



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
February 25, 2025**

Council Chambers, City Hall, 2342 Oak Road, Snellville, Georgia

Members present: Terry Kori, Chairman; Stephen Brust; Michael Kissel; Kevin Morrissey; Rose Purdy; and Robert Windsor.

Member absent: None.

Planning and Development Department staff present: Jason Thompson, Planning Director; and John Dennis, Zoning Administrator.

City Attorney Jay Crowley, Powell & Crowley, LLP also present.

**CALL TO ORDER**

Chairman Kori called the regular meeting to order at 7:30 p.m. and thanked members of the public for attending tonight's meeting.

**APPROVAL OF AGENDA**

Michael Kissel made a motion to approve the agenda.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor and zero (0) opposed; motion approved.

**APPROVAL OF MINUTES**

Michael Kissel made a motion to approve the minutes from the January 28, 2025 meeting as stated.

Rose Purdy made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

Chairman Kori read aloud the Planning Commission's Process and Procedures governing the meeting tonight.

### **OLD BUSINESS**

**#RZ 24-04 LUP 24-02 – Consideration and Recommendation on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106).**

Planning Director Jason Thompson presented a brief summary of the request to amend the Future Land Use Map and Official Zoning Map for a 150-lot single-family (detached) residential community located on the former front nine holes of the Summit Chase Golf and Country Club. Mr. Thompson stated the Planning Department recommends **approval** of LUP 24-02, application to amend the City of Snellville 2045 Comprehensive Plan Future Land Use Map from Park-Recreation to residential –Low Density; **approval** of RZ 24-04, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District; with the following recommended conditions:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Master Plan for Summit Chase West", dated 8-15-2024, revised 1-30-2025, (stamped received JAN 31 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Building setbacks are as follows: Front yard = 40 ft.; Rear yard = 30 ft.; side (interior) yard = 10 ft.; and side (street) yard = 25 ft. Maximum lot coverage = 45%.
3. All driveways shall be a minimum of twenty-two (22) feet in length, measured from the front of the garage door to the edge of the sidewalk closest to dwelling, and shall be wide enough to accommodate the parallel parking of two vehicles.

4. Developer to provide an emergency access gate at the connection point to the Green Turf Drive cul-de-sac for sole use by emergency first responders.
5. All blasting activities shall be in accordance with The Georgia Blasting Standards Act. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.

The Planning Commission did not have questions for Mr. Thompson.

Chairman Kori asked the applicant to come forward and stated they have 15 minutes to present the case.

Shane Lanham, Mahaffey Pickens Tucker, LLP, 1550 North Brown Road, Lawrenceville, Georgia was present and spoke representing applicant KJ Luxury Homes, LLC. Mr. Lanham displayed the latest version of the rezoning site plan showing 150 lots for single-family (detached) houses with the single entrance moving from Green Turf Drive to now Classic Drive. There would be a gated emergency access with Knox Box on Green Turf Drive as required by the Fire Marshal. Although not required by the development code, the new plan shows a 35 feet buffer around the perimeter of the development between the existing properties and proposed new single-family lots.

The majority lots range in size between 10K-15K sq. ft. with the smallest lot at 10K sq. ft. There will be a variety of home styles within the community. The proposed development is an appropriate land use for the property given the character and nature of the surrounding land uses. A golf course on the property is no longer a viable land use. The Park-Recreation land use designation is appropriate for a golf course but is very restrictive and a limited land use. With the surrounding land uses being designated as residential low density residential, that is the appropriate land use they are requesting which allows less than 4.0 units per acre, the proposed development is less than half at 1.57 units per acre. The proposed development is compatible with surrounding land uses including the smaller lot size Soleil Summit Chase development currently in construction.

Mr. Lanham paused his presentation to answer questions from the Planning Commission. Chairman Kori opened the floor to public comment and asked those in support of the project to come forward and state your name and address for the record. There is a 15 minute time limit for public comments.

There was none.

Chairman Kori asked for those wishing to speak in opposition to come forward and remember the 15 minute time limit.

Christina Vinsick, 1410 Summit Chase Drive, Snellville and Megan Palich, 3224 Brooks Drive, Snellville, spoke on behalf of the Summit Chase and area subdivision communities. Mrs. Vinsick presented to the Planning Commission the *Summit Chase GreenZone Rezone Opposition Report* and read the report into the record with Mrs. Palich displaying several exhibits from the report on the overhead.

