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**LETTER OF INTENT FOR
REZONING, LAND USE PLAN AMENDMENT, AND
VARIANCE APPLICATIONS OF COR PROPERTIES, LLC**

Mahaffey Pickens Tucker, LLP submits herewith the related Rezoning, Land Use Plan Amendment, and Variance Applications (together the “Applications”) on behalf of the Applicant, COR Properties, LLC, for the purpose of rezoning an approximately 1.75 acre tract (the “Property”) located on Dogwood Road west of its intersection with Scenic Highway (a/k/a Georgia Route 124) (the “Property”). The Property currently contains a single +/-2,100 square foot building most recently used as the New Jerusalem Baptist Church.

The Applicant is requesting to rezone the Property from the RS-180 (Single-Family Residence) zoning classification to the BG (General Business) zoning classification and amend the Future Land Use Map to change the Property’s classification from “Medium Density Residential” to “Retail” in order to allow the development and operation of a multi-tenant retail building on the Property. Additionally, the Applicant is requesting a variance to reduce the required 60-foot dissimilar zoning buffer to 35 feet.

The Property is located at the extreme easterly limit of the Brookwood District Character Area and is adjacent to the Scenic Highway North Character Area. The Property is surrounded on three sides by commercial and retail uses. To the southeast, the Property is located adjacent to

property zoned BN. To the northeast, the Property is adjacent to property zoned BG. Additional property zoned BN and BG is located to the south and southwest directly across Dogwood Road from the subject Property. The Property is also in close proximity to land zoned HSB located along Ronald Reagan Parkway and across Scenic Highway. While the Property is currently zoned RS-180, the predominant character of the surrounding property is retail and service commercial. The proposed retail building would consist of approximately 15,000 square feet and the building façade would be constructed primarily of brick, stone, stucco, glass, and/or EIFS panels. Access would be provided via a single driveway located directly across from the existing curb cut on parcel number R5040 193. Parking on-site would be provided both in the front and rear of the building.

Though the Applicant is requesting to reduce the required buffer from 60 feet to 35 feet, there is currently no buffer provided on the site. While the current zoning of the property is for residential uses, the most recent use of the property was for a church. Though not as intense as the proposed commercial development, church uses can have impacts similar to lower intensity office or institutional uses. Currently, there is a lack of significant landscaping on the Property and as a result, there is a clear line of site from the adjacent property (parcel R5040 035) across the subject Property to the intersection of Dogwood Road and Highway 124. The 35-foot landscaped buffer provided with the proposed development would provide ample screening for the adjacent residential property and would actually result in a major improvement over current conditions. As shown on the aerial photograph included with the Application, a driveway currently runs along the Property's northwesterly boundary line. This driveway would be removed as well as the Property's second driveway running along the southeasterly boundary.

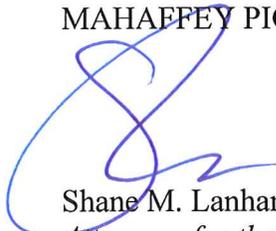
The Property would be served by a single driveway aligned with the commercial property across Dogwood Road. Removing the southerly driveway would alleviate traffic congestion and vehicle conflicts related to the driveway located on the adjacent property to the south which serves the convenience store and attached commercial uses as well as the larger shopping center to the north.

The Applicant and its representatives welcome the opportunity to meet with the staff of the Snellville Planning & Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

This 13th day of January, 2017.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant