

## Applicant's Letter of Intent

2707 Lenora Church Road

The applicant, Lazaro Mota, requests to rezone the approximately 2.765-acre site located on Lenora Church Road from RS-30 to RS-5 to construct a new single-family detached subdivision. As proposed, the development will include a total of 11 lots and abundant open space. Homes will be two-stories with a modern farmhouse-style architecture, including a variety of concrete exterior materials. Homes will range between 2,400 and 2,800 square feet, all of which will include a minimum 2-car garage. The price of the homes will start in the mid-500s. As proposed, the development will include sidewalks throughout the site, which provide safe and efficient access to the Lenora Church frontage. The added sidewalks interior to the site will connect to those existing along Lenora Church frontage, which are consistent from Briscoe Park to the Snellville Town Center. An additional path will be provided as an amenity around the stormwater management pond, which will include benches and vegetation. The use, which will remain as single-family residential, will be consistent with the predominately residential uses in the surrounding area. Further, the use is consistent with the future land use map, which categorizes the subject site as low-density residential. Because the development will remain at a density below 4 units per acre, it will remain consistent with the future land use plan.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional homes in a highly desirable section of Snellville. Please refer to the attached documents for additional details regarding the layout and appearance of the proposed single-family detached dwellings.