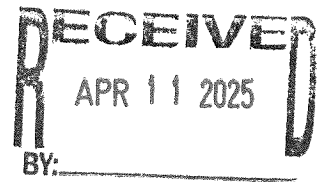


Letter of Intent
Park Place Snellville, LLC
1915 Pharrs Road
Tax Parcel 5-056-362



The Applicant seeks to renew a Special Use Permit originally issued in 2022. 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. This application is substantially similar to the SUP application approved in 2022. The development did not proceed at that time because of financing issues.

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 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, carports, offices and other livable spaces for their intended uses. The City's Future Land Use Map designates the property for Commercial Retail uses.

Responding to the Review Criteria for Special Use Permits from UDO Section 103-10.3, the Applicant notes the following:

A. Applicable use standards of Chapter 200 Article 6 (Use Provisions)

A Special Use Permit is required for self-storage.

B. Whether the proposed use would be consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan

Yes, the proposed use is consistent with neighborhood and community needs and with the policies and objectives of the Comp Plan. It will serve to promote property maintenance by providing an affordable, fully contained storage environment. The use further supports work force housing objectives by providing for safe and affordable storage.

C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to, but not limited to, traffic, storm drainage, land values and compatibility of land use activities; and

No—the use promotes orderly land use and property maintenance. It supports traffic management by providing storage in an accessible commercial corridor, on a side street rather than a major arterial.

D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or

Yes. The use was previously approved in 2022 and is appropriate and beneficial at this location. No more intense zoning district would be beneficial or appropriate.

E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or

Yes, the zoning district does not permit this use by right and a special use permit is required for this use.

F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City;

The UDO requires a special use permit for self-storage. The use was previously approved at this same location.

G. Whether the density of development may be affected by the height of a building.

The density of development will not be adversely affected by the height of the building. The requested building height makes the use more efficient.

For these reasons, the Applicant requests approval of its Renewal Application for 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.