

7/21/2026

City of Loganville Planning Commission
c/o Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052

**RE: Support for Variance Cases V26-003, V26-004, V26-005, V26-006, and V26-007
530 and 540 Brand Road SW (Parcels R5160 057 and R5160 175)**

Dear Chair and Members of the Planning Commission:

I am the owner of the properties at 530 and 540 Brand Road, and I am writing to respectfully ask the Planning Commission to support the five variance applications filed on my property by GBT Realty Corporation for the development of this 3.61-acre CH-zoned site.

My property has commercial zoning and was annexed into the City in 2008 specifically to accommodate commercial development. As the staff reports reflect, that annexation contemplated the development of a hotel and retail center on the site but the property has remained vacant since being brought into the City for that purpose. The conditions that make the requested relief necessary arose not from anything I have done, but largely from a prior public project the City approved and from which the community has benefited. Taken together, the requested variances would allow the property to be developed consistent with the commercial zoning the City intended, without adverse impact on the community and without conflict with the City's planning intent.

In 2009 and 2010, RaceTrac Petroleum developed the immediately adjacent parcel at 59 Athens Highway. A central component of that project was the realignment of Oak Grove Road. In November 2010, the City Council approved a land swap with RaceTrac. The City exchanged its 0.196-acre southwest tract for RaceTrac's 0.207-acre northwest tract for the express purpose of realigning Oak Grove Road, with all affected property owners providing the required consent. During that same period, RaceTrac also sought variances to reduce the 10-foot landscape strip along the right of way. They ultimately withdrew these, because the road realignment and cooperative dedication of right-of-way resolved the conflict along Athens Highway (Hwy 78) without the need for variances.

The reconfiguration of the Oak Grove Road / Brand Road intersection left my property irregularly shaped. My predecessors and the surrounding owners cooperated with the City by dedicating and swapping right-of-way to make the RaceTrac realignment possible. This parcel absorbed the resulting geometric constraints, which have made it materially harder to develop for the hotel and retail use for which it was annexed. For that reason, I respectfully ask the City to treat the parcel's irregular shape, arising from that cooperative realignment, as a factor in qualifying for hardship.

Just as the City partnered with RaceTrac in 2010 to solve the Athens Highway frontage problem through cooperative right-of-way dedication rather than rigid application of the code, I ask the Commission to recognize the hardship created on my property. This request is intended to allow reasonable commercial use of a parcel shaped by circumstances beyond my control.

Furthermore, the staff reports note that a smaller building footprint could meet the City's code. In practice, though, the buyer cannot proceed at the land price without the additional retail space, and the Sprouts anchor will not proceed without the foot traffic that the other retail spaces generate. Given my investment in the property to date, I cannot reduce that price. If this development does not proceed, the only alternative use that is financially viable at that price and consistent with the zoning is overnight truck parking and storage. A retail center better serves the City's intent and offers greater benefit to the residents of Loganville.

I respectfully request that the Planning Commission recommend approval of Cases V26-003 through V26-007. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'SC' or 'Samuel Cordos', written in a cursive style.

Samuel Cordos
Bright Stone Lending LLC
1147 Tranquil Brook Drive
Naples, FL 34114
239.385.1660
sammycordos@gmail.com