

**SPLIT SILK PROPERTIES, LLC.  
P.O. BOX 1725  
LOGANVILLE, GA 30052**

**RECEIVED**  
JUL 17 2023  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

July 17, 2023

Mr. Jason Thompson  
Department of Planning & Development  
Snellville City Center  
2342 Oak Road  
Snellville, GA 30078

RE: Amendment Letter of Intent (LOI) for rezoning, special use permit and variances

Property Tax Parcel: 5 100 065

Property Address: 1000 Hwy 78, Loganville GA 30052

Dear Mr. Thompson:

Please accept this amendment to our original LOI dated May 15<sup>th</sup>, 2023. After review and discussions with staff, elected officials, and adjoining property owners, we would like to request the following changes or additions:

1. Please no longer consider our variance request from Sec. 203-4.2B.2 (Mixed-use Requirement). We can provide 10,000 SF of ground floor non-residential space within the multifamily portion of the mixed-use development. However we would like a condition that clarifies the fee-simple townhomes shall not be subject to Sec. 203-4.2.B.2.
2. Please no longer consider our variance request from Sec. 401-3.4.C (Stub-out Streets) and Sec. 401-3.4. H (Inter-parcel access) for the adjacent property to the south (Parcel 51000 023). We have since spoken to the adjoining property owner and they are currently amenable to a shared driveway off Rosebud Road which would push this entrance further away from the heavily congested 78/Rosebud intersection.
3. Please accept variance request from Section 203-4.8 Dimensional Standards. Apparently, we all overlooked this requirement over the last 18 months and would like to increase maximum density from 12 units per acre to 15 units.

We would also like to take this opportunity to clarify a few items from the Planning Commission report and recent meeting (7/11) with the City. They are as follows:

Planning Commission report approvals/denials:

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C: The Planning commission recommended denial; however, approval is necessary since we removed 20,000 SF of office space at the request of the city to add the fee simple Townhome portion thereby necessitating this equal offset.

E: We understand approval is a possible error as we are more than willing to stub to the east or parcel 5101 571. However, we are unable to feasibly connect to the west due to topographical and environmental challenges.

Condition 3: We prefer two car garages which would meet the intent of extra parking if one car garage were constructed. Therefore, we would like this condition revised to require two car garages with minimum driveway distance of 22' behind the sidewalk.

Condition 5: Since we are heavily restricted by topo, granite outcroppings, maximizing the MU density and the 150" impervious setback, we would like to replace concrete sidewalk/greenway with 4-6' wide mulched greenway path located within the 150' impervious setback from Hwy 78 to the proposed wet retention pond".

Condition 6: We would like deleted in its entirety. We don't feel our future residents would want their front door townhomes opening to heavily congested Rosebud Road. Having the townhomes front inward to each other would create a better sense of community for the residents. We also anticipate heavily landscaping Rosebud Road to screen and buffer the homes from the traffic. We plan to add a 10' wide sidewalk along Rosebud Road along with a landscaped and fenced separation between the townhome units and Rosebud Road.

We would propose design standards for the fee simple townhome component of this mixed-use project to be as follows:

- 24' wide units
- Front entry garage with variety in the elevation around garage to minimize monotonous streetscape (could mix door types, pediment above garage or material above garage as three examples)
- 24' public street (back of curb to back of curb)
- Minimum of 22' driveway length behind sidewalk to maximize sidewalk use.
- Roll back curb in front of units.

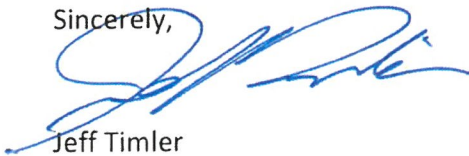
Condition 7: We prefer deleted in its entirety as we would like to comply with the code as indicated in #1 stated earlier this letter that requires 10,000 SF of non-residential to be constructed prior to the 100<sup>th</sup> apartment certificate of occupancy. Many national tenants have minimum SF, access, and visibility requirements. If we are required to build without having tenants confirmed, then this requirement may deter perspective tenants that don't have the flexibility and we may end up with

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vacant buildings for years. Our preference is to let the zoning and free market drive commercial as it always follows residential. However, we are amenable to a condition that says, "after the 100<sup>th</sup> certificate of occupancy is issued for the multifamily project, the developer shall install the entrance boulevard and spine road as proposed in this plan before any additional certificates of occupancy are issued." Please see exhibit "A" below. We feel this meets the spirit and intent of the mixed-use district by creating continuity between uses.

We are more than willing to comply with the other recommendations and conditions set forth in the Planning Commission report. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Jeff Timler

Split Silk Properties, LLC – Owner

Exhibit "A"

