



Akili Bivins <agbivins@gmail.com>

McK and Jack Home Occupation Request

1 message

Akili Bivins <agbivins@gmail.com>
To: Ben Song <ben.song@johnscreekga.gov>

Tue, Aug 6, 2024 at 9:25 AM

Dear Mr. Ben Song,

I hope this message finds you well. My name is Akili Bivins, and my family and I are residents of Johns Creek. I am writing to seek approval for my home-based business, which involves creating a home occupation that will serve as a virtual workspace and film studio in my garage.

This studio will be a fully equipped kitchen built to specifications and compliant with the Georgia Department of Public Health. It will feature LED lighting and cameras to ensure optimal lighting and views for generating high-quality 4K video and sound for social media sites.

I have reviewed the City of Johns Creek Code of Ordinances (Ord. No. 2015-12-42, Exh. A, 1-25-2016) with Allen Alan Guerra regarding home occupations. He explained how my business would comply with these regulations and meet all requirements for approval. On the same day, I met with Chief Building Official Mr. Sal Gaeta and Building Inspector Shelby Nguyen to discuss the necessary steps to ensure compliance. Additionally, I obtained authorization from Clint Ghahraman of Fulton County Pre-treatment Services to tap into the county sewer lines to dispose of the grey water from the mop sink, which is a requirement of the Georgia Department of Health.

Based on these consultations, I hired an architect to design the plans and a general contractor. I signed a \$26,000 contract and paid one-third as a deposit to build this compliant space in my garage. I also purchased sink fixtures for an additional \$1,700. I made these financial commitments based on the guidance I received from the Johns Creek Office of Community Development. We believe we fall within the guidelines because:

- The dwelling unit and its operation will only be used by our family members who are residents.
- The office is smaller than 750 square feet.
- There are no accessory buildings or structures.
- There will be no signs or structures used for our home occupation.
- We are not any of the exclusions, including a restaurant. A restaurant is defined as a place where people pay to sit and eat meals that are cooked and served on the premises.
- We will not generate any traffic, sound, smell, vibration, light, or dust that is offensive.
- No clients will ever be allowed on our premises.
- Vehicles kept on-site are used only by the residents.
- We will not have instruments or machines that emit sounds detectable beyond the unit.
- We will not create or cause a nuisance.

My 6-year-old daughter, McKenzie, and 3-year-old son, Jackson, inspired our business idea. A year ago, we came up with the idea to help them learn to count money. Their grandfather built them a lemonade stand, which was a great success. We decided to start a business shooting social media content featuring this dynamic brother-sister duo, showcasing our family's entrepreneurial spirit. McKenzie has even started a book series to share their journey.

Our business will involve filming content, publishing books, coloring books, workbooks, and digital classes to inspire other kids and their families to turn their ideas into businesses. We are teaching McKenzie how to help other kids turn their ideas and creativity into reality. The books will be distributed by Amazon and Ingram Book Company. My wife Wendy and I will also offer one-on-one sessions with other parents seeking advice on how to start their own journeys.

Our content involves my wife and me teaching McKenzie and Jackson how to follow all rules and guidelines. For instance, we were filming the process of having the original lemonade stand and learned that it did not fall under the Georgia Department of Health's rules. Once we learned that, we went through the process of coming into compliance. This involved building a kitchen base of operations and obtaining the necessary permits and licenses. Within this base of operations, we will film content of McKenzie and Jackson preparing lemonade, properly cleaning up, and having their license to demonstrate that we are a legitimate business operating in full compliance with all rules and regulations while at the same time we are a media company that is assisting other kids and families globally.

If there are any further questions regarding specifics and clarifications of the business or floor plans, please feel free to reach out to me. I am attaching the contract with the general contractor, the architectural drawings and floor plans, and pictures of McKenzie's first book, "A Seat at The Table."

Thank you for your time and consideration. I look forward to your response to our home occupation request.

Best regards,

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McK and Jack Lemonade Stand

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V-24-0012
October 1, 2024
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McKenzie's Book Cover



McKenzie's book Scene

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McKenzie and Jackson Brother and Sister DUO

4 attachments

-  **Floor Plan.pdf**
82K
-  **GC Contract.pdf**
1099K
-  **Deposit.pdf**
163K
-  **Kitchen Fixtures.pdf**
93K