A copy of the 16-page Opposition Report is attached to these minutes as Exhibit "A".

City Attorney Jay Crowley stated the 15 minute public comment period has ended.

Chairman Kori extended public comments an additional 5 minutes.

Mrs. Vinsick and Mrs. Palich continued their presentation by concluding with a request that the Planning Commission recommend denial of the land use plan amendment and zoning map amendment and thanked the Commission for their time.

57 seconds remain in public comments.

Brann Armstrong, 3336 Classic Drive, Snellville shared concerns about the existing traffic congestion on Rosebud Road.

John Fonda, 2989 Deer Valley Court, Snellville said look at the size of these 150-lots and asked how you can let them go with an R-5.

Shane Lanham addressed comments made by the public. New construction wants smaller lot sizes. With a rezoning there are opportunities to add conditions of zoning and codify some of the items they are willing to provide. They want to try to keep the amenities in place and possibly provide access to the surrounding community. The proposed development is reasonable; is inline with the policies of the Comprehensive Plan; is compatible to the surrounding community; and ask for Planning Commission approval.

Chairman Kori stated the public hearing is now over and asked for a motion on the land use plan amendment #LUP 24-02.

Michael Kissel made a motion to **deny** #LUP 24-02.

Kevin Morrissey made a second to the motion.

Chairman Kori asked for discussion.

Mr. Kissel stated he believes the Planning Department and developer mischaracterized the 2045 Land Use Plan in defining the existing character description. While they are single-family homes they are not estate residences on generous lots and therefore, this proposal does not meet the quality and character of the existing development. Develop it under the current zoning or come back under RS-15.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

**NEW BUSINESS**

None.

**ANNOUNCEMENTS**

Mr. Thompson said tonight's case and recommendation by the Planning Commission will be considered by the Mayor and Council at the March 24<sup>th</sup> regular meeting and public hearing.

**ADJOURNMENT**

Chairman Kori thanked everyone for coming tonight and asked for a motion to adjourn.

Michael Kissel made a motion to adjourn.

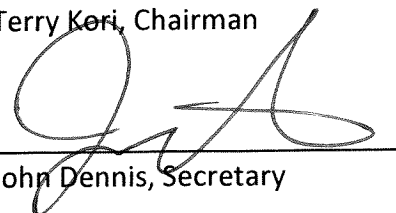
Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor and zero (0) opposed; motion approved.

The regular meeting was adjourned at 8:57 p.m.



Terry Kori, Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE PLANNING COMMISSION AT THE MARCH 25, 2025 REGULAR MEETING.

**EXHIBIT "A"**

**Summit Chase GreenZone Rezone Opposition Report  
Presented to the City of Snellville Planning Commission**

**February 25, 2025**

**Pages 1-16**



*Summit Chase*  
GreenZone  
ReZone

# **Summit Chase GreenZone Rezone Opposition Report**

Presented to the City of Snellville Planning Commission

February 25, 2025



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## Introduction

The statements in this document were compiled on behalf of the Snellville residents and homeowners of Summit Chase, Timberline Trace, Misty Fairways, Misty River Estates, Alta Ridge Way, Southwinds, and Steeple Chase. Those neighborhoods include approximately 648 homes. Together, we oppose the application by KJ Luxury Homes to rezone the Summit Chase Country Club property, owned by the Britt family, from RS-30 to RS-5, referred to as the Summit Chase GreenZone ReZone.

Several members from our neighborhood have collaborated to research and develop this report, which we hope provides overwhelming evidence to stakeholders, planning commissioners, and city council members as to why they should deny these applications. Although the Builder is only required to submit a "conceptual" site plan, it lacks even the most basic details the City requests for such a substantial project. It is crucial to note that the latest site plan appears to be contingent upon the dissolution of a 40 year legally binding covenant with Summit Chase Homes Association, for which development on lots 1-5 and 106-133 are not permitted. SCHA has not agreed to release said covenant. According to the Owner, these two lots totaling 10.7 acres were purchased by the Britt family separately from the golf course lot at a later date. According to the legally binding Steeple Chase section of the Summit Chase Declaration of Covenants, they may not be re-subdivided. We do not see any mention of this in their applications, proof of deeds, or the planning directors' case analysis.

