Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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

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

*Of Counsel

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

RECEIVED
JUN 5 2019
CITY OF SNELLVILLE
PLANNING DEPARTMENT

June 5, 2019

VIA EMAIL TO:
jthompson@snellville.org
cc: 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 and Building Elevations 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\REVIEW COMMENTS\2188 GDOT Comments\178.002 ENG-20.dwg, 6.0 SITE, SHayes, May 28, 2019 – 9:23.02am" (the "Revised Site Plan") for inclusion in the official record of the Rezoning. The Revised Site Plan provides additional clarity relative to the driveway on the subject property and the proposed interparcel connectivity with the adjacent property to the south.

Additionally, the Applicant hereby submits updated building elevations depicting the proposed improvements of the existing metal building on the subject property. The attached building elevations exhibit includes an "Elevation Finish Schedule" listing the proposed building materials.

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" – Revised Site Plan
Exhibit "B" – Updated Building Elevations

EXHIBIT "A"
REVISED SITE PLAN

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER 400 S.F. OF FLOOR AREA PLUS ONE SPACE FOR EACH EMPLOYEE MINIMUM:
5,600 S.F. / 400 S.F. = 14 SPACES + 3 EMPLOYEES = 17 SPACES REQUIRED

PARKING PROVIDED:
24 REGULAR SPACES (18 VAN/ADA) 1 ADA PARKING SPACE
NO MORE THAN 3 EMPLOYEES ON SITE AT ANY TIME

RETAIL BUILDING PARKING

PARKING REQUIRED: 1 SPACE PER 250 S.F. OF FLOOR AREA MINIMUM:
8,800 S.F. / 250 S.F. = 35 SPACES REQUIRED

PARKING PROVIDED:
25 REGULAR SPACES + 2 ADA PARKING SPACES = 32 SPACES

TOTAL PARKING REQUIRED: 17 SPACES + 35 SPACES = 52 SPACES

TOTAL PARKING PROVIDED: 25 SPACES + 30 SPACES = 55 SPACES

CORNER SIGHT DISTANCE FOR COMMERCIAL SITES
UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE

I, the undersigned, hereby certify that the proposed entrance(s) for the TOMMY CARWASH project are designed with adequate corner sight distance in each direction. The regulated speed limit at the entrance is 30 miles per hour. The sight distance provided at the entrance is 330 feet in the LEFT direction and * feet in the * direction. The corner sight distance provided from the entrance is equal to or exceeds the 330 feet of sight distance required in the Unified Development Ordinance. Sight distance is measured with the driver's eye height of 3.5 feet at a distance of 15 feet from the nearest through lane to the center of each travel lane.

