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CITY OF SNELLVILLE
PLANNING DEPARTMENT

LETTER OF INTENT FOR
REZONING, CONDITIONAL USE PERMIT, AND VARIANCE
APPLICATIONS OF STEIN INVESTMENT GROUP, INC.

Mahaffey Pickens Tucker, LLP submits herewith the related Rezoning, Conditional Use Permit and Variance Applications (together the "Applications") on behalf of the Applicant, Stein Investment Group, Inc., for the purpose of rezoning an approximately 3.15 acre tract (the "Property") located at 2350 Ronald Reagan Parkway from BG, General Business District to HSB, Highway Service Business District and obtaining a Conditional Use Permit ("CUP") to allow the development and operation of a Mini-Warehouse Storage Facility on the Property. The Applicant is also requesting a variance from the parking space requirements of the Snellville Zoning Ordinance of 2001 (the "Ordinance"). The Property is within the Scenic Highway North Character Area and is designated as "Retail" on the City of Snellville 2030 Comprehensive Plan Future Land Use Map.

The subject Property currently contains the AMF Snellville Lanes operating as a commercial recreational facility which is a legal conforming use pursuant to a 1986 Conditional Use Permit. The Applicant's proposal is for a redevelopment of the Property including the single +/- 28,800 square foot building which will remain on site. The Applicant is proposing to remodel the existing building and construct four additional one-story buildings to provide a mix of interior, climate-controlled storage units and traditional enclosed storage outbuildings. The

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proposed additional one-story storage buildings would be located behind the existing building as shown on the site plan submitted herewith and would be screened from view by fencing and landscaping.

The operation of the Property as a Mini-Warehouse Storage Facility under the HSB zoning classification is an appropriate use for the subject Property and is consistent with the development on surrounding properties. Additionally, the proposed development would provide a transitional use from the higher-intensity commercial uses along Scenic Highway to the residential uses to the west and south of the Property. The variance requested by the Applicant pertains to the number of required parking spaces. Section 11.3 of the Ordinance provides a maximum and minimum number of required parking spaces for certain specific land uses. However, the proposed use of Mini-Warehouse Storage Facility is not explicitly set forth in that section. Based on industry standards and zoning ordinances of other jurisdictions, the Applicant is requesting a variance from the requirements of the Ordinance to provide 12 parking spaces instead of 43 as currently required.

Additionally, the Property owner wishes to preserve the current use of the property as a bowling center should the Applications be denied by the Mayor and Council. Accordingly, the Applicant is submitting an additional CUP for Commercial Recreational Enterprise. If the requested CUP for Mini-Warehouse Storage Facility were to be denied by the Mayor and Council, then the Applicant would request that the submitted Rezoning application be denied as well. On the other hand, if the Mayor and Council were to deny the CUP for Mini-Warehouse Storage Facility but approve the Rezoning application, the Applicant would request that the

Mayor and Council also approve the CUP for Commercial Recreational Enterprise to allow the continued use of the Property as a bowling center.

The Applicant welcomes the opportunity to meet with staff of the Snellville Planning & Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

This 1st day of February, 2016.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for the Applicant