

WILKERSON
ARCHITECTS, LLC

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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

September 13, 2022

City of Snellville, Georgia
Department of Planning & Development
2342 Oak Road, 2nd Floor
Snellville, GA 30078

RE: Special Use Permit Application Letter of Intent
Dairy Queen Grill and Chill
2340 Scenic Highway
Snellville, GA 30078

To Whom It May Concern:

The proposed Dairy Queen Grill & Chill Restaurant with Drive-Thru in Snellville GA is a single story "Shopfront" located within the Town Center Overlay District and within the half-mile radius of the intersection of Oak Road and Clower Street.

Per 206.2 Allowed Use Table, Restaurants with Drive-Thru's are listed as "Special Use" and are required to submit a "Special Use Permit Application"

Use Standard Compliance:

Enhanced Architectural Standards

BUILDING FACADES Note: See sheet A3.1 for calculations

- Full size unpainted brick veneer on all four sides as primary finish.

Front (West) Elevation

- Less than 30% stucco provided facing Scenic Hwy.
- Less than 10% accent materials provided
- Windows are equally sized and spaced rectangles with a height greater than the width arranged in a grid pattern.
- Color Hues are from Historic Palettes from Major Paint companies

Rear (East) Elevation

- Less than 50% stucco provided
- Color Hues are from Historic Palette from Major Paint companies

Entrance (South) Elevation

- Less than 50% stucco provide
- Less than 10% accent materials provided
- Windows are equally sized and spaced rectangles with a height greater than the width arranged in a grid pattern
- Color Hues are from Historic Palettes from Major paint companies
- Less than 10% accent color provided.

Contact
James Wilkerson

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Drive-Thru (North) Elevation

- Less than 50% stucco finish provided
- Less than 10% accent materials provided
- Less than 10% accent color provided
- Windows are equally sized and spaced rectangles with a height greater than the width arranged in a grid pattern.

BUILDING MASSING

- South and North Building Elevations are greater than 50ft in length and have projections greater than 12" in depth.
- All elevations are less than 100 lineal feet and have varying parapet heights.

SHOPFRONT

- Street facing Front façade is 39'-4" < 200' max.
- A Ground floor ceiling height of 14ft is provided
- Fenestration on the Ground floor facing a State route is greater than 30%.
- Blank walls facing a State route is less than 40 ft in length.
- An entrance is provided at the Front (West) elevation facing Scenic Hwy
- The front street facing entrance is fed by a concrete patio greater than 6ft in width.
- No parking is provided between the building and the street.

SIGNAGE

- 36 sf (minimum required) signage is provided at the Front (West) Elevation facing Scenic Hwy.
- 82.15 sf (82.2 sf allowed) signage is provided at the Entrance (South) Elevation.
- Note: see sheet A3.1 for signage calculations

Variance Request:

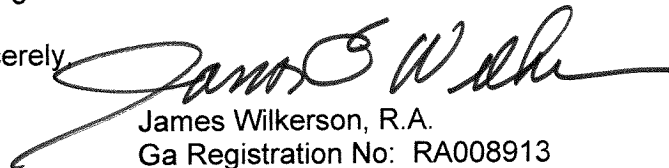
The owner is requesting relief from UDO Sec. 205-1.6.B.6 "Space Limits": requiring a 10' maximum front building setback.

The Vehicles exiting the Drive-thru lane at the north side of the of the building will not have an opportunity to exit the site once they have picked up their order as the only possible exit from the Dairy Queen site would be via our neighbor's parcel to the North where an access curb-cut exists.

We believe the number of vehicles exiting the drive-thru lane during Dairy Queen's peak serving hours will cause vehicle congestion at our neighbor's curb access to Scenic Highway blocking those who have parked in their southernmost parking spaces.

We propose to include a 16 ft. wide one-way drive-aisle at the front of the Dairy Queen parallel to Scenic Highway allowing patrons the ability to exit our site through the curb-cut access to the service road at the south of our site.

Sincerely,



James Wilkerson, R.A.
Ga Registration No: RA008913
Wilkerson Architects, LLC