



April 8, 2019

Mr. Austin Shelton, City Planner
Department of Planning & Development
City of Snellville
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078

Re: Sam's Club #4739-501; 1520 Scenic Hwy N; Fueling Station Conditional Use Permit Application Package; Letter of Intent

Dear Mr. Shelton:

Please find enclosed the Conditional Use Permit (CUP) application package for allowing a proposed fueling station at the above referenced site. Included with this CUP application are requests for variances from the Snellville Zoning Ordinance as listed below:

- Section 7.7 Table II – Allowable Building Materials
 - Code Requirement: Split-face CMU block only allowed on rear facades of buildings larger than 10,000 SF.
 - Proposed Variance: All walls of service building to be split-face CMU to match existing Sam's Club building.
- Section 11.3 – Minimum and Maximum Off-Street Parking and Loading Requirements
 - Code Requirement for Parking:
 - Gasoline Service Stations – 3 spaces for each grease rack or similar facility plus one space for each attendant minimum.
 - Retail Stores – 1 space per each 250 square feet of gross floor area minimum.
 - Proposed Variance:
 - Overall Development – 1 space per each 300 square feet of gross floor area minimum.
- Section 12.8 – Electronic Message Boards
 - Code Requirement: Electronic messaging may be an element of a monument, freestanding, or window sign (only) but shall not exceed 50 percent of the allowable sign area.
 - Proposed Variance: Electronic Messaging boards be allowed as an element of the fueling station canopy as shown on the building elevations presented herein.

Feel free to call or email with any questions. I can be reached at (901) 384-0404 or keithmoore@carlsonconsulting.net.

Thank You,

Keith Moore, PE – Lead Project Manager
Carlson Consulting Engineers