



Snellville Oaks – Davita Dialysis Relocation Letter of Intent for Special Use Permit & Variances

Request Summary: RCG-Snellville, LLC (“Applicant”) requests a Special Use Permit and is contemporaneously requesting corresponding variances to allow for a Davita Dialysis Clinic (“Davita”) in the existing BG Zoning District, Unified Development Code and Towne Center Overlay District. Davita is currently a tenant with a long-term Lease in Applicant’s shopping center, Snellville Oaks, and the Applicant is in the process of relocating Davita into a new building that will be located on a vacant piece of land in the Snellville Oaks shopping center as seen on the attached Exhibit A. The relocation of Davita will allow the Applicant to market the Snellville Oaks shopping center for a large-scale redevelopment. Without the ability to relocate Davita, Snellville Oaks cannot be redeveloped due to provisions in the current long-term Lease with Davita. Applicant seeks the following variances to accommodate its relocation of Davita:

1. Maximum 10’ front building setback – UDO Section 205-1.6 – Applicant cannot meet the 10’ maximum front setback due to the existing Snellville Oaks shopping center sign location that causes a hardship by not allowing the building to be placed within 10’ feet of the front property line. The existing sign cannot be relocated or altered due to existing lease and easement agreements that encumber the property.
2. 5’ Planter and 10’ Sidewalk Streetscape – UDO Section 401-4.2, 207-3.4 & 207-3.9 – Applicant can install a 5’ planter but cannot install the full 10’ of sidewalk required in the area that abuts the existing Snellville Oaks shopping center sign due to a hardship caused by the existing sign location.
3. Building Entrance Facing Street Every 75’ – UDO Section 201-1.15 & 201-2.10 – Applicant cannot install an entrance facing the street along with the corresponding 6’ pedestrian sidewalk connection due to a hardship caused by the maximum front yard setback. Davita’s building entrance requires a covered customer drop off area and drive lane and due to the front yard requirements, the entrance and drive lane will have to be installed in the rear yard of the site and thus causing Davita’s equipment room and treatment area to be in the interior of building that faces the street. An additional entrance cannot be added along the street fronting façade due to the necessary plumbing and equipment required for the treatment of their customers along the interior of the street fronting wall. Please reference the attached Exhibit B.
4. Street Fronting Fenestration – Towne Center Overlay District – Applicant cannot install intervening fenestration every 20’ of the street facing façade due to a hardship caused by Davita’s equipment and plumbing having to be installed along the interior of the street fronting wall. The fenestration percentage along the length of this frontage cannot meet the 65% required and will be 42.4% due to the hardship caused by the equipment room location. Applicant is also requesting to install the fenestration at 3’6” above the finished floor to accommodate the required plumbing chases for the treatment areas. Please reference the attached Exhibit B.

