

SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

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MAR 15 2022

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

March 15, 2022

Mr. Jason Thompson

Department of Planning & Development

Snellville City Center

2342 Oak Road

Snellville, GA 30078

RE: Letter of Intent for rezoning, land use map amendment, special use permit and variance

Properties Tax Parcels: 5069-011 & 282

Property Address: 1600 & 1642 Hwy 78, Grayson GA 30017

Dear Mr. Thompson:

The undersigned is representing Manor Lake Grayson (the contract purchaser), who are seeking rezoning, land use map amendment, special use permit and variances for the subject properties. As you are aware, 10.36 acres was rezoned to R-HOP and 2.92 acres zoned BG in July of 2017. While there have been many market changes since zoning, the owners have not been able to develop it for the permitted use. Most commercial projects over the last twenty years have gravitated towards the SR 124 area and properties that have developed nearby continue to struggle as evident by the commercial center on the north/west corner of North Crestview and Hwy 78. The density and scale of the currently permitted assisted living facility also appears to be too much for the market which necessitates the desired 71% density reduction for the assisted living facility, addition of the cottages, and elimination of the commercial district. Consequently, the owners are asking to change for 7.68 acres to be zoned CI and 5.6 acres RO. A land use map amendment is necessary from Public Civic to Medium Density Residential (MDR) and from Commercial/Retail to MDR to line up with the requested zoning districts. Additionally, a Special Use Permit (SUP) is required to allow a Residential Continuing Care Community (RCCC) for the RO district to allow the Cottages. The use provisions of the SUP require special review by the Council because of the "increased potential for incompatibility with its immediate neighborhood". Clearly, we are compatible with the adjoining 11.45 acre age restricted townhomes as they were approved with the current zoning. As planned, the adjacent townhomes will transition well into our current proposal. To ensure this is a successful development, we are proposing one buffer variance (consistent with current zoning) from 40' to 0' where the requested CI abuts the currently zoned RO districts. We are proposing a 6" opaque privacy fence (consistent with current zoning) along the east property line where abutting the currently constructed townhomes.

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While we are asking for density (304 units to 87) and scale (3 stories to 1) reductions, the intent is very much in the same in that residents will have the ability to transition from one level of care to another. The already developed age restricted townhomes will have the option to rent the Cottages. The Cottage residents will have the option to transition into the assisted living facility. The residents of the Cottages will also have the option to utilize the assisted living amenities such as laundry, cafeteria/dining, hair salon, and doctor/nursing care. In addition to the 87 unit assisted living facility, we are proposing 32 Cottage units over 8 buildings. Each age restricted for rent Cottage will contain 4 units consisting of 2BR, 2BA, 1 car garage, SF will range between 1,721-1,745. The assisted living facility will have 87 units/beds and will consist of studios and 1BR suites. All medical requirements such as doctors, nurses, and associated staff will be met in accordance with state licensing requirements. Outdoor amenities for the assisted living/memory care building will feature patios, raised garden beds, and decorative fountains. The Cottages will have open space/walking trails, dog park, and a clubhouse with fire pit.

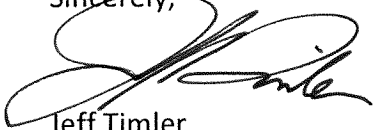
While traffic is always a concern, the owners conducted an independent traffic impact study conducted 4 years ago. There have been little to no improvements in the immediate area since the study and our proposed density and use reductions should have a positive impact in comparison to the current permitted zoning. According to this study, the intersection at South Crestview and 78 is rated as a "F" level of service (LOS). This LOS is primarily due to the heavy traffic east and west bound on Highway 78. While our proposed development will add additional trips, this increase will be negligible or hardly noticeable as future residents may access some goods and services within the development. Many of the residents will not even own vehicles, will be retired or have no need to make daily trips. Georgia DOT will ultimately authorize the curb cuts along Hwy. 78 and the City of Snellville along South Crestview.

Impact to schools is always a major consideration when considering zoning changes that include residential. The proposed housing is age restricted and consequently there should no impact upon schools.

The City's tax base will grow tremendously with this 30 million-dollar development verses the current vacant land which is assessed/appraised at roughly 1.5 million. There will be little impact upon services and infrastructure due to the nature of the use.

We will consider other conditions recommended by staff, the City, and the community as we proceed with the application. We feel that the proposed development will be a great asset to the community and a revitalization catalyst for the area. Please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,



Jeff Timler

Owner-Split Silk Properties, LLC