

9/30/2022

Re: **Letter of Intent**
Dorian Drive @ Lenora Church Road – Variance Application
PEC+ Project No. 21103.00B

Dear City of Snellville Zoning Board of Appeals,

This variance application is being submitted on behalf of the developer and applicant, and proposes two key variances to facilitate a by-right townhome development:

- Relief from Section 401-5.3.C.1 that requires all dead-end streets to end with cul-de-sacs
- Relief from Section 401-2.2.B.1 that requires that 6% of the site be set aside for 'recreation space'

Proposed Development & Site Summary

The proposed site is a landlocked, RM-zoned parcel in the City of Snellville near Dorian Drive and Lenora Church Road. The site is approximately 8.1 gross acres in size. The parcel has been looked at for development several times, but engineers have struggled to reconcile the strict application of the RM zoning code and the many constraints on the parcel that are not the result of actions taken by the applicant or developer.

The site is limited by the following constraints:

- 1.601 acres of the site area is floodplain
- 0.39 acres of the site is wetlands
- 0.69 acres of the site are located in unbuildable stream buffers
- 3.5 acres of the site have slopes that are at least 2:1
- The site has no direct frontage of its own and requires inter-parcel access for street access
- The shape of the site is harsh and triangular, limiting site planning options

In other words, nearly 30% of the site is unbuildable as it currently exists, without any applicant or developer intervention, and another 43% of the site has very harsh topography. Coupled with the limited access and the difficult shape, the site is severely limited in its constructability.

The proposed development consists of 40 new, by-right townhomes with a primary thoroughfare that would connect to the existing Dorian Drive along the northeast side of the site.

Proposed Variances

As noted, we are seeking the following variances to facilitate the by-right development: Relief from Section 401-5.3.C.1 that requires all dead-end streets to end with cul-de-sacs, and relief from Section 401-2.2.B.1 that requires that 6% of the site be set aside for 'recreation space'.

Cul-de-sacs

In the original LDP submittal (see additional exhibit), we proposed no cul-de-sac turnarounds, and only hammerheads. However, after staff comment, we were able to revise the plan to include one major cul-de-sac turnaround at the end of the main thoroughfare (see new site plan), without disrupting existing trees or encroaching in the unbuildable areas. While not ideal due to the additional impervious coverage, we believe this represents a good compromise for the cul-de-sac provision in the code. As shown in the new site plan, there are two hammerheads still shown for which we are requesting relief from the strict adherence of the code. Additional hammerheads in these locations are impossible to construct without encroaching in the floodplain, constructing on dangerous slopes, or coming extremely close to adjoining property lines, limiting screening along those areas.

Recreation area

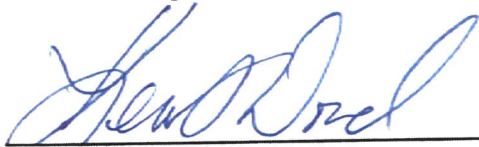
Per the City of Snellville ordinance, it is required that developments of 5 acres or 40+ acres have 6% of the site dedicated to recreation space. We are requesting relief from this provision on the basis that so much of the site is

Project No. 21103.00B
9/30/2022

unbuildable for houses, let alone additional recreation space. The remaining site area that *is* available for open space is infeasible for development into a recreational amenity due to unsafe slopes for building, or encroachment into floodplain. Even by removing units, there is little room for the continuous space prescribed by the zoning ordinance. This regulation in particular is prohibitive to the development. In view of the abundance of passive recreation space, we are requesting full relief from this requirement to facilitate the development.

We appreciate the opportunity to bring forward this development for your consideration, and look forward to meeting with you and/or discussing this further.
Please do not hesitate to reach out with any questions.

Sincerely,
Planners and Engineers Collaborative, Inc.

A handwritten signature in blue ink, appearing to read "Hewitt", is written over a solid black horizontal line.