Moonwalk Event Venue LLC

October 1, 2026

VIA HAND DELIVERY
Honorable Mayor Barbara Bender
Mayor Pro Tem Norman Carter
Councilmember Kerry Hetherington
Councilmember Shaunt'e Jermaine Pitt
Councilmember Richelle Brown
Councilmember Catherine Hardrick
2342 Oak Road
Snellville, Georgia 30078

Re: Moonwalk Event Venue LLC
Application for Special Use Permit
Property Address: 2110 McGee Road, Suite 2160-2164
Snellville, GA 30078 (the "Subject Property")
Parcel No. R5007 240

Dear Mayor Bender and Members of the City Council:

The applicants, Mujtaba Farhan and Tarek Dakakni, respectfully submit this Letter of Intent in support of their application for a Special Use Permit to establish and operate an Indoor Special Event Facility at 2110 McGee Road, Suites 2160-2164, Snellville, GA 30078. (the "Property"). The Property is located within the Fountain Square Shopping Center and is presently zoned BG (General Business). The Applicants seek approval of a Special Use Permit to permit the proposed Indoor Special Event Facility in accordance with the City of Snellville Unified Development Ordinance.

The Property is located within the Fountain Square Shopping Center in Snellville, Georgia, an established multi-tenant commercial shopping center located near U.S. Highway 78 and McGee Road. The proposed Special Event Facility will occupy Suites 2160–2164, comprising approximately 6,500 square feet of existing commercial space. The suites are already internally combined and presently function as a single contiguous space. The premises were formerly occupied by the Archery Learning Center. Fountain Square contains a mix of commercial, service, recreational, and institutional uses and is served by existing surface parking and internal drive aisles providing access throughout the shopping center. No expansion of the existing building footprint is proposed in connection with the requested Special Use Permit.

Under the City of Snellville Unified Development Ordinance ("UDO"), an Indoor Special Event Facility may be established within the BG zoning district upon approval of a Special Use Permit. The Applicants propose to operate a professionally managed indoor special event facility within Suites 2160–2164 of the Fountain Square Shopping Center. The facility will be used primarily for pre-planned private events, including weddings, receptions, birthday celebrations, corporate

functions, family gatherings, cultural events, and other similar private occasions. Events will be conducted indoors and pursuant to written rental agreements with the individuals or organizations hosting each event. The facility is expected to operate generally between the hours of 10:00 a.m. and 12:00 midnight, depending on the nature and schedule of each event, and will employ approximately five employees, with additional event-specific personnel, vendors, caterers, and security personnel utilized as necessary. The Applicants intend to operate the facility in full compliance with all applicable City requirements, including those relating to occupancy, parking, security, noise, fire and life safety, food and beverage service, and guest arrival and departure.

While it is important to describe what the proposed Indoor Special Event Facility will be, it is equally important to understand what the facility will not be. The proposed facility will not operate as a nightclub, bar, dance club, or entertainment venue open to the general public. Events will be pre-planned private functions conducted pursuant to written rental agreements and limited to invited guests. The facility will not host outdoor entertainment, and guests will not be permitted to congregate in the shopping center parking areas or in front of neighboring businesses. No food will be prepared on-site, and any food service will be provided by appropriately licensed third-party caterers. At this time, the operating plan does not include the sale or service of alcoholic beverages. The Applicants intend for all event activities to remain within the enclosed premises and to operate the facility in a manner that minimizes impacts on neighboring businesses and surrounding properties.

In support of their application, the Applicants would note that the proposed facility will provide Snellville residents and surrounding communities with an additional professionally managed venue for weddings, family celebrations, corporate functions, cultural events, community gatherings, and other private occasions. Snellville has experienced meaningful population growth in recent years, increasing from 20,573 residents in 2020 to an estimated 22,478 residents in 2025, representing approximately 9.3% growth in just five years. As Snellville and the surrounding Gwinnett County area continue to grow, residents increasingly benefit from having convenient local spaces where families, businesses, and community organizations can gather without traveling outside the immediate area. The proposed facility will help meet that need while also supporting local caterers, decorators, photographers, entertainers, and other service providers whose businesses are commonly associated with private events. By locating the facility within an existing commercial shopping center, the Applicants believe the proposed use will contribute positively to the local economy, increase activity within Fountain Square, and provide a useful amenity to residents of Snellville and the surrounding community.

The proposed use is also consistent with the City of Snellville’s Comprehensive Plan and the established commercial character of the Fountain Square Shopping Center. The Applicants respectfully submit that the proposed Indoor Special Event Facility satisfies the applicable criteria for approval of a Special Use Permit. Section 103-10.3 of the City of Snellville Unified Development Ordinance sets forth the criteria to be considered by the Planning Commission and City Council in reviewing Special Use Permit applications. Those criteria are addressed below:

A. Whether the proposed use would consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and

As noted above, the proposed use is consistent with the present needs of the community and with the policies and objectives of the City's Comprehensive Plan. The Applicants would further note that the Property has historically been used for commercial and recreational purposes, indicating that the proposed use is compatible with the existing character of Fountain Square.

B. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities;

The proposed use is not anticipated to have any adverse impacts on the surrounding area. The facility will occupy existing commercial space, will not alter existing storm drainage conditions, and will operate primarily indoors with appropriate parking, security, and guest-management procedures to minimize traffic and other impacts on neighboring businesses and properties.

C. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or

The proposed use is appropriate for the Property and does not warrant rezoning to a more intensive zoning district. The requested Special Use Permit allows the proposed use to be considered within the Property's existing zoning classification while preserving the established commercial character of the surrounding area.

D. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or

The proposed Indoor Special Event Facility is permitted within the City only through the Special Use Permit process in the applicable zoning districts. No applicable zoning district permits the proposed use as a matter of right. Accordingly, the requested Special Use Permit is the appropriate means of allowing the proposed use at the Property.

E. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or

This criterion is not directly applicable because Indoor Special Event Facilities are specifically addressed by the City's Unified Development Ordinance and are contemplated through the Special Use Permit process.

F. Whether the density of development may be affected by the height of a building.

Not applicable. The Applicants propose no changes to the height or exterior footprint of the existing building, and the proposed use will not affect the density of development on the Property.

For the foregoing reasons, the Applicants respectfully submit that the proposed Indoor Special Event Facility is appropriate for the Property, compatible with the surrounding commercial uses, and consistent with the applicable requirements of the City's Unified Development Ordinance. The Applicants therefore respectfully request favorable consideration and approval of the requested Special Use Permit.

The Applicants look forward to working with the City to bring a valuable new business to Fountain Square and to provide residents of Snellville and the greater southern Gwinnett community with a much-needed venue for private events and special occasions. The Applicants are committed to operating the facility in a professional and responsible manner and to complying with all applicable City requirements and conditions of approval. Should the City have any questions or require any additional information in connection with this application, the Applicants welcome the opportunity to provide whatever may be needed to assist with the City's review.

Thank you for your consideration.

Respectfully,

Mujtaba Farhan
Tarek Dakakni
Co-Owners / Applicants
Moonwalk Event Venue LLC
