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CITY OF SNELLVILLE, Georgia 30009
299 SPANGLER STREET
PLANNING & DEVELOPMENT

Applicant’s Letter of Intent
Parkland Communities, Inc.
Rezoning CI/TC-R to TC-R and CI to BG
and Special Use Permit

The Applicant, Snellville community Church, Inc., requests a special use permit and to rezone an assemblage of parcels totaling 7.77 acres from CI and TC-R to TC-R to construct a stacked-townhouse-style (stacked flats) community. It should be noted that a 4.44-acre portion of the site was rezoned to TC-R on 4.22.2019 but was never subdivided. The subject site is located on the south side of Highway 78, with additional frontage on Civic Drive SW, Pate Street and Henry Clower Boulevard. Currently, the property consists of an existing one-story office building along Pate Street, and multiple surface parking lots. The only adjacent use is the Snellville Community Church and youth center, which is located to the east. In proximity, there are a variety of mostly office and commercial uses, centered around the Scenic Hwy and Main Street Intersection. Additionally, the Snellville Town Center is located across Main Street, which includes City Hall, library, multi-family housing, and an expanding amount of retail and restaurant options, all within walking distance of the subject site. Regarding the City’s Comprehensive plan, the site fits within the Towne Center character area. This character area visions a walkable area, with easy access to the Towne Center, and a variety of housing types including medium and high-density options. To promote these uses, the Town Center Character area specifically lists the TC-R as an appropriate zoning category designation.

As proposed, the development will feature 140 stacked townhomes (stacked flats), amounting to a density of approximately 18 units per acre. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, which is consistent with the existing housing in the area. Each unit also features a covered front entrance with a patio, which will face a portion of the development’s abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, tree-lined paths will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each unit will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets. Additional site improvements for residents will include but are not limited to the amenity area with pool and cabana, a pavilion, dumpsters for easy trash pickup, and a designated mail kiosk area with parking spaces. All units, landscaping and other private property within the development will be maintained by a property management group. The 14,000 square foot commercial building, as shown at the north end of the site plan, will replace the existing dated building on the site. The intent for the new building is to offer a modern space for an adult living/daycare facility, in addition to other retail and restaurant spaces. To permit these uses, the Applicant proposes to rezone the approximately 1.18-acre site encompassing the commercial building from CI to BG. In accordance with the attached commercial building elevations, the building will be constructed with exterior materials including brick, board and batten and various cementitious siding to compliment the neighboring proposed stacked townhomes.

In addition to the proposed rezonings and special use permit, the applicant requests the following variances to allow for the most sufficient and successful development that best interacts with the surrounding community:

- Reduce streetscape sidewalk width from 10-feet to 5-feet (UDO 401-4.2)
- Reduce streetscape planter width from 5-feet to 2-feet (UDO 401-4.2)
- Allow parking between building and street, including within driveways (UDO 201-2.8)
- Allow off-street parking not from an alley (UDO 205-1.11)
- Allow 8-feet stories (UDO 201-2.8)

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 exceptional housing and commercial space in a highly desirable section of Snellville.



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

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.



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Property Owner Information

5087

5026-051, 5026-177, 5026-107

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