Furthermore, the Builder's "Letter of Intent" does not provide data to support its claims, does not conform to the newly crafted 2045 Comprehensive Plan nor the Summit Chase Character Area, and does not accurately describe its intentions. For example, the Builder claims, and Mr. Thompson reiterated in his analysis that it will create a gross density of 1.57 lots per acre, creating the appearance of spacious lots. But this figure includes the large non-buildable parts of this land. When we subtract those areas from the calculations, we are left with roughly 3.6 lots per acre. Thus, the Builder's implication that it generously exceeds the City's maximum allowance of 3.9 is misleading. In actuality, the proposed rezoning would crowd, rather than "reinvigorate" our neighborhood.

Additionally, technicians associated with Soleil's builder told residents that they were conducting extensive land surveys of this site, complete with drilling. Based on their findings, that experienced builder declined to purchase this granite-filled parcel. This proves that the land is not buildable and that liability is too high.

Back in 2019 when Mr. Britt was selling the front nine, he appeased concerned residents by promising to keep the back nine and country club open. It's only five years later and he's already going back on his word.

## The Builder's Inadequate Application Attachment A (Highlighted)

Below you will see Rezoning Application Attachment A, with the Builder's responses from rz-24-04 retyped into the form verbatim. Their answers for lup-24-02 were mostly copied and pasted from this application. Importantly, this attachment warns applicants that their answers must include an "analysis" because "simple yes/no re-statement of the questions is not acceptable and shall be considered non-responsive." The yellow highlighting illustrates how the Builder has simply restated the City's questions. The pink highlighting indicates false and over-simplified answers that lack the analysis the City requires. Thus, the City should consider only the two clauses left unhighlighted and deny the application for failure to provide the required information.

**FALSE**

a

### RE-STATEMENT

Rezoning Application  
Attachment A

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: Yes, the Applicant's proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Applicant is proposing the development of a single family detached neighborhood on the subject property. Almost all adjacent and nearby properties are single family detached neighborhoods. Therefore, the Applicant's proposed use of the property is suitable.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: No, the Applicant's proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of the City of Snellville.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: No, the subject property does not have a reasonable economic use as currently zoned. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: No, the Applicant's proposed use and requested zoning of the property will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property is located in close proximity to major thoroughfares such as Athens Highway (U.S. Highway 78).

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Response: The Applicant is filing a Future Land Use Map Amendment Application concurrent with this application. The proposed zoning will be in line with the spirit and intent of the Low Density Residential Future Land Use Character Area upon application approval. The proposed residential development would complement the existing residential nature of the surrounding area and fits within the established

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: The Applicant submits that the nature of surrounding land uses, the high-quality of the proposed development, and the need for housing diversity as stated in the 2045 Comprehensive Plan provide additional supporting grounds for approval of the Application.

## Flaws in the Builder's Application

Each of the Builder's inaccurate responses are explained below. Please note that this application has been signed by Kamran Jalali and his attorney to swear and affirm under penalty of perjury that statements and documents submitted are true and accurate to the best of their knowledge and belief.

- A. The Builder says the existing homes and the proposed homes would both be "single family detached." The reality is that the proposed rezoning is drastic, skips over RS-15 entirely, and does not complement the character of the surrounding communities. RS-5 is newly established, and unwarranted here given the adjoining estate residential properties and the fact that it is miles from the Towne Center. According to the UDO 202-4.1. - RS-5 Purpose: "The district is intended to provide areas for high-quality, small-lot, single-family detached housing in a *walkable setting*." Summit Chase is not a "walkable setting." Compact, walkable communities do have their merits, but they are not appropriate in an area surrounded by established estate-sized homes.
- B. The Builder says the zoning proposal wouldn't impact the surrounding homes. That's wrong. We know this for certain because we have already felt the harmful impacts of development from Soleil. We chose to invest in our homes because of the nearby amenities, lot sizes, safe, quiet streets, and natural features. All of that would come to an end as we would have tightly spaced tract homes in the middle of our community. Classic Drive residents would be especially impacted by increased traffic from the main ingress/egress for 150 new residences and their deliveries. It will be less safe to drive, walk and live on.
- C. The Builder writes that "due to its size, location, and layout, [the land] does not have a reasonable economic use as currently zoned." But the long history of the country club shows that the parcel does have potential for economic uses as currently zoned if it were fully utilized. Additionally, Mr. Britt has stated that there have been previous parties interested in purchasing the land to develop it at RS-30, proving the drastic RS-5 rezoning is not necessary to the viable use of this land.
- D. Both the Builder and Planning Director said the proposed development is less than one mile from Athens Highway. However, potential residents would have to drive through their streets plus about 1.5 miles from the egress at Classic Drive through our neighborhood to reach Athens HWY. This neighborhood within a neighborhood will cause our streets to become a thoroughfare. The Builder touts the number of rounds of golf played each year at the country club, but occasional visits to a golf course pose far less impact on the community than the recurring, frequent traffic of residents, their visitors, school buses, repair and landscaping persons, sanitation, and the various sources of mail and package delivery. Additional concerns about the density of the site include: increased traffic on already-congested roads, tie-in and damage to aging sewer lines, timely access by emergency services, and impact on under-performing schools like Magill Elementary, Grace Snell Middle School, and South Gwinnett High. These topics were not addressed in the case analysis.

