

LETTER OF INTENT

REZONING, LAND USE PLAN AMENDMENT AND SPECIAL USE PERMIT APPLICATIONS

The Applicant submits this Letter of Intent and attached Rezoning, Land Use Plan Amendment and Special Use Permit Applications for the purpose of requesting the Rezoning of an approximately 5 acre tract of land ("Property"), Land Use Plan amendment and Special Use Permit for a Hotel. The Property is located close to the intersection of Highway 124 and Highway 78 almost adjacent to the Snellville Town Center Development designated area. The Property is currently zoned BG and OP and located in the Highway 78 West Character Area as set forth in the City of Snellville 2040 Comprehensive Plan. The surrounding area is characterized by a vibrant mix of land uses including healthcare, commercial/retail, office & institutional developments. The Applicant is proposing rezone the Property from BG and OP to BG and OP zoning classifications of the City of Snellville Zoning Ordinance to accommodate the development of an attractive high-end Hotel use. The Property's location would provide hotel guests convenient access to Highway 78 (which forms the Property's northerly boundary) and the Eastside Medical Center's South Campus, surrounding medical offices, related uses, senior living, business employment centers along both Highway 78 & 124, and the upcoming Town Center development.

The proposed Hotel development is compatible with the policies set forth in the 2040 Comprehensive Plan which designate the Property as within the Highway 78 Character Area. The proposed Hotel would provide the needed upper scale nationally branded hospitality facility to support and complement not only existing employment, commercial, healthcare and family uses in the surrounding area, but also future developments as envisaged in the 2040 Comprehensive Plan.

The concept Hotel plan submittal consists of 95 guest rooms with a minimum room size of 300 square feet. The net lobby area is about 1,200 square feet, excluding offices, front desk, gym, mechanical room, laundry, storage areas and other employee work areas.

The proposed Hotel concept floor plans and elevation, included with the applications submittal, are suggestive and shall be designed to meet City of Snellville development standards for submission for approval for issuance of land disturbance and building permits after the kind approval of these Rezoning, Land Use Plan Amendment Applications by the City of Snellville. Roof type, pitch

and exterior building material and colors shall comply with Table 1 of Sec. 7.7(4) of the City of Snellville Zoning Ordinance in the plans to be submitted with Building Permit application.

The proposed Hotel development shall also comply with the City of Snellville Zoning Ordinance Art. VII, Motels and Extended-stay Hotels. The proposed Hotel does not include any extended-stay provisions.

The Applicant welcomes the opportunity to meet with staff of the City of Snellville and Mayor and Council to answer any questions or to address any concerns relation to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your kind approval of these Applications.

This 15th day of September, 2020

Respectfully Submitted,


Khalid Javed

Applicant