Snellville Oaks

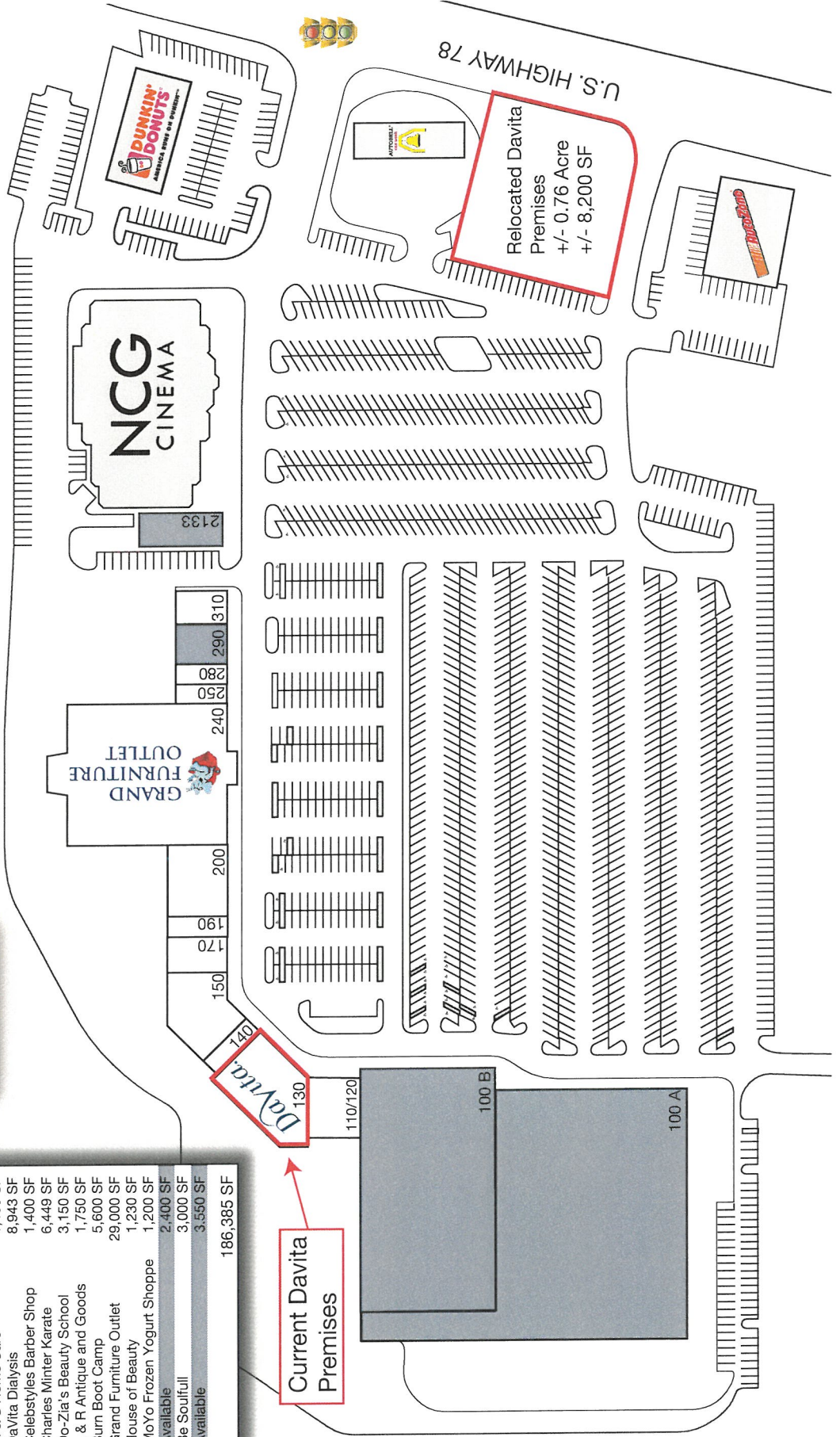
2135 East Main Street, Snellville, GA

Exhibit A



TENANT ROSTER		
SUITE	TENANT	SIZE
100 A	Available	78,553 SF
100 B	Available	35,960 SF
110	M & S Home Care	2,800 SF
120	M & S Home Care	1,400 SF
130	DaVita Dialysis	8,943 SF
140	Celebstyles Barber Shop	1,400 SF
150	Charles Minter Karate	6,449 SF
170	Do-Zia's Beauty School	3,150 SF
190	L & R Antique and Goods	1,750 SF
200	Burr Boot Camp	5,600 SF
240	Grand Furniture Outlet	29,000 SF
250	House of Beauty	1,230 SF
280	MoYo Frozen Yogurt Shoppe	1,200 SF
290	Available	2,400 SF
310	Be Soufull	3,000 SF
2133	Available	3,550 SF
TOTAL		186,385 SF

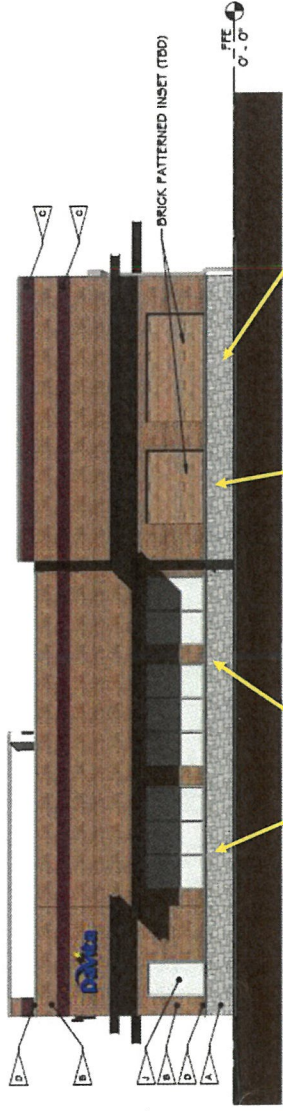
LEASED
 AVAILABLE
 NOT OWNED





Snellville Dialysis

Exhibit B



- Inability to Install Floor to Ceiling Windows & Entrance on Treatment Floor**
- Potential to expose patients and causing HIPPA Violations.
 - Inability to install Dialysis plumbing Chase Runs for Equipment.

- Cannot Install Windows and an Entrance in Water Purification/Concentrate Mixing Room**
- Inability to properly install plumbing and fixtures for Water Purification System and delivery to Dialysis Machines and Mixers.
 - Inability to properly install mixing equipment to deliver Dialysate to Dialysis Machines