E. The Builder states that this rezoning proposal “*will be* in line with the spirit and intent of the Low Density Residential Future Land Use Character Area *upon application approval.*” Here, the Applicant avoids answering the question. As you can see on the Future Land Use Map (pg. 10), this site is one of only three large parcels zoned as “recreational” in the entire city. As Mr. Thompson pointed out in his report, some of the key strategies for Summit Chase Character Area (pg. 9) include:

- a. Exploring opportunities to construct a multi-use trail along Big Haynes Creek
- b. Preserving green space and wooded areas
- c. Protecting the Big Haynes Creek Watershed
- d. Reinforcing neighborhood stability by encouraging more home ownership [meaning versus rentership] and maintenance or upgrade of **existing properties**.

How will this proposed development support any of these strategies? We only see contraindications. Focusing on the word “reinvigorated” and omitting everything else outlined in the Character Area is not a truthful representation. The Builder and Planning Developer have glossed over items a-c.

Additionally, the Comprehensive Plan outlines goals, such as (1) “create a space for people to meet and gather within neighborhoods” (QL-1.1); (2) “identify and acquire parcels for additional future parks and green space” (QL-3.3); (3) “improve access to parks and green space from neighborhoods” (QL-3.4); (4) “continue to protect water quality in the Big Haynes Creek Watershed” (QL-7.1); (5) “enhance existing neighborhoods with convenient access to sidewalks, greenways, and parks” (LU-1.2); and (6) “invest in infrastructure that creates more walkable neighborhoods” (LU-2.1). The proposed rezoning accomplishes none of these goals and instead undermines them all.

Therefore, the Builder’s proposed development does NOT align with the policy and intent of the Future Land Use Map nor the 2045 Comprehensive Plan. Rather, the Builder is seeking to amend these carefully crafted documents to suit its purposes. The Builder didn’t even bother to finish writing their last sentence. This question requires a complete answer.

F. The Builder lists no existing or changing conditions affecting the use and development of the property that would justify their request for rezoning. This raises questions about whether their motivation is purely financial. Instead of answering the question here, the Builder references page VIII (shown below) of the Comprehensive Plan out of context, claiming the development will meet the City’s “need for housing diversity,” but conveniently left out “...near the Towne Center.”

## **STRATEGY: Enhance Snellville’s residential neighborhoods while diversifying housing options near the Towne Center.**

Snellville’s spacious, single-family residences are a big reason families choose to call the city home. The City will support these beloved neighborhoods through active code enforcement and infrastructure improvements like sidewalks, parks, and sewer. Expanding housing opportunities for young professionals and seniors will support a multi-generational community, with suitable housing types focused in the Towne Center area.

The Builder told us the proposed low-density detached-single family housing will be listed in the \$500,000–600,000 range, which does not add affordable or diverse housing stock to Snellville. Furthermore, none of the “diversity” goals outlined by section H-3 of the Comprehensive Plan (shown below) apply to this proposed development. Therefore, they failed to answer the question and their “supporting grounds” are false.

**Goal H-3: Encourage the development of a diversity of housing types.**

- H-3.1: Encourage the construction of a variety of housing types in strategic nodal developments
- H-3.2: Pursue more development opportunities focused on seniors and assisted living
- H-3.3: Encourage medium-density residential development to serve as a transitional use between higher intensity commercial and mixed-use nodes and low-density residential neighborhoods

# Summit Chase Character Area According to the 2045 Comprehensive Plan

## CHARACTER AREA

### Summit Chase

#### Existing Character Description

Johnson Lake provides scenic, recreational amenity which support a high quality of life for residents in the surrounding neighborhoods. Homes in this area have a range of styles and ages, including single-family homes and estate residences on generous lots. Limited civic and commercial uses are found major roads, including TOMCO2 Systems, one of Snellville's largest employers.

