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COMBINED LETTER OF INTENT FOR REZONING AND FUTURE LAND USE MAP AMENDMENT APPLICATIONS

Mahaffey Pickens Tucker, LLP submits this combined Letter of Intent and attached rezoning and future land use map amendment applications (the “Applications”) on behalf of KJ Luxury Homes, LLC, (the “Applicant”) requesting the rezoning of an approximately 95.386-acre tract of land (the “Property”) situated along Green Turf Drive and Classic Drive. The Property is currently zoned RS-30 (Single Family Residential District) and designated as Park/Recreation on the Future Land Use Map.

The Applicant submits the Applications requesting to rezone the Property to the RS-5 (Single Family Residential District) zoning classification of the City of Snellville Unified Development Ordinance (the “UDO”) to develop the Property as an attractive detached, single-family residential community. Concurrently with the rezoning application, the Applicant is requesting an amendment to the Future Land Use Map of the City of Snellville (the “FLUM) to designate the Property as Low Density Residential.

The proposed development would include 150 single-family detached homes at an overall density of 1.57 lots per acre. The proposed development will include approximately 19.66 acres of open space including country club style tennis courts, swimming pool, clubhouse and other

amenities for residents to enjoy. The proposed development would be accessed by a single entrance off of Green Turf Drive. The proposed development is located less than one mile from Athens Highway (U.S. Highway 78).

The proposed development is compatible with surrounding land uses and is in line with the policies of the City of Snellville 2045 Comprehensive Plan (the “2045 Plan”). The surrounding area is characterized primarily by single-family residential developments. Homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO’s Architectural Design Criteria. Building façades of the proposed homes would include brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. All of the homes would include two-car garages and would have a minimum heated floor area of 2,200 square feet for single-story homes and 2,400 square feet for two-story homes. The interior of the homes would feature granite countertops and stainless-steel appliances. The incorporation of approximately 19.66 acres of open space for residents to enjoy enhances the proposed development’s adherence to the spirit and intent of the 2045 Plan. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix.

Further, the Property is located within the Summit Chase Character Area. The 2045 Plan states the vision for the Summit Chase Character Area as “a reinvigorated neighborhood” with a focus on promoting single-family homeownership. A key implementation strategy to accomplish the aforementioned vision is focusing on encouraging more homeownership and maintenance or upgrade of existing properties. The Property is currently a vacant, unused golf course and country club. The proposed development would reinvigorate the neighborhood by transforming the current

use of the property to one that is more in line with the goals and intent of the 2045 Plan. Furthermore, the proposed development introduces a diverse housing type (single-family homes on smaller lots) without negatively impacting the aesthetics of the area due to the luxury features of the proposed homes.

Additionally, the Applicant is requesting an amendment to the Future Land Use Map. The Applicant is requesting the Property be designated as Low Density Residential to match the surrounding FLUM designations. The Low Density Residential Land Use category is characterized by single-family residential areas with less than 4 lots per acre. The proposed development is a single-family residential neighborhood with a density of 1.57 lots per acre. Also, the Summit Chase Character Area lists Low Density Residential as a predominate land use. Low Density Residential is an appropriate FLUM designation due to the nature of the proposed development and its location in the Summit Chase Character Area.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Snellville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 10th day of September, 2024.

MAHAFFEY PICKENS TUCKER, LLP

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