



RECEIVED

MAY 14 2024

770.225.4730

www.LJA.com

299 South Peachtree Street, Suite A, Alpharetta, Georgia 30009

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Applicant's Letter of Intent
Imperial Developer, LLC
Rezoning BG to R-TH

The Applicant, Parkland Communities, Inc., requests to rezone the 8.174-acre site from BG to R-TH to construct an attached townhouse community. The subject site is located on the north side of Stone Mountain Hwy, primarily situated between the Towne Centre Office Park, and a series of commercial building along Fountain Drive.

As proposed, the development will offer a total of 64 attached townhomes, amounting to a density of 7.83 units per acre. Each townhouse will consist of three bedrooms and two-and-a-half bathrooms with high-end interiors, throughout 1,600 square feet of floor area. Additionally, each townhouse will include a two-car, rear-entry garage, and two-car driveway. As shown on the submitted elevations, each unit will be two stories and will have exterior materials consisting of a mixture of brick, and fiber cement siding. Each unit will also include outdoor spaces such as a covered front porch. As shown on the site plan, each townhome will have rear-entry garages that are accessed via alleys. Being rear entry, each townhome will front a landscaped courtyard. These courtyards include a pedestrian path and space for activation, which initiates a sense of community through interaction with other residents. This layout provides the most sufficient pedestrian circulation throughout the development, and easy access to the Towne Center, which is a short walking distance away. In addition to the four off-street parking spaces per townhome, additional parking for guests is strategically located along the interior streets and at the rear of the site, for access throughout the community. At the front of the site, access will be provided from two locations. First, the existing access drive of the Towne Centre Office Park, which has an existing declaration lane, and provides right-in right-out access to and from Stone Mountain Highway. Second, from Fountain Drive by extending a street behind the existing O'Reilly Auto Parts store. Fountain Drive is at an existing signalized intersection with full movement onto Stone Mountain Highway. At the rear of the site, a connection to the existing Crescent Drive is proposed to provide access from the Nob Hill Estates subdivision. Additional site improvements will include the community green at the front of the site with decorative fencing and monument sign along Stone Mountain Highway, a 20-foot graded and replanted buffer at the rear of the site, and expansion of the existing stormwater pond at the rear of the Towne Centre Office Park.

As proposed, the rezoning and development meets the intent of the Snellville future land use plan. The site is located within the Health Village, which encourages multi-family housing to support the predominantly health care uses of the area. Although less dense than multi-family, townhomes are a missing middle housing type that are limited in the area and will provide much needed housing to support those that work in the many healthcare uses in proximity. Being so close to the Towne Center area, Parkland submits that this is a key opportunity for residential infill that will contribute to a more walkable area and support the businesses that are being introduced to the core of the city.

In addition to the rezoning, Parkland requests a variance to reduce the required site setback along the western property line from the 40-foot minimum. As shown on the site plan, the site is narrow, and a small reduction is needed for the most sufficient site access and layout. The reduced setback will not impact the adjacent office uses that back up to the western property line. Additionally, the Applicant requests a variance to eliminate the open space requirement to include a pool and full-sized tennis court. Eliminating units to make room for the court and pool is not feasible at this scale of development. Additionally, the advantage of being close to the city center is that residents will utilize the city center as an amenity. Residents can walk to various restaurants, offices, retail, in addition to nearby parks such as South Gwinnett Park.

The Applicant looks forward to meeting with staff and the community to answer all questions or concerns and is excited to be able to provide quality, attainable housing in a highly desirable section of the City of Snellville.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.