#### Predominate Land Uses

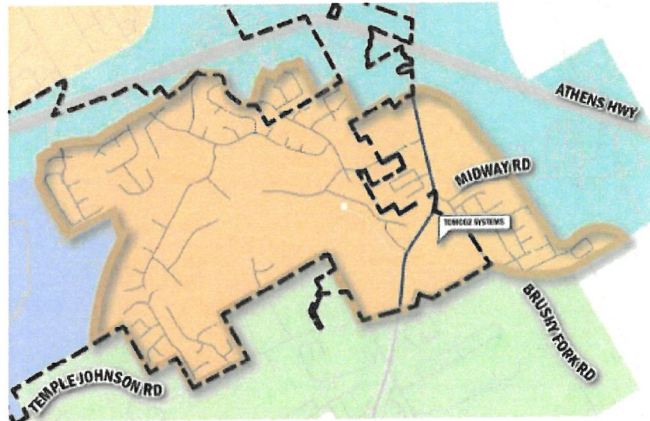
Low-density residential, estate residential, park/recreation

#### Vision

A reinvigorated neighborhood, Summit Chase is a beautiful community with an enhanced feeling of civic pride and community togetherness. Homes in the neighborhood are well maintained, and housing values are stable.

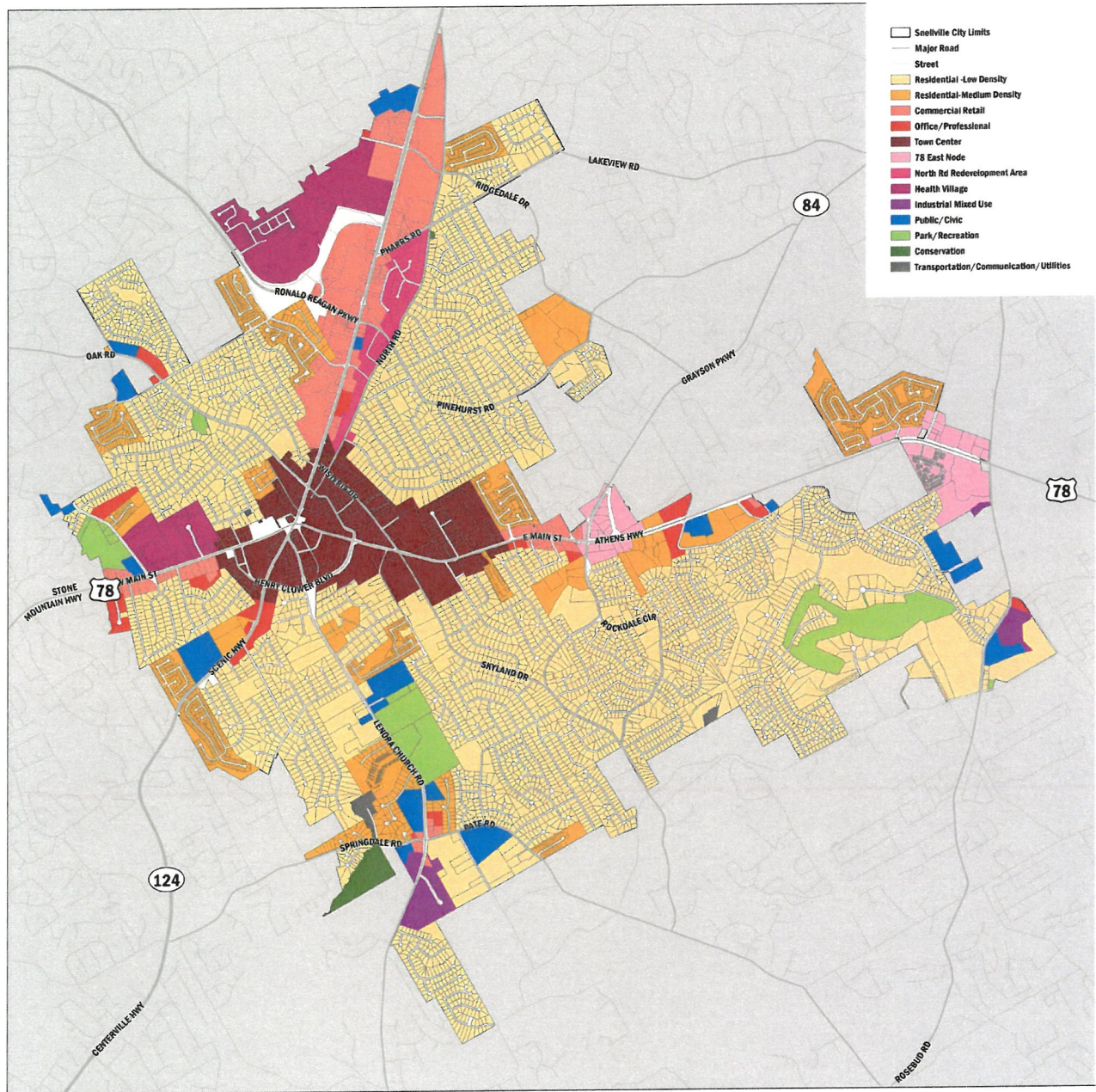
#### Key Implementation Strategies

- Continue to address code enforcement violations
- Encourage and strengthen neighborhood watch program
- Explore opportunities to construct a multi-use trail along Big Haynes Creek
- Preserve green space and wooded areas
- Protect the Big Haynes Creek Watershed
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties



Top left to bottom right: 1 and 2) Existing homes; 3) Existing home; 4) TOMCO2 Systems

# Future Land Use Map





## Homeowner and Neighbor Concerns that Weigh Against Rezoning

The neighbors around Summit Chase have serious concerns with this development that go above and beyond complaints and inconveniences. We have met multiple times to compile our concerns into eight main categories, although the list grows continually.

1. *Devaluation of existing properties and reduced quality of life for current residents.* The Builder stated construction would begin in two years and last up to 10 depending on the market. This will negatively impact the market value of the existing golf course estates and hinder their ability to sell at all. Would you purchase a home that had a decade's worth of construction set before it? Subjecting residents to construction disturbance and noise pollution for this long is unacceptable. For some, this could be the entire remainder of their lives. Many residents have expressed high levels of stress and an inability to sleep at night since this application was made public. Due to the Soleil land development, we have been experiencing earthquake-like tremors, sounds of explosions, and noise from heavy machinery and blasting on a daily basis for months. This shows an immediate and direct reduction of quality of life.
2. *The necessary, extensive blasting will damage existing homes.