

SPLIT SILK PROPERTIES, LLC.  
P.O. BOX 1725  
LOGANVILLE, GA 30052

RECEIVED  
DEC 13 2024  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

December 12, 2024

Mr. Jason Thompson  
Department of Planning & Development  
Snellville City Center  
2342 Oak Road  
Snellville, GA 30078

RE: Letter of Intent for rezoning

Property Tax Parcel: 5100 023

Property Address: Rosebud Road

Dear Mr. Thompson:

The undersigned is representing Sinocoin Investment LLC (the owner), who is seeking rezoning (from RS-30 to R-TH) and variances for the subject property. The owner purchased the property in 2013 and has been waiting for the market to adjust so they may bring an excellent product to the City. They are currently building in Atlanta ([www.ownthemoderns.com](http://www.ownthemoderns.com)) and this project will complement the adjacent Highpoint Development mixed use project.

The owner proposes 67 townhome units on 17.44 acres. Each Townhome will have a two-car garage. All lots (except 13-19) will have rear entry alley driveways. Lots 13-19 will have front entry garages with driveways that are 17' wide by 22' in depth (from sidewalk). Overall dimensions of each unit will be 24' X 42-43.5'. Exterior materials will be brick, stone or hardi-plank siding. Snellville defines Medium Density Residential as 4-8 units/acre and our proposed density is only 3.84 units/acre. The City's minimum heated SF for townhomes is 1,200 and we are proposing a minimum of 1,800 SF (floor plans A-101 & A-102). Twenty percent (3.49 acres) of the development is required to be reserved for open space, however 9.3 acres (53% of the site) will be undeveloped. The owners also proposes to construct a 2,500 SF clubhouse and install a six-foot-high opaque fence along the south property line.

As mentioned earlier, the property is adjacent to the Highpoint Development project which was approved in August of 2023 for a mixed-use development. The Council anticipated our rezoning request and subsequently conditioned the Highpoint Development project to share an entrance off

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Rosebud Road with our proposed development. We have been working closely with Highpoint and Gwinnett County DOT to make sure both projects create sufficient ingress/egress.

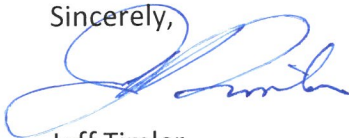
In order for us to achieve our goals, the following minor variances are requested:

- 1) Section 401-4.2: Omit 5' planter between back of curb and sidewalk on lots 13-19. Sidewalk shall abut back of curb.
- 2) Section 401-5.10 B: Approval to allow roll back curb within the proposed townhome development on lots 13-19.

We anticipate the starting sales range to be in the low to mid 400's. Besides increasing property values in the area, the tax base for the City will increase by over 13,000 percent or from the current assessed value of \$200,000 to over \$26,800,000! Clearly this increase in tax base will be more than enough to assist the City and County with any increase in demand for any services such as schools, utilities, or transportation.

The Snellville Comprehensive Plan indicates this property to be in 78 East Node, which encourages our proposed use of townhomes. Because the Comprehensive Plan supports our application, there is no need for a land use amendment application. Quality infill transitional developments like the one we are proposing are mentioned throughout the Comprehensive Plan and further support approval of our application. Surrounding properties and the City will benefit tremendously while demand for services and other impacts will be minimal. We look forward to further discussions and working with the City. Should you have any questions or concerns, please do not hesitate to contact me!

Sincerely,



Jeff Timler

Split Silk Properties, LLC