

RECEIVED

SEP 13 2022

**CITY OF SNELLVILLE
PLANNING & DEVELOPMENT**

Letter of Intent
Park Place Snellville, LLC
1915 Pharrs Road
Tax Parcel 5-056-362

The Applicant proposes a climate controlled self storage facility on the 1.82 acre site referenced above. The facility would be approximately 33,000 in three stories self contained with a central point of entry and exit to the building. All storage units would be accessed from the interior of the building.

The property is part of the Park Place commercial development. Protective covenants provide enhanced architectural controls to guarantee quality construction and aesthetic appearance of the building. Detention and access would be shared through the common area and infrastructure already constructed an in place for Park Place.

Self storage in this location would provide a needed service to the citizens of the City and businesses in and around the City. Self storage promotes good property maintenance as it provides a central location for storage to free garages, offices and other livable spaces for their intended uses.

The City's Future Land Use Map designates the property for Commercial Retail uses.

For these reasons, the Applicant requests approval of its Rezoning Application to HSB and its Special Use Permit application to allow the self storage facility. To satisfy the requirements of Georgia law, the Applicant notes that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

The Applicant would be glad to meet with staff, City officials, and neighboring property owners to answer any questions or to address any concerns relating to the Application.