* Sizable areas of exposed granite exist on this property and that is just the tip of the iceberg. On October 30th 2024, the Builder admitted that he would have to blast to build basements and provide utilities and that he had never blasted before. Neighbors have already reported damage to their homes from the blasting attributed to the Soleil development. This damage is not just hypothetical, and is highly likely to occur again if this application is approved. Blasting would create additional problems such as dumping rubble, releasing radon into homes and waterways, and would likely crack septic tanks and swimming pools in directly adjoining Southwind Estates. Although many have experienced damage to their homes already, insurance companies routinely deny claims because blasting levels weren't over legal thresholds. We are unprotected from harm and have no true recourse.
3. *The development will exacerbate already congested traffic.* Officials say traffic is a County issue, but as Rosebud is already congested, this issue simply cannot be ignored or passed to others. The incomplete sidewalks and nonexistent traffic lights for existing neighborhood exits on Rosebud Road create dangers for pedestrians. After all, when Soleil and additional townhomes in the 78 East Node are complete, the traffic problems will be compounded.
4. *The proposed houses do not complement the character of the surrounding neighborhoods.* Many adjoining estates have over three acres of land and would be boxed in by up to twenty homes each. The builder did not render images of the close proximity the proposed houses would have to each other (20 feet) and existing property lines which is misleading. A 35-foot buffer and "luxury features" are not an adequate solution to this problem.
5. *Construction and deforestation will cause water pollution, erosion, and silt accumulation in the nearby creeks and lakes.* The Builder failed to acknowledge the natural features of the site when designing the site plan. This is not simply an open lot. Satellite imaging reveals

the careless way it placed the houses and streets. In one area, enormous boulders lay where the street would run. Dozens of acres of healthy native forest would be cut down. Delicate ecosystems of numerous granite outcroppings would be blasted, paved, or filled over, and the water supply of Rockdale County would be polluted. This shows disregard for secondary conservation areas and also presents a liability to the City. Johnson Lake (directly downhill from the parcel) is already facing over a million dollars of needed repairs. More new construction risks bringing even more silt deposits to the lake, increasing flooding risk of lakeside homes, and rendering Timberline Trace impassable. The cost of these readily expected damages would fall on members of Summit Chase Homes Association, which is unacceptable.

