

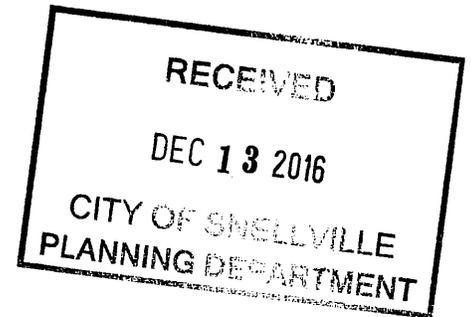


Brannen Development Co.

Construction Management and Consulting Services

12/13/16

City of Snellville
Planning & Development Department
2342 Oak Rd. 2nd floor
Snellville, Ga 30078



Letter of Intent: 2387 Lenora Church Rd

To Whom It May Concern:

The owner of the above property, 2338 Scenic Highway, LLC, is submitting this Letter of Intent for the rezoning of the property at 2387 Lenora Church Rd.

2387 Lenora Church Rd (otherwise known as Lot 26 of the 5th district) is a partially built 48,000 square foot vacant steel structural building and is located in a shared parking lot with Carlin Vision. Our intent is to change the land use as designated on the Future Land Use Map from Office/Professional to Commercial Retail- HSB District (Highway Service Business) and develop a 72,000 (+/-) square foot, 3 story, controlled air, self-storage building.

The current property is zoned for office/professional (OP), but after studying the market, there is not a demand for any medical or office professional in the area. For over 10 years, this partially built structure has become a source of vandalism and shelter for the local transients. The new high quality building design and proposed use will complement not only the adjacent properties, but the entire surrounding area.

Additionally, the fully controlled air conditioned self-storage facility will need a conditional use permit. All storage units will be inside the building within a controlled air environment and will not be used for manufacturing, retail or wholesale selling, offices, other business or service uses, or for human habitation.

The property shares a portion of the parking lot with Carlin Vision. Due to the current zoning, an office professional building (1 space per 300sf) will exceed the amount of spaces available. However, since self-storage (1 space per 2000sf) use do not require the same amount of parking spaces as an office professional building, rezoning to Commercial retail- HSB with self-storage use will eliminate this parking problem.

Overall, the architectural design of the self-storage facility will meet and exceed article 7.7 architectural requirements and will be complimentary to the surrounding tenants. The interior and exterior of the building will be under 24/7 video-surveillance and will reduce traffic impact to the area. The road signage for this facility will be on the retail parcel drive way on Scenic Highway.

If you have any questions about this project you can contact Arthur O. Brannen at (404)-355-9500.

Sincerely,


Arthur O. Brannen