

September 28, 2016

Mr. Jason Thompson
Director
Department of Planning & Development
City of Snellville
2342 Oak Road, 2nd Floor

770.985.3518
jthompson@snellville.org

Re: Dogwood Station Restaurants Snellville
Variance Request - Letter of Intent
Contineo Project Number 15-174

Dear Mr. Thompson,

Please find this letter as an outline of our intent and variance requests. Following is an analysis of each of the requested variances.

Since the applicant intends to subdivide the development and place the three (3) individual parcels into separate ownerships, the applicant has requested several similar variances relating to non-conforming issues (landscape strips, tree density units, etc.) that will be created once the development is subdivided into separate parcels. These variances are identified below:

1. To accommodate the future subdivision of the property, reduction of all internal landscape strip requirements to zero (0) feet from five (5) feet interior side landscape strip;
2. To accommodate the future subdivision of the property, relief of the tree density unit requirements for the individual parcels, while maintaining the entire property (all 3 parcels) must adhere to the full landscape ordinance requirements for the overall master development of the combined property;
3. To accommodate the future subdivision of the property, exemption from all non-conforming issues on individual parcels created at the time of subdivision (see items #1 and #2 above).

These variances are appropriate given that the property was developed as a master plan commercial site. It is common place for companies to own their "own piece of dirt" after the entire master planned property has been developed. Snellville's codes are restrictive because they require each parcel to meet all of the zoning, development and landscape standards thereby creating a hardship requiring variances in these instances. However, before the properties are subdivided full ingress/egress easements and utility crossing easements will need to be in place as well as master covenants that ensure that the master development will be maintained as one development.

Thank you for your efforts on this matter; please let us know if you would like to discuss further.

Thank you,

A handwritten signature in black ink, appearing to read "Ron T. Crump".

Ron T. Crump, PE
The Contineo Group, LLC
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404.556.7721 (cell)