6. *The GreenZone has rewilded and become a haven to a diverse array of wildlife.* It is our duty to make some considerations for the needs of wildlife when developing our city. The proposed development would lead to widespread loss of life and destruction of critical habitat for many wild animals and birds. A daily uptick in domestic and wild animals getting hit by cars on Athens Highway has become apparent in recent months. Rodent displacement would pose another threat to existing homeowners. The Builder said the 35 foot buffer would have to be cleared and replanted in some cases. This is not ideal for wildlife habitat protection.
7. *Amending the Future Land Use Map (pg. 11) would cut the amount of recreational land in Snellville by over 30%.* This amendment would irrevocably change the values and goals Snellville has proclaimed for decades regarding acquiring and preserving green space. Once this greenspace is gone it will be gone forever. Future generations will never get to enjoy it.
8. *Deep personal and professional ties exist between the owner, Don Britt, the mayor and most city council members through their participation in the Snellville Tourism and Trade Association and the Downtown Development Authority, which, we fear, may give him undue favor on the outcome of the rezoning applications.* Additionally, most of the council members were also former members of Summit Chase Country Club. So, how can citizens be assured that their votes will be impartial?

## Plans and Conditions Requested

We understand that conceptual site plans require only limited studies and surveys due to upfront costs that may not be recouped should rezoning be denied. But doing things in this order transfers the risk from developers and land-owners onto the city and its residents, which is unacceptable here. At a minimum, the city should insist that developers demonstrate due diligence to create accurate site plans that take into consideration the land's natural features before giving a blanket approval to rezone. We request that any recommendations and approvals be contingent and conditional on land suitability studies and that if the land is unsuitable for RS-5 development given its secondary conservation areas, zoning would revert back to the original RS-30.

In addition, we hereby request that you instruct the Applicants to respond and agree to the following requests:

1. Resubmit all responses to Rezoning Application Attachment A with complete, true, responsive explanations and a site plan that considers the natural features of the land (a simple walk-through or satellite image would easily provide this information).
2. Give an account as to why there is no reasonable economic use for the property as currently zoned, RS-30, given prior offers to purchase as is and revenue streams that existed prior to closing.
3. Provide the builder's credentials that align with designing and building this style and volume of housing, as opposed to individual custom-built homes. We found none.
4. Provide evidence of the builder's prior granite-blasting experience.
5. Explain how and where (a) rubble and construction materials would be deposited and (b) construction machinery and supplies will be stored and moved in and out of the lot.
6. Secure liability greater than the Georgia state minimums for construction related damages to nearby properties and structures including septic tanks, pools, foundations, pipes and other infrastructure and create a platform for homeowners to easily submit damage claims.
7. Commit, in writing, to minimal blasting (no basements), conducted only after making efforts to drill, and to provide residents with a text alert system, an accessible and fair damage claim provision, with vibration measurements released to the public.
8. Provide radon remediation systems in existing homes if levels rise above pre-blast readings.
9. In light of the land's proximity to the federally protected watershed, provide a plan for preserving mature trees, natural granite outcroppings, water sources, and wildlife habitat, utilizing the Georgia Department of Natural Resources Environmental Review process for expert input. Contact [Nongame.Review@dnr.ga.gov](mailto:Nongame.Review@dnr.ga.gov) for more information.
10. Provide a detailed plan to monitor and protect Johnson Lakes and Big Haynes Creek watershed from the effects of erosion, runoff, pollution, and new silt deposits and remediate all repairs of damage caused by its construction.
11. When tying into existing Summit Chase area utilities, guarantee to cover all repair costs if damage to property or infrastructure occurs. For example, just this month there was a water main leak on Timberline Drive after blasting commenced. Why should taxpayers have to pay for these repairs?
12. Provide a plan and guarantee to handle rodent displacement at no expense to residents of surrounding neighborhoods.

