

Applicant's Letter of Intent
Apex Land Company
Rezoning RS-30 to R-TH

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PLANNING & DEVELOPMENT

The Applicant, Apex Land Company, requests to rezone a 14.385-acre site from RS-30 to R-TH to develop an attached townhouse community. The subject site is located on the south side of Athens Highway, near its intersection with Grayson Highway, an area that includes a variety of commercial uses.

As proposed, the rezoning and development align with the intent of Snellville's Future Land Use Plan. The site is located within the Medium-Density Residential future land use area, which encourages single-family housing with a density of up to eight units per acre. Additionally, the site is situated within the Highway 78 East character area and an activity node (the intersection of Highway 78 and Grayson Highway). The vision for this character area includes highly developed activity nodes with a mix of uses, pedestrian-scale infrastructure, and support for walking and bicycling. The proposed development fosters walkability and introduces a housing type that complements the businesses within the node.

The development will feature 71 attached townhomes, resulting in a density of approximately 7.8 units per acre. Each townhouse will be two stories with a minimum heated floor area of 1,800 square feet and will include a two-car front-entry garage and driveway. As shown in the submitted elevations, the townhomes will feature varied exteriors constructed with high-end materials, including a mixture of brick and cementitious siding. Site access will be provided via Athens Highway through a full-movement driveway, which will include a deceleration lane to prevent eastbound traffic disruptions. Sidewalks will be installed along internal streets and along the Athens Highway frontage to ensure safe and efficient pedestrian access throughout the development and to the Grayson Highway/Athens Highway activity node. Additional site improvements will include, but are not limited to, multiple pocket parks, a centrally located mail kiosk, and designated stormwater management areas.

In addition to rezoning, the Applicant requests a variance to eliminate the open space requirement for a pool and full-sized tennis court. Reducing the unit count to accommodate these amenities is not feasible at this scale of development, and the existing stream and floodplain already pose a hardship by limiting the site's buildable area. Proximity to commercial amenities serves as a key advantage of this activity node. Residents will utilize nearby retail and services as an extension of their living environment. Additionally, the site is only 1.5 miles from the Towne Center, which offers entertainment, services, retail, parks, and restaurants. Additionally, the Applicant requests a variance to encroach into the 150-foot impervious surface setback for lots 53-55 and a portion of street "D". The site is within a seven-mile radius of the Big Haynes Creek reservoir, which requires larger stream buffers and setbacks. This further restricts the property's buildable area, which is already very limited. Although the request is to encroach slightly into the setback, the buffer will not be encroached upon.

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.