

2151 Fountain Drive

Bartlett Family Winder LLC
P.O. BOX 1309
Winder, Georgia 30680



City of Snellville
Planning and Development Department
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078
770/985-3514 Of
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RE: Letter of Intent
Subject Parcel 5/007/174
2191 Fountain Drive
June 9, 2017

To Whom It May Concern,

Enclosed is an application for a change in rezoning and change in the future land use plan for the above referenced subject property. The subject property is currently zoned OP. This application requests a change in zoning to BG. To the southwest is a BG zoned property, to the southeast is a BG zoned property and to the northwest is an OP zoned property. The property is currently classified as office/professional in the future land use plan. The proposed classification would be commercial/retail as it applies to the future land use plan.

The property has been serving as medical related offices for some time at this location and has three existing buildings and related parking and entrance drives. We will be proposing to change the existing zoning from OP to BG. This request will be made in an effort to improve the overall viability of the property in the real estate market which will help ensure the property remains an integral part of the Fountain Dr. business area.

Since this property was already existing at the time of the inaction of the Corridor Overlay District in which it is now a part of, several variances were requested, and approved by the City under case #BOA 15-03.

Below are the variances that were approved on May 12th, 2015 by the City of Snellville Board of Zoning Appeals:

1. Allow variances from Corridor Overlay District requirements relating to:
 - 1) Providing a four foot sidewalk
 - 2) Providing a two foot by eight foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks, and trash receptacles.
 - 3) Providing decorative light fixtures/poles throughout parking area.
 - 4) Providing sidewalk lights.

- 5) Locating buildings close to and oriented toward public right of way with the majority of parking to the sides and rear.
2. Allow more parking spaces than required (ART.XI.A.11.3). See site information block on site plan for detailed numbers on existing spaces.
3. Allow for variance from Snellville Sign Ordinance (ART. XII) related to the existing monument style signage on the property. Per section 12.4.B5, base does not meet required two feet in height. Existing base is .8 feet.
4. Allow for variance from Snellville Ordinance Article XI.A.11.2(2), interior driveways shall be a minimum of 24 feet in width. Existing drives range from 16.9' to 20.7'.
5. Allow for variance from Snellville Ordinance Article III.sec19.73(c)(1) relating to landscape strip restrictions. To allow for encroachment by existing parking lot along southeastern property line. Amount of encroachment is listed under site information and shown on plans.
6. Allow for variance from Snellville Ordinance Article III.sec19.73(f) relating to landscape strip requirements to allow existing sanitary sewer easement to remain in 5 foot rear landscape strip.
7. Allow for a variance from section 7.1 of article VII relating to the accessory uses or structures requiring these structures be placed in the rear yard. To allow future dumpster pad and enclosure be placed in the front yard of proposed tract 1.
8. Allow for a variance from section 19-73(d) to allow small directional signs be placed in proposed parking islands shown on plans.
9. Allow a general variance for the site to be approved in its current condition except for the items requested on the variance plan and application.

We appreciate your consideration in this matter. Please contact me if you have any questions or concerns. I look forward to a favorable decision from you soon.

Sincerely,

Wayne Bartlett

Owner and Applicant (Bartlett Family Winder LLC)