



# Fountain Square Business Center

**A First Global Capital Group Project**

March 27, 2017

Mayor Tom Witts  
Mayor Pro Tem Barbara Bender  
Council Member Dave Emanuel  
Council Member Bobby Howard  
Council Member Cristy Lenski  
Council Member Roger Marmol  
Planning Commission Members  
City of Snellville  
2342 Oak Road  
Snellville, GA 30078

RE: LOI for Conditional Use Permit (Parking for Auto Brokers) Fountain Square Business Center

Dear Mayor, City Council & Planning Commission:

Fountain Square Business Center, has been providing affordable office space here in Snellville since 2003. Located in the Old Target building now called Fountain Square Shopping Center, within the DDA district, it has been a perfect location for startups, entrepreneurs, existing businesses and small Auto Brokers. It has been our pleasure to serve the entrepreneurial spirit that is very strong in Snellville. We are filling an application for a Conditional Use Permit asking the City of Snellville to allow our current internet Auto Brokers and any future Auto Brokers the ability to park and store their vehicles in our parking lot without the need for an approved Administrative Variance.

Subject property is just shy of 9 acres with 450 parking spaces. Fountain Square Business Center, currently has 88 office suites which means more than half of our enormous parking lot is underutilized. By allowing our Auto brokers to park their vehicles in our parking lot, the benefits are as follows:

- 1) Crime and Vandalism is reduced
- 2) Parking Lot expenses are dramatically reduced
- 3) Activity brings activity – Great for this area

4) Accidents are reduced – From cars burning rubber or speeding in the parking lot

Becoming a small auto broker is an easy and lucrative business to get into. When the economy crashed after 2007, a lot of people lost their jobs and businesses. Small auto brokerage businesses were a great answer and solution for those who wanted to continue to provide for their families, especially during hard times.

We would like to ask the City of Snellville to make it possible for our auto dealers at Fountain Square Business Center to park their vehicles in our parking lot. To ensure this, we would like to request for our Conditional Use Permit Application to be approved and ask for a variance to Section 9.3.2. (b) of the City of Snellville's Zoning Ordinance:

**(3) CONDITIONAL USES: Within the BG (General Business) district, the following uses may be permitted provided the applicant for such a business is granted a Conditional Use Permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.**

**2. Automotive and motorcycle sales and rental establishments and associated service facilities (new or used) provided: a. The property for said use shall not be less than two (2) acres in area; b. The property shall have a minimum road frontage of two hundred (200) feet;**

We humbly request favorable consideration for the 200 feet frontage since this property will not be used to advertise cars or be treated as a "Car Lot". Our parking lot will be used for temporary parking of our dealers' inventory till the vehicles are sold.

We have designated 150 spaces outlined in an attached pictorial document. Snellville is a wonderful place to call home, raise a family and build a business. We are honored to call Snellville Home.

Warm Regards,

*Ray A. Mokhberi*

Ray A. Mokhberi  
CEO  
Mokhberi Investment, Inc.