

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

Date: 3/4/26

Application # V 26-002

**APPLICATION FOR MAJOR VARIANCE**

| APPLICANT INFORMATION                                                                                                                                                                         | PROPERTY OWNER INFORMATION*                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME: <u>Timothy Prater/ PRATER CONSULTING LLC</u><br>ADDRESS: <u>19 College Street P.O. Box 6</u><br>CITY: <u>Auburn</u><br>STATE: <u>GA</u> Zip: <u>30011</u><br>PHONE: <u>404-757-0889</u> | NAME: <u>RED LION ACQUISITION &amp; MANAGEMENT</u><br>ADDRESS: <u>2382 PRO-TEC WY STE</u><br>CITY: <u>Loganville</u><br>STATE: <u>GA</u> Zip: <u>30052</u><br>PHONE: <u>770-703-5140</u><br>(*attach additional pages if necessary to list all owners) |

Applicant is:  Property Owner  Contract Purchaser  Agent  Attorney

CONTACT PERSON: Tim Prater PHONE: 404-757-0889  
 EMAIL: tprater@praterconsultingllc.com FAX: N/A

**PROPERTY INFORMATION**

MAP & PARCEL # 5160 059 PRESENT ZONING: LI ACREAGE: 2.97  
 ADDRESS: 520 BRAND RD COUNTY: GWINNETT

Ordinance and Section from Which Relief is Sought: 119-380. - Minimum off-street parking and loading

Description of Request: REDUCE THE AMOUNT OF PARKING

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: 3-02-26

Accepted by Planning & Development: [Signature] DATE: 3/4/26 FEE PAID: \$500.00

CHECK # X RECEIPT # \_\_\_\_\_ TAKEN BY: \_\_\_\_\_ DATE OF LEGAL NOTICE: 4/1/26 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION:  Approved  Approved w/conditions  Denied  Tabled to \_\_\_\_\_  
 Referred Back to Planning Commission  Withdrawn

\_\_\_\_\_  
 Mayor City Clerk Date

**Applicant's Certification**

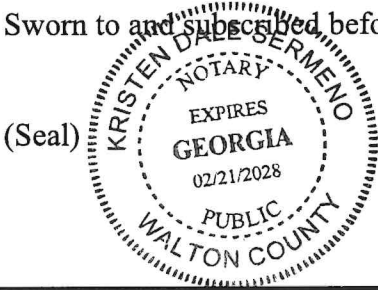
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Handwritten Signature]  
Applicant's Signature

3-4-26  
Date

TIMOTHY PRATER - CEO PRATER CONSULTING LLC.  
Print Name and Title

Sworn to and subscribed before me this 4<sup>th</sup> day of MARCH, 2026



[Handwritten Signature] 2/21/28  
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) X 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

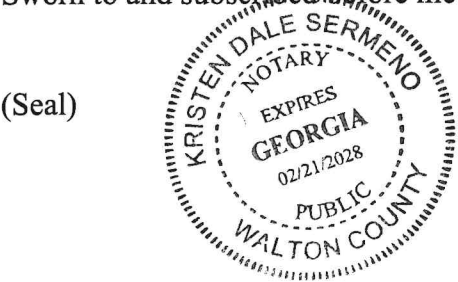
that all information contained in this application is complete and accurate to the best of their knowledge.

[Handwritten Signature]  
Owner's Signature

3-4-26  
Date

Juan Ramon Owner  
Print Name and Title

Sworn to and subscribed before me this 4<sup>th</sup> day of MARCH, 2026



[Handwritten Signature] 2/21/28  
Signature of Notary Public

**APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)**

**In the space provided or in a separate attachment, provide responses to the following questions:**

- 1. 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 Warehouse is for storage of material only and will not be open or accessible to the public.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**

We are asking for a reasonable number of parking spaces for the use as stated in the scope of intent of the ordinance

- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**

The Ordinance is requiring unnecessary construction and expense in regards to the use of the property

- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**

No

- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

No

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 5<sup>TH</sup> DISTRICT, OF GWINNETT COUNTY, GEORGIA, THE BEARINGS BASE ON GEODETIC GRID SYSTEM (GEORGIA WEST ZONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING; COMMENCE AT A POINT ON THE SOUTH SIDE OF BRAND ROAD (80' RIGHT OF WAY) AND THE EAST SIDE OF OAK GROVE ROAD (80' RIGHT OF WAY) THENCE TRAVELING ALONG THE SOUTHEAST SIDE OF BRAND ROAD; A DISTANCE OF 421.78' TO AN IRON PIN SET (5/8 INCH REBAR); SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHEAST SIDE OF BRAND ROAD.

NORTH 45 DEGREES 36 MINUTES 48 SECONDS EAST; A DISTANCE OF 30.79 FEET,

NORTH 44 DEGREES 49 MINUTES 14 SECONDS EAST; A DISTANCE OF 42.36 FEET,

NORTH 44 DEGREES 15 MINUTES 55 SECONDS EAST; A DISTANCE OF 27.33 FEET,

NORTH 45 DEGREES 00 MINUTES 21 SECONDS EAST; A DISTANCE OF 34.36 FEET,

NORTH 47 DEGREES 06 MINUTES 28 SECONDS EAST; A DISTANCE OF 24.25 FEET,

NORTH 49 DEGREES 14 MINUTES 26 SECONDS EAST; A DISTANCE OF 43.64 FEET,

NORTH 53 DEGREES 10 MINUTES 40 SECONDS EAST; A DISTANCE OF 52.67 FEET,

NORTH 57 DEGREES 25 MINUTES 43 SECONDS EAST; A DISTANCE OF 53.61 FEET,

NORTH 63 DEGREES 03 MINUTES 08 SECONDS EAST; A DISTANCE OF 54.66 FEET,

NORTH 69 DEGREES 11 MINUTES 04 SECONDS EAST; A DISTANCE OF 30.62 FEET TO AN IRON PIN FOUND (#6 REBAR),

THENCE LEAVING SAID RIGHT OF WAY; SOUTH 40 DEGREES 14 MINUTES 34 SECONDS EAST; A DISTANCE OF 316.72 FEET TO AND IRON PIN FOUND (#4 REBAR),

THENCE SOUTH 46 DEGREES 48 MINUTES 18 SECONDS WEST; A DISTANCE OF 347.26 FEET TO AN IRON PIN FOUND ( #4 REBAR),

THENCE NORTH 47 DEGREES 22 MINUTES 02 SECONDS WEST; A DISTANCE OF 156.00 FEET TO A POINT,

THENCE NORTH 47 DEGREES 00 MINUTES 28 SECONDS WEST; A DISTANCE OF 201.42 FEET TO AN IRON PIN FOUND AND BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.97 ACRES ACCORDING TO A RETRACEMENT SURVEY FOR JUAN RAMON, PREPARED BY MICHAEL A. HUGHES, GEORGIA R.L.S. NO. 2569 OF ACCESS CONSULTANTS, DATED JUNE 19, 2024.



**LETTER OF INTENT FOR VARIANCE APPLICATION OF**  
**RED LION ACQUISITIONS AND MANAGEMENT**

Tim Prater/Prater Consulting LLC submits this Letter of Intent and the attached variance application (the “Application”) on behalf of Red Lion Acquisition and Management INC (the “Property Owner”), relative to an existing structure and warehouse storage building on approximately 2.97 +or- acres of land (the “Property”) located at 520 Brand Rd. The property is currently zoned LI (Light Industrial). The Applicant and Owner requests that the city grant relief from section 119-380 of the city code.

The Property’s location on Brand Rd. will serve as staff office space for an existing Roof Company. Office staff will consist of 5 people in total; the main customer clientele of the business is performed online or by telephone. The Applicant is proposing if granted to install 14 parking spaces including handicap parking which would be a reduction of more than allowed by an administrative variance.

As per the scope of the ordinance section that states “It is the intent of this article that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so that they are in fact readily usable for such purposes”.

The proposed parking reduction is compatible with the business and the property use and is in line with the spirit, intent and the scope of the ordinance.

The Applicant and I welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the 6th day of March, 2026

TIM PRATER

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Representative of Applicant

**PRATER CONSULTING**

Building a Better Tomorrow One Zone at a Time



## ABUTTING PROPERTY OWNERS

- ✓ **530 BRAND RD**  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL. **34114**
  
- ✓ 540 BRAND RD  
BRIGHT STONE LENDING LLC  
1147 TRANQUIL BROOK DR  
NAPLES FL. **34114**
  
- ✓ 3900 OAK GROVE RD  
NSA 110 V JV PO LLC  
8400 E PRENTICE AVE STE 900  
GREENWOOD VILLAGE CO. 80111
  
- ✓ R5160 183  
BRAND RD  
CAMTEC PROPERTIES LLC  
86 LAURELTON CIR  
LAWRENCEVILLE GA 30044
  
- ✓ 3836 OAK GROVE RD  
HOLY CROSS ANGLICAN CHURCH INC  
PO BOX 776 LOGANVILLE GA. 30052