13. Propose and commit to a safety plan for locally impacted roads and streets to reduce the speed of traffic (speed humps) on residential streets and increase the levels of pedestrian safety (sidewalks, lighting, bike lanes, and crosswalks).
14. Commit to a Community Benefit Plan for current residents to have access to any and all improvements, pathways, and amenities it would offer to its own residents.
15. Prohibit or strictly limit rental units to 10% of total homes.
16. Limit (low/no) fencing to allow wildlife to freely pass through the area.

## Proposed Alternate Uses

We fully recognize that the Britt Family can develop the land as currently zoned at RS-30, and we understand their wish to sell the property. But there are other ways to accomplish these goals while also minimizing the impact on surrounding neighborhoods and without sacrificing this treasured greenspace forever.

These other options include:

1. Procure a new owner/operator to run the country club portion of the parcel as an event venue, tennis/pickleball court, and pool leased by SCHA and/or surrounding subdivisions as well as public patrons. Advertise and list for sale or lease on the open market.
2. Offer residents the option of purchasing portions of the fairway, as many have made serious inquiries about this possibility.
3. Sell the event venue, but donate the fairway portion of the parcel to a community land trust or similar non-profit to reduce tax liability. *See* GADNR Landowner's Guide to Conservation Resources.
4. Grant the city or county a conservation easement due to the land's unique natural features and secondary conservation areas such as scenic vistas, lakes, granite outcroppings, healthy forests, trails, and vast array of wildlife. *See* Gwinnett County Open Space and Greenway Master Plan and UDO 401-1.3 B.
5. Transfer the property to the city or county as a low maintenance passive park with multi-use trails by means of grants available from the Georgia Department of Natural Resources. *See* Georgia Outdoor Stewardship Program. Something similar was done in the case of the Oak Road Park in 2017.
6. Develop the property as RS-30 without significant blasting activities. This directly supports maintaining property values and keeping appropriate lot sizes while keeping within the Builder's area of expertise.

Summit Chase Country Club LLC, has already profited from the selling and development of the more open and buildable half of the golf course with direct road access. The remainder of the land is suitable for development as currently zoned, or realized for its full potential as a recreation facility, passive park, or mixed used area with private pool and country club as an ongoing source of revenue for an owner/operator and enjoyment for the entire community.

## Conclusion and Opposition Signatures

The Summit Chase Country Club property is not just another piece of vacant land. It is an icon of Snellville and the gem of our neighborhood. It is ingrained into the identity of the landscape. It is a riparian buffer along the Big Haynes Creek Watershed and home to vast arrays of flora and fauna, unique granite outcroppings, and pristine forest habitats that protect local wildlife. For the last 40 years, it has been an enclave and recreational respite from urban life for the entire community. As much of this land as possible should be preserved for future generations. Failing to give serious thought to conservation is unconscionable. This proposed development would not serve the interest of Snellville residents, both those nearby and those in the city at large.

Furthermore, residents should not have to defend themselves from potential harm brought by profit-driven developers. Instead, the developer should have the burden of proving that it would do no harm and instead benefit the existing community. Rezoning from RS-30 to RS-5 might benefit the Builder, who described this as a “speculative development” and part of its effort to “add neighborhood tracts to his portfolio.” But it will hinder the ability of future generations to thrive here. Given the numerous concerns brought forth by surrounding residents and the Builder’s incomplete and inaccurate application, we—the nearly 500 residents, visitors, and supporters of this effort—urge the Planning Commission to recommend the City Council deny the Builder’s request to rezone the land and amend the Future Land Use Map.

What we have heard echoed over and over again by community members is they feel City officials have failed to hear their voices on development matters. Please prove these impressions wrong. Please prove that the principles of the 2045 Comprehensive Plan are not just platitudes but have real-world impact to benefit Snellville residents. We beg you to hear our collective voice and help us preserve the character and natural resources within this long-standing, cherished oasis. And we thank you in advance for serving the interests of the existing residents who have invested in a true low density neighborhood.

Below are 468 signatures collected on [change.org](https://www.change.org/stop_greenzone_rezone) in opposition to the GreenZone ReZone:  
[https://www.change.org/stop\\_greenzone\\_rezone](https://www.change.org/stop_greenzone_rezone)

Tyler Palich	Snellville	GA	30078
Megan Palich	Snellville	GA	30078
Pedro Loran	Snellville	GA	30078
Kathryn Morgan	Snellville	GA	30039
Lina Rivera	Lawrenceville	GA	30044
Gregory Trowers	Lawrenceville	GA	30044