* = ENTRANCE IS RIGHT IN / RIGHT OUT ONLY

SITE LEGEND

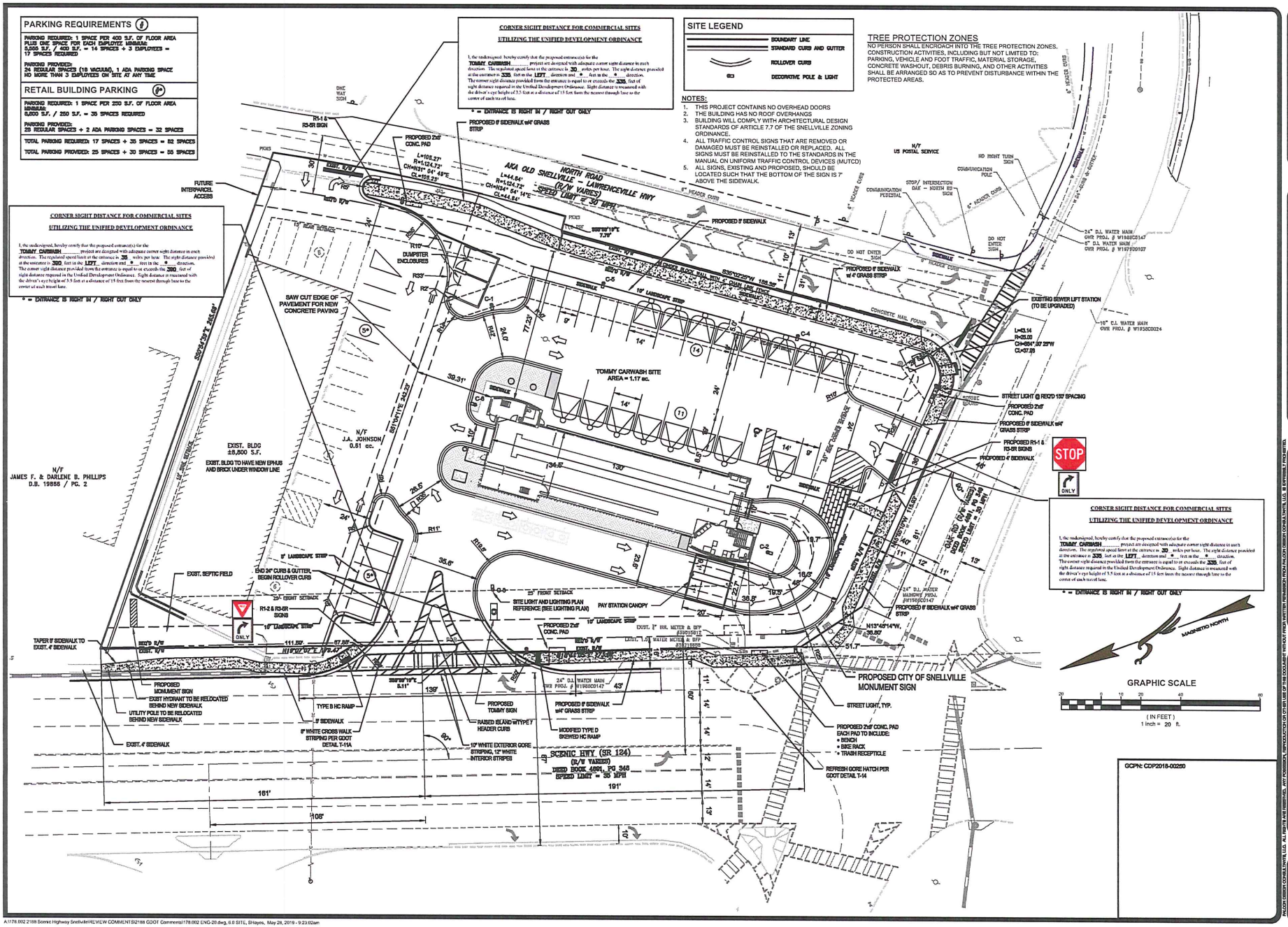
- BOUNDARY LINE
- STANDARD CURB AND GUTTER
- ROLLOVER CURB
- DECORATIVE POLE & LIGHT

NOTES:

1. THIS PROJECT CONTAINS NO OVERHEAD DOORS
2. THE BUILDING HAS NO ROOF OVERHANGS
3. BUILDING WILL COMPLY WITH ARCHITECTURAL DESIGN STANDARDS OF ARTICLE 7.7 OF THE SNELLVILLE ZONING ORDINANCE.
4. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
5. ALL SIGNS, EXISTING AND PROPOSED, SHOULD BE LOCATED SUCH THAT THE BOTTOM OF THE SIGN IS 7' ABOVE THE SIDEWALK.

TREE PROTECTION ZONES

NO PERSON SHALL ENCROACH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE PROTECTED AREAS.



BALLON DESIGN
CITY: SNELLVILLE
COUNTY: GWINNETT
STATE: GEORGIA
ZAID PLANNING
CONSULTANTS, LLC
SURVEYING
CONSTRUCTION MANAGEMENT

SITE PLAN
FOR
TOMMY CARWASH SNELLVILLE
2188 / 2208 SCENIC HIGHWAY
PARCEL # 5026 041B
LAND LOT 26, 5TH DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY, GA

REVISIONS		
1.	12/24/18	PER CITY REVIEW COMMENTS
2.	4/10/19	PER GWINNETT DWR COMMENTS
3.	4/16/19	PER GWINNETT DWR COMMENTS
4.	6/26/19	PER GDOT & GWINNETT COUNTY COMMENTS
5.		
6.		
7.		
8.		

