



Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Christopher D. Holbrook  
Nicholas N. Kemper  
Shane M. Lanham  
Austen T. Mabe

Writer's e-mail: slanham@mptlawfirm.com

Jeffrey R. Mahaffey  
Steven A. Pickens  
Catherine V. Schutz  
Thomas A. Simpson  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

May 6, 2019

**VIA EMAIL TO:**

[jthompson@snellville.org](mailto:jthompson@snellville.org)  
cc: [jdennis@snellville.org](mailto:jdennis@snellville.org)

**AND HAND DELIVERY TO:**

Mr. Jason Thompson, Director  
City of Snellville  
Department of Planning and Development  
2342 Oak Road, Second Floor  
Snellville, Georgia 30078

**Re: Updated Site Plan for Case #RZ 19-03 (the "Rezoning")**

Dear Jason:

This firm represents Swope & DeThomas Investment Group, LLC ("SD") which is the applicant (the "Applicant") in the above-referenced Rezoning. In response to comments and conditions set forth in staff's published Case Summary and expressed at the April 23, 2019 Snellville Planning Commission public hearing relative to the Rezoning, the Applicant hereby submits the enclosed revised site plan bearing file stamp "A:\178.002 2188 Scenic Highway Snellville\DWG\178.002 ENG-20.dwg, 6.0 SITE, SHayes, May 01, 2019 - 1:51:59pm" (the "Revised Site Plan") for inclusion in the official record of the Rezoning.

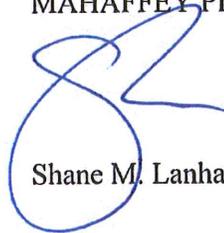
The Revised Site Plan increases the width of the proposed sidewalk along Scenic Highway to six (6) feet with certain reductions in width to a minimum of four (4) feet to accommodate existing stormwater and utility infrastructure. Additionally, the Revised Site Plan depicts the location of the proposed monument sign on the subject property which is set back ten (10) feet from the right-of-way of Scenic Highway. Accordingly, the Applicant requests that

staff's recommended Conditions #2 and #4 are modified as set forth on the Applicant Revised Conditions attached hereto as Exhibit "A" and incorporated herein by reference.

We sincerely appreciate your consideration of this matter and look forward to working with you towards a successful development. Please do not hesitate to contact me if you have any questions or concerns related to the matters set forth in this letter.

Sincerely,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Enclosures:  
Exhibit "A" – Applicant Revised Conditions  
Exhibit "B" – Revised Site Plan

## EXHIBIT "A"

### Applicant Revised Conditions (Case #RZ 19-03):

1. The exterior elevations of the 8,800 sq. ft. metal-sided building shall be improved as per the submitted colored rendering entitled "Snellville Retail" stamped received 3-21-2019. Said improvements shall require plan submittal for review and approval by the Director of Planning and Development and must be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;
2. A six (6) foot wide sidewalk with four (4) foot grass strip shall be provided in the public right-of-way along the entire frontage of the property where abutting Scenic Highway and North Road and shall be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville; **provided however, that the sidewalk and grass strip may be reduced in width along Scenic Highway as depicted on the site plan submitted to the Planning Department on May 6, 2019 (the "Site Plan") in order to accommodate stormwater and utility infrastructure.**
3. The exterior façade and monument sign improvements shall not trigger a substantial building permit if permitted within 12 months of Mayor and Council approval of #RZ 19-03 # RZ 19-03 – Jimmy Johnson – 2180 Scenic Highway, Snellville, Georgia
4. Removal of the existing nonconforming pylon sign and any new sign installation shall be a monument type sign and in general design with the submitted sign rendering stamped received 3-21-2019 **and may be located on the Property as shown on the Site Plan;**
5. Signs higher than 15 feet or larger than 225 square feet are prohibited;
6. All approved variances shall become null and void upon redevelopment of the property or where the structure has been destroyed by any means to an extent of more than seventy-five (75) percent of its replacement cost at time of loss, it shall not be reconstructed except in conformity with the provisions of the City Code of Snellville; and
7. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval.

**EXHIBIT "B"**  
**REVISED SITE PLAN**

