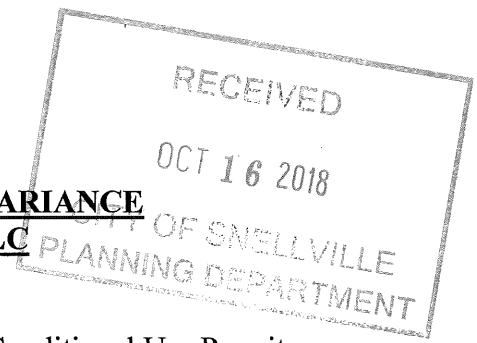


**LETTER OF INTENT FOR
REZONING, CONDITIONAL USE PERMIT, AND VARIANCE
APPLICATIONS OF BRITT AND CAMP, LLC**



Tracey D. Mason, LLC submits herewith the related Rezoning, Conditional Use Permit, and Variance Applications (together the "Applications") on behalf of the Applicant, Britt and Camp, LLC, for the purpose of rezoning an approximately 4.16 acre tract located at 2787 Stone Mountain Highway (the "Property") 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 variances related to this project. The Property is located within the Highway 78 West Character Area and is designated as "Commercial Retail" on the City of Snellville 2030 Comprehensive Plan Future Land Use Map.

The subject Property is currently vacant and abuts the Town Center Office Condominiums to the southwest (the "Office Park"). The Applicant's proposal is to develop the Property to include six buildings, as follows:

- Buildings F, G, and H - with each building having dimensions of 30' x 391.37', containing 11,741 square feet and 40 storage units;
- Building E - having dimensions of 14.89' x 391.26', containing 5,869 square feet and 40 storage units;
- Building K is a climate-controlled building having dimensions of 50' x 115', containing 7,195 square feet and 34 storage units; and
- A building with covered parking having dimensions of 40' x 160', containing 6,400 square feet with 16 storage units. Additionally, a total of 29 outdoor RV parking spaces are proposed. The Applicant further proposes six landscape strips and four planter islands

throughout the Property along with a Zoning Buffer to the rear of the Property. This Buffer along the rear property line is heavily landscaped and includes a 5' tall berm with a double row of Southern Wax Myrtle to screen the view from neighboring residential properties in the Nob Hill Subdivision.

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 of surrounding properties. (Please see the attached letter from Mr. Ray Mokhberi with Fountain Square Business Center). Additionally, the proposed development would provide a transitional use from the higher-intensity commercial uses along Scenic Highway to the residential properties located along the rear of the Property. To provide access from the Property (where it is gated) to Stone Mountain Highway, the Office Park has agreed to grant the Applicant a 22' Ingress/Egress Easement, as shown on the site plan submitted herewith. (Please see the attached Ingress/Egress Easement Agreement).

The Applicant would also like the following variances to be considered;

- 1) Variance requested by the Applicant pertaining to the interior drives between storage buildings E,F,G, and H. However, Section 11.2 (A)(2) requires that interior driveways be a minimum of 24' feet in width. The Applicant respectfully requests a variance allowing for the 22' drives shown on the site plan submitted herewith, instead of 24' as currently required.
- 2) Variance request related to requirements of the Buffer, Landscape, and Tree Ordinance Sec.19-32.(4) related to providing a 5 foot permanent berm in the 1st 20 feet of 60 foot buffer strip required by Sec19-33 between HSB zoning and RS180 zoning. Applicant

would like to provide the 5 foot berm in the 40 to 60 foot area from the transitional property line with the RS180 parcel. This is due to the fact that there are multiple mature conifers and hardwoods (60-80 feet in height) in the 20 foot area adjacent to the property line in question which would have to be removed in order to construct a 5 foot berm.

Also, applicant would like to request a change in conditions variance related to RZ04-09 which called for an undisturbed 80 foot buffer where this parcel abuts residential parcels. Change in conditions would allow a 5 foot berm and evergreen screen to be placed in the 40 to 60 foot area of buffer. Placement of the berm and screen in the 60 to 80 foot area of buffer is restricted due to an existing drainage swale that conveys stormwater from the adjacent Fountain Drive development. Location of the proposed berm and evergreen screen is shown on the attached Rezone and CUP plan by Bullard Land Planning.

- 3) Variance request from City of Snellville Zoning Ordinance Section 7.7 Table 1 related to building materials. HSB zoning prohibits the use of metal panels. For Buildings E, F, G, & H between each overhead door, the applicant would like to be able to use metal panels painted with a textured paint finish to simulate a stucco finish. The textured metal panel finish would comprise 45% of each exterior face containing overhead doors. Refer to elevation drawings provided by Spalding Designs.
- 4) Variance request related to requirements of allowing for outdoor vehicle storage parking. Parking area will be covered and open on all 4 sides. The supporting structure will be painted to match the trim of the adjacent storage units. Parking will be shielded by trees / berm as shown on the site plan. Refer to elevation drawings provided by Spalding Designs.
- 5) Variance from City of Snellville Zoning Ordinance, Section 7.7, Table 1 related to requirements of using not more than 25% stucco on the front face of a building HSB

zoning restricts the use of stucco to 25% on the front face of a building. The applicant would like to use 50% stucco on the front face of the climate control building. The front of the climate control building that will be facing the existing office condos will be screened with a landscape strip. Face will have a 5' wainscot of brick with stucco above which will match the color of the stucco on the adjacent office condos. Refer to elevation drawings provided by Spalding Designs.

- 6) Variance requested from City of Snellville Zoning Ordinance Article III, Section 3.7 related to requirements of an exclusive, unobstructed permanent access to a public street. Variance would allow access from a shared ingress/egress easement with adjacent parcel as shown on attached Rezone and CUP plan by Bullard Land Planning.

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 Application filed herewith. The Applicant respectfully requests your approval of these Applications.

This 9th day of October, 2018.

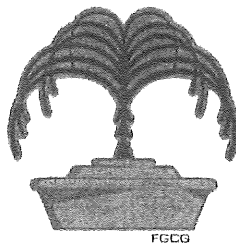
Respectfully submitted,

TRACEY D. MASON, LLC

Tracey Mason

By: Tracey D. Mason
Attorney for the Applicant

Attachments: Letter from Mr. Ray Mokhberi



Fountain Square
**BUSINESS
CENTER**

A First Global Capital Group Project

To the Honorable Mayor and Council, City of Snellville

Date: February 8, 2018

Reference: Proposed Storage Buildings located at 2795 Main St, West, Snellville, GA

I have been requested to provide a letter of support for the development of Mini Warehouse facility located one block from my location by the developer, Britt and Camp, LLC. I am in full support of these buildings being constructed. I view this as an opportunity for many of my tenants to have access to convenient off-site storage. Currently, in our existing facility, we lack adequate storage for many of the tenants. Moreover, there are no other convenient locations available to our facility with adequate storage availability.

For the above reasons, I support and request the approval of the proposed use for mini warehouses as proposed by the developers. I am available to discuss this request further if requested.

Thank you for your time and consideration of this request.

Sincerely,

Ray A. Mokhberi

Ray Mokhberi