811 Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1-800-282-7411 (TOLL FREE)
1-800-533-4512 (TDD USERS ONLY)
WWW.UPC.PARTNERS.ORG

DATE:	10/15/18
SCALE:	1" = 20'
PROJ NUMBER:	ENG
DRAWN BY:	CAM
REVIEWED BY:	

GEORGIA REGISTERED PROFESSIONAL No. 033637 SEAL PAUL HAYES
9/16/20

GSWCC# 0000058941

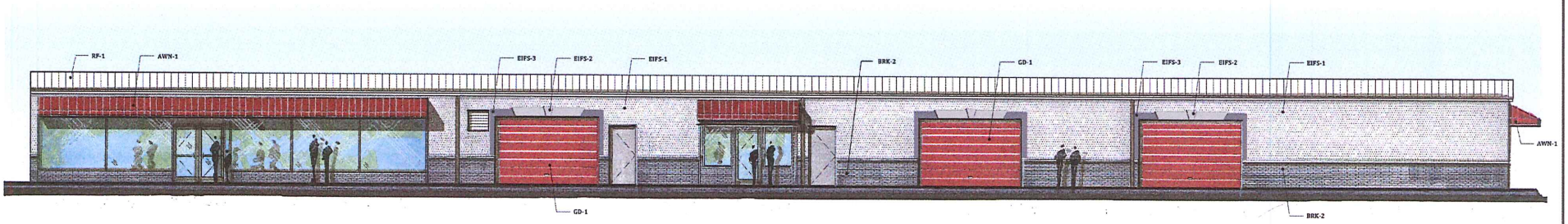
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE ENGINEER ACROSS THE PROFESSIONAL'S SEAL.

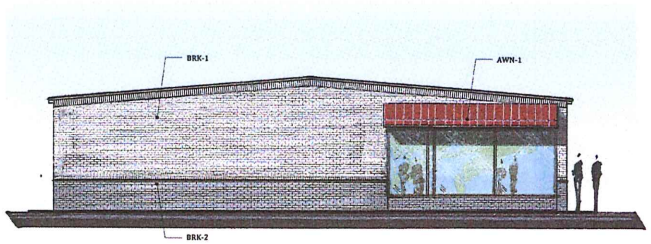
SHEET NUMBER
6.0

BALLON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY PORTION OF THIS DOCUMENT WITHOUT FROM WRITTEN PERMISSION FROM BALLON DESIGN CONSULTANTS, LLC. & EXPRESS, LLC FOR REPRO.

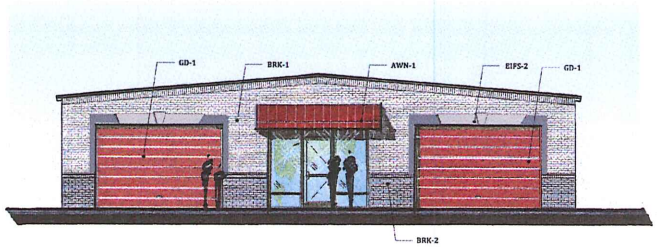
A:\178.002 2188 Scenic Highway Snellville\REVIEW COMMENTS\2188 GDOT Comments\178.002 ENG-20.dwg, 6.0 SITE, SHayes, May 28, 2019 - 9:23:02am

EXHIBIT "B"
UPDATED BUILDING ELEVATIONS





ELEVATION FINISH SCHEDULE	
BRK-1	GLEN-GARY KLAYCOAT BRICK: STONE GREY (K12-3009)
BRK-2	GLEN-GARY KLAYCOAT BRICK: URBAN GREY (K12-3010)
EIFS-1	EIFS LIGHT GRAY: SHERWINN WILLIAMS SW7066 GRAY MATTERS
EIFS-2	EIFS KEYSTONE GREY: SHERWINN WILLIAMS SW7058 MAGNETIC GREY
EIFS-3	EIFS DARK GREY: SHERWINN WILLIAMS SW7019 GAUTLET GREY
AWN-1	LAMINATOR OMEGA SERIES SUNSET RED AWNING
RF-1	WHITE ELASTOMERIC ROOF COATING
GD-1	GARAGE DOOR: SHERWIN WILLIAMS SW6868 REAL RED



Swope & DeThomas Investment Group, LLC

SNELLVILLE RETAIL

SNELLVILLE, GA

HFR ARCHITECTURE ENGINEERING HELLOLYROSSI & ASSOCIATES, LLC