE LIMITED LOT SIZE, IRREGULAR PARCEL CONFIGURATION, AND THE INABILITY TO ENCROACH INTO REQUIRED BUFFER AND SETBACK AREAS UNDER THIS ALTERNATIVE PLAN, THE DEVELOPABLE AREA AVAILABLE FOR PARKING IS SIGNIFICANTLY CONSTRAINED. THESE LIMITATIONS, COMBINED WITH THE SQUARE FOOTAGE REQUIRED FOR SPROUTS OPERATIONS, SUBSTANTIALLY REDUCE THE ACHIEVABLE PARKING SUPPLY. AS A RESULT OF THESE CONSTRAINTS, THE ALTERNATIVE PLAN PROVIDES APPROXIMATELY 34% FEWER PARKING SPACES THAN REQUIRED TO ADEQUATELY SUPPORT THE SHOPPING CENTER'S DAILY OPERATIONS.

STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED THROUGH THE USE OF AN UNDERGROUND DETENTION SYSTEM IN LIEU OF A SURFACE DETENTION POND. THE UNDERGROUND DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF LOGANVILLE AND GEORGIA STORMWATER MANAGEMENT MANUAL REQUIREMENTS. FINAL SIZING, ROUTING CALCULATIONS, OUTLET CONTROL STRUCTURES, AND CONSTRUCTION DETAILS WILL BE PROVIDED WITH THE LAND DISTURBANCE PERMIT

N NE E SE S SW W NW

30 0 30 60
GRAPHIC SCALE

LEGEND

- 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

SITE DATA TABLE

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

ZONING STANDARDS
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
5 FT ALONG NON-PUBLIC RIGHT-OF-WAY

STREAM BUFFER AND SETBACK REQUIREMENTS
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

OFF-STREET PARKING REQUIREMENTS
SHOPPING CENTER: 1 SPACE PER 200 SF
REQUIRED PARKING: 32,073 SF / 200 SF = 161 SPACES
TOTAL PARKING PROVIDED = 106 SPACES (7 ADA SPACES)
PARKING SPACE DIMENSIONS REQUIRED = 9' X 19'
PARKING SPACE DIMENSIONS PROVIDED = 9' X 19'
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 = 5 SPACES

FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC, DATED APRIL 28, 2026

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

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 / M2GROUPLLC.COM

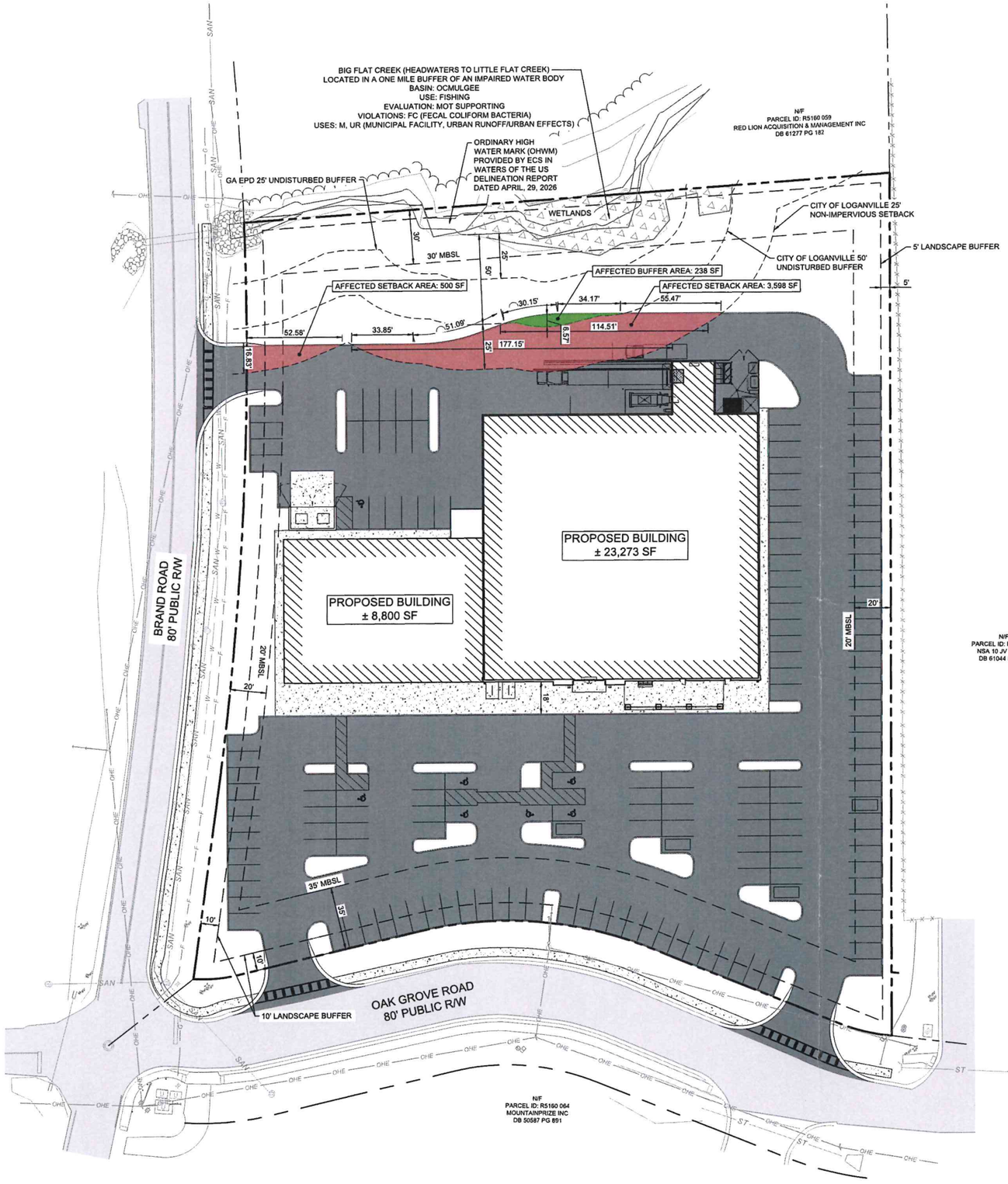
ALTERNATIVE CONCEPT PLAN

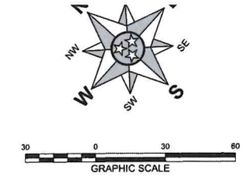
DATE :	JUNE 5, 2026	DRAWN BY :	SH
PROJECT NO. :	26-115	CHECKED BY :	BS

SHEET NUMBER:
CP-2

26-115_SPROUTS LOGANVILLE CONCEPT PLAN VARIANCE.DWG | Wednesday, June 3, 2026 3:29:41 PM

COPYRIGHT © 2024 M2 GROUP, LLC. ALL RIGHTS RESERVED





LEGEND

- 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
- AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK
- AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER

VARIANCE AREA TABLE

TOTAL AFFECTED SETBACK AREA IN CITY OF LOGANVILLE 25' NON-IMPERVIOUS SETBACK:	4,098 SF
TOTAL AFFECTED BUFFER AREA IN CITY OF LOGANVILLE 50' UNDISTURBED BUFFER:	238 SF

SITE DATA TABLE

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

ZONING STANDARDS
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
5 FT ALONG NON-PUBLIC RIGHT-OF-WAY

STREAM BUFFER AND SETBACK REQUIREMENTS
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 (AFFECTED)

FEMA FLOOD MAP: MAP NUMBER 13135C0132F EFFECTIVE 12/8/2016
SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

BASED ON INFORMATION TAKEN FROM SURVEY PROVIDED BY CEC. DATED APRIL 28, 2026

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

DRAFT

AFFECTED BUFFER AREA PLAN FOR:
SPROUTS
530 & 540 BRAND ROAD
LOGANVILLE
GWINNETT COUNTY, GEORGIA

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0337 / M2GROUPLLC.COM

AFFECTED BUFFER AREA PLAN

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

SHEET NUMBER:
CP-3

COPYRIGHT © 2026 M2 GROUP LLC. ALL RIGHTS RESERVED.

26-115_SPROUTS LOGANVILLE BUFFER ENGINEERING.DWG (Wednesday, June 3, 2026 3:06:36 PM)

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 Hiett, P.E.
Development Manager | Retail
GBT Realty Corporation
9010 Overlook Blvd, Brentwood, TN
khiett@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