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September 20, 2016

***VIA E-MAIL***

City of Snellville  
c/o Mr. Jason Thompson  
Planning & Development Director

RE: Memo in Support of the Variance Requests and pending Application for Rezoning and site plan changes, for the property located at Tree Land and Hampton Drive, Snellville, Georgia, for Applicants Senior Lifestyle Corporation and Griffin Fine Living

Dear Mr. Thompson and Mr. Dennis:

This letter is written to help address the site and development constraints and hardships presented if the requested variances are not approved in conjunction with the revised site plan.

As shown on the revised site plan submitted herewith, the developers seek to create a master senior community with a mixture of independent living and continuing care options that allow seniors and their families to age in place. In order to achieve that master plan, and because the City's Zoning Ordinances do not currently allow for the requested mixture of senior and residential uses, the Applicant is forced to request a number of variances in order to "fit" into the current RHOP-62 (CC) zoning district.

The approval of the requested variances, to allow for the proposed master plan, is consistent with and continues to meet all of the goals and intents of that zoning category, as well as the goals for the future land use and comprehensive plans for the property. Specifically, those plans continue to call for quality, senior housing options, especially on one of the last available tracts of land adjacent to Eastside Hospital.

The hardships, use and site-specific needs and constraints presented in support of the requested variances (the "Variances") under the R-HOP (62) CC (Continuous Care Campus) Zoning District, for the proposed mix and combination of senior development, future medical office, and CCRC dwellings (independent living, assisted living and/or memory care), include:

**1. Density:**

Required:

- CCRC Independent Living Units 35 units/acres max
- CCRC AL: .05 of IL Min, .30 of IL max

The Applications reflect a mixture of different types of residential and assisted living uses. Because of the combination of lot sizes, shapes, and community open spaces, the Applicant requests an increase in overall density, to be consistent with similar mixed-use developments necessary to support a variety of senior uses.

Requested Density:

- CCRC Independent Living Units 35 units/acres Max.
- CCRC AL: .05 of IL Min, 1.00 of IL max.

**2. Minimum distance between buildings, twenty-five feet (25')**

- Requesting a 10 ft. min. distance between Independent Living Cottages.

While this building distance may be appropriate for institutional uses, generally, the Applications reflect a mixture of different types of residential and assisted living uses. Because of the combination of assisted, continuing care and independent living uses, lot sizes, shapes, and community open spaces, the Applicants request a reduction in the distances between residential homes, consistent with similar mixed-use developments which provide for walkability and a sense of community necessary to support senior uses.

**3. Max Height:**

While the zoning ordinances permit a three story building subject to all buffer requirements currently met and shown by the submitted Site Plan, to the extent necessary and out of an abundance of caution, the Applicants request a maximum of three stories and/or 65 ft. no less than 75 feet from the future property line and consistent with the zoning ordinances, in order to allow for decorative roofs, cupolas and spires, as approved by Planning Staff.

**4. Dwelling size, required:**

Senior Lifestyles is a national senior developer with extensive experience in the mixture of senior uses and housing types proposed as part of this development. The existing ordinances do not contemplate all of the modern combination of uses and communities that are sought by senior residents during different life stages and with differing medical needs. Thus, the proposed min dwelling and unit sizes are required in order to capture that broad range of medical, assisted living, continuing care, and independent living lifestyle.

a) Multi-story Dwelling: Min. 850 SF/1 BR, 1,000 SF/2 BR, 1200 SF/3+ BR  
The project requests the following unit sizes:

- Independent Living Units: 450 SF/Studio, 650 SF/1 BR, 950 SF/2 BR
- AL/MC units: 300 SF/Private Studio, 400 SF/Private 1 BR, 525 SF/2 BR

- b) Single-Story Dwelling: Min. 1200 SF/home, Min. 1400 SF/3+ BR home.
  - The Project requests a universal 1,000 SF min.

**5. Requesting total site area reduction from 20 acres to approximately 15 acres as show on the Master Site Plan as revised and submitted herewith.**

The property that is the subject of these Applications completes the master development of these remainder parcels after prior redevelopment and rezoning actions, but preserved specifically for these senior uses. Accordingly, the requested site area reduction is required in order to utilize the subject remainder property, and in order to meet the future land use and comprehensive plans for this area.

**6. Parking variances to allow 1 space/2 units for AL component of the project; and to allow for single car garage options for the IL cottages.**

The age of residents, mixture of uses, amenities, and proximity to shopping and walkable options in the area create a need for less parking for residents and more walkable, pedestrian options. The on-site amenities provided by an experienced senior developer of this caliber further support this request. This variance is consistent with senior developments and parking needs vetted and successfully developed in other urban and suburban cities in Georgia and nationally.

**7. Requesting a reduction in the current architectural requirements, to permit a minimum of 30% of the proposed buildings to be brick or stone masonry.**

Senior Lifestyles and Griffin are experienced senior developers with specific elevations, styles and master communities created to match the nearby community and to meet and create a desirable market for quality senior uses. That design, includes Traditional, European and Craftsman-style features are unique to each area, specifically intended to target that market, outside of the standard brick facades that were common in the 80's and 90's. The elevations, enhanced design and differing building, villa and cottage designs will be submitted to Planning staff for final review and approval.

The Applicants reserve the right to amend and update this list based on site plan revisions, input or recommendations from the City, staff and community.

Sincerely,

/s/ Marian C. Adeimy

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