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**LETTER OF INTENT FOR**  
**REZONING APPLICATION OF JIMMY JOHNSON AND**  
**SWOPE & DETHOMAS INVESTMENT GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the “Application”) on behalf of Jimmy Johnson (the “Owner”) and Swope & DeThomas Investment Group, LLC (together, the “Applicant”) for the purpose of rezoning (with conditions) an approximately 0.65-acre tract (the “Property”) located between Scenic Highway (aka State Route 124) and North Road just north of their intersections with Oak Road. The Property currently includes a single +/-8,800 square foot single-story metal on steel frame building and a +/-3,400 square foot brick-faced automotive service center. According to tax records, the existing buildings were constructed in the early 1970s prior to the adoption of the current zoning ordinance and development regulations. The Property currently contains and/or has historically contained a variety of commercial uses including automotive service, general retail, home appliance sales/service, a sign company, and an upholsterer.

The Applicant is requesting to rezone the Property from the BG (General Business) zoning classification to the BG (General Business) zoning classification with conditions in order to facilitate the renovation and modernization of the Property in general accordance with the site plan (the “Site Plan”) and building elevations submitted with the Application. While Mr.

Johnson has diligently maintained the buildings and Property for decades, the proposed major renovation would allow the Applicant and Owner to improve the Property and enhance the aesthetics of Scenic Highway and the Corridor Overlay District. The proposed rezoning would also bring the Property into compliance with the requirements of the Zoning Ordinance of the City of Snellville (the “Ordinance”).

Specifically, the Applicant is requesting the following variances as conditions of zoning in order to bring the Property into compliance with the Ordinance:

1. Allow parking lot design, landscaping, and dimensions in general accordance with the Site Plan.
2. Allow the amount of impervious surface ground coverage as depicted on the Site Plan.
3. Allow encroachments into the Scenic Highway and North Road building setbacks as depicted on the Site Plan.
4. Eliminate internal landscape strips required adjacent to the Property’s southerly boundary line as depicted on the Site Plan.
5. Eliminate tree density requirements as applied to the Property and allow the continued occupation and use of the Property in its current as-is condition.
6. Allow building materials and design in general accordance with the building elevations submitted with the Application.
7. Replace existing pylon sign with same height and sign face dimensions on the Property.
8. Reduce the minimum amount of required parking spaces to 20 (1 space per 440 square feet).
9. The Property may continue to utilize existing septic facilities.
10. Otherwise allow the continued use and occupation of the Property, and granting all necessary relief and variances required in order to continue using and occupying the Property, in its current as-is condition and/or in general accordance with the Site Plan.

The Property is located in the Town Center Future Land Use Area and the Downtown Character Area. Policies of the 2030 Comprehensive Plan encourage commercial uses and

redevelopment of land near the City center. The surrounding area is dominated by commercial uses including the established commercial corridor along Scenic Highway. The Property is caddy corner to a large convenience store with fuel pump and is adjacent to an existing automotive repair shop located to the north. The proposed redevelopment is compatible with existing and surrounding land uses as well as the policy and intent of the Comprehensive Plan.

Access to the Property would be provided via existing driveways on Scenic Highway and North Road as well as potential interparcel connections to adjacent property on the northerly and southerly boundary lines as depicted on the Site Plan. Such interparcel connections would improve vehicular access to the Property as well as adjacent parcels while alleviating some traffic pressure on adjacent roadways. The proposed redevelopment would also provide sidewalk connections along Scenic Highway and North Road further enhancing the aesthetics of those roadways and improving walkability in the Downtown area.

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 12th day of March, 2019.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



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*Attorneys for the Applicant*