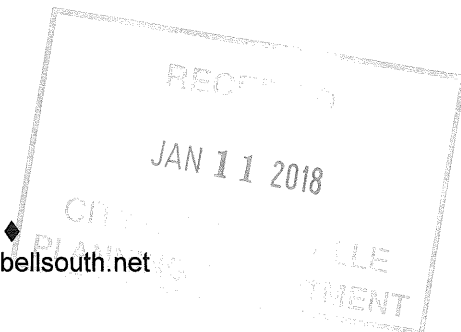


Bullard Land Planning, Inc.

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City of Snellville
Planning and Development Department
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078
770/985-3514 Of
770/985-3551 Fax

1080 Cooper Rd
RE: Letter of Intent
Subject Parcel 5/101/022
1080 Cooper Rd.
January 9, 2018

To Whom It May Concern,

Enclosed is an application for a Conditional Use Permit related to the above referenced subject property. The subject property is currently zoned BG. The property was developed in 1988 as a self-service car wash and functioned in that capacity until 05/21/2014 and has been vacant since that time. The applicant, ATL Motors LLC, would like to refurbish the existing building and make site improvements to make the property an auto service business that will offer emission testing services. The applicant would like to change the existing 6-bay car wash into an office and 5-bay facility. The site improvements would include adding a dumpster with enclosure, removal of vacuum cleaners and 2 metal canopies from the previous business use, re-certification of existing septic system, updated waste water collection system for the 5 bays, complying with Snellville buffer, tree, and landscape ordinance requirements, addition of sidewalk along Cooper Road, provide needed maintenance on the existing stormwater detention facility, and removal of non-compliant wall pack lighting and security lighting on the building.

Below also are the variances that are being requested to bring this property up to current Snellville municipal codes.

1. Allow variances from overlay corridor district requirements relating to:
 1. Providing a 2 foot by 8 foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks, and trash receptacles. Property line along Cooper road is only 100 feet.
 2. Providing decorative light fixtures/poles throughout parking area. There are three existing free-standing exterior lights on property that provide sufficient lighting.
 3. Providing sidewalk lights. There are three existing free-standing exterior lights on property that provide sufficient lighting.
 4. Locating building close to and oriented toward public right of way with the majority of parking to the sides and rear. The building and parking lot are existing.
2. Allow for variance from Snellville Ordinance Article III Section 19.73.(c)(1) relating to landscape strip requirements to allow for encroachment by existing curb and gutter and parking lot along southern property line into the 5 foot side landscape strip by 2.4 feet in area shown on plan. On the 10 foot front landscape strip, allow encroachment south of the existing drive by existing curb and gutter by 4.1 feet and by the proposed detention pond retaining wall north of the existing drive by 9.0 feet. Also allow encroachment on north property line of the existing detention pond retaining wall into the 5 foot side landscape strip by 3.9 feet.
3. Allow for variance from Snellville Buffer, Landscape, and Tree Ordinance Article III.sec.19.74 relating to parking island requirements to allow the parking lot to be as shown on the attached CUP plan.
4. Allow a variance from Section 9.15(c)(3) in relation to exceeding 20% parking in front of building and exceeding 20% parking on the side of building. The building and parking lot are existing.
5. Allow a variance from Section 6.13.3.(b) that calls for a 6 foot sidewalk and 48" grassed/landscape strip to allow the continuation of the existing 4 foot sidewalk along Cooper Rd. in location shown on CUP plan.
6. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

Sincerely,

Bobby Bullard

Bullard Land Planning/Concept Plan Design Firm