

# FORESITE

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November 1, 2021  
City of Snellville  
Attn: Jason Thompson  
2342 Oak Road  
Snellville, Georgia 30078

RECEIVED  
NOV - 3 2021  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

RE: Notice of Intent for Variance Application

Dear Mr. Thompson,

The subject parcel is located along Main Street (SR-78 / US-10) adjacent to Wisteria Village shopping mall (Tax Parcel 5038327). The parcel is currently an undeveloped outparcel of the shopping center. The 0.36 acre parcel is currently owned by JBL Asset Management and is proposed in conjunction with Scooters Coffee to be developed as a coffee shop. The development of the parcel should have minimal impact on the adjoining land uses as the site is currently zoned for General Business (GB) which allows for such development. Additionally, the site is located in the Towne Center Overlay (TC) which was established to provide economic growth, increase quality-of-life, and provide a pedestrian friendly focal point of the City of Snellville. The proposed development of the site with an approximate 600 sq. ft. coffee shop in accordance with regulations established in the City of Snellville seeks to meet the purpose for the establishment of the Towne Center Overlay.

We would like to request a variance for the subject parcel in regard to the Towne Center Overlay requirement for two story buildings or 24 ft (Section 205-1.6). We believe the site's size, 0.36 acres, and location between existing roadways and development restricts its development two story facility. Whereas other lots may be able to account for a two-story building, the size of the site limits the useability to smaller businesses. We believe that granting the variance would not inhibit the site from meeting the intended goal of economic growth, increase quality-of-life, and provide a pedestrian friendly focal point of the City of Snellville. Accordingly, the site plan has been designed with an expanded sidewalk and pedestrian access to the building in order to work toward the Towne Center Overlay's objectives.

Thank you for your time and consideration.

Sincerely,

Madison Rieke  
Foresite Group LLC