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

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OCT - 3 2016
CITY OF SNELLVILLE
PLANNING DEPARTMENT

October 3, 2016

Mr. Jason Thompson

Department of Planning & Development

Snellville City Center

2342 Oak Road

Snellville, GA 30078

RE: Letter of Intent for the Application for Variances

Properties: Tax Parcel 5025-007,5025-006,5025-005,5025-144,5025-145,5025-146

Dear Mr. Thompson:

The undersigned (the applicant) is representing Glenda and Jimmy Norton (the owners), who are seeking variances for the subject properties to develop an upscale small lot conservation subdivision. Some nearby examples are Carrington, Stockton Walk, and Woodberry subdivisions. Although not specifically conditioned, these subdivisions market seniors and empty nesters simply because of the small yards and outdoor maintenance being provided by the HOA. Most young families do not seek out these types of developments due to price range (anticipated 300K-400K), yard sizes and lack of amenities such as swim and tennis.

The current zoning is RS-180 which allows 1-4 units per acre. Acquiring variances will bring the total density to 3.4 units/acre still inside the low density threshold. We are able to maintain the low density due to the open space allocation of over 30 percent. While the city regulations do not require a buffer, we are proposing a heavily planted 30-foot landscape buffer around three sides of the development.

From an environmental standpoint, the five (5) existing septic tank lots will be decommissioned when the structures are demolished. The 18 proposed homes will all be on the sanitary sewer system. There are no streams on the property and a retention pond that will handle runoff is proposed to the east where the property abuts a vacant undeveloped residential lot.

Gwinnett County DOT maintains Oak Road and a required decel lane is indicated on the proposed site plan. There are currently 5 curb cuts accessing this property and we feel consolidation into one access point as proposed will help with safety and the minimal traffic generated from this small development.

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The Oak Road park directly across the street is a natural connection and amenity for the future residents. Both eventual developments may serve as a revitalization catalyst for the area.

As a condition of variance approvals, we will agree that vinyl siding shall be prohibited. Additionally, all exterior materials shall be constructed out of brick, stone, or masonry siding. A homeowner's association will be established that shall provide ground maintenance for each home in the neighborhood. We will also consider other conditions recommended by staff and the board of appeals.

We feel that the proposed development will be a great asset to the community. Please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,

Jeff Timler

Owner-Split Silk Properties, LLC