

**LETTER OF INTENT
FOR REZONING APPLICATION and
LAND USE PLAN AMENDMENT APPLICATION of
MARIA WILSON**

December 13, 2016



City of Snellville
Planning and Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078

RE: Rezoning and Land Use Plan Amendment Application of Maria Wilson, concerning 15.636 acres located in the 5th Land District, Land Lot 27, Tax Parcel Numbers 069, 040, 036, 029, 039, 025, and 027; Lenora Church Road; City of Snellville, Georgia

Dear Sirs:

I am writing to you as the Applicant in the above-referenced case. We are respectfully requesting your approval to rezone this property to R-HOP(55)-SF (Single Family Housing District for older persons) to allow for the development of an active adult community. Moreover, we are respectfully requesting your approval of a variance from Sec. 6.4.3(c) of the Development Regulations in order to allow the eyebrow cul-de-sac which is necessary to maximize the lot layout in this smaller neighborhood. The subject property consists of the above-mentioned seven tax parcels with three existing older single family houses which front Lenora Church Road and with an existing pond which abuts Poplar Street. We are proposing that 30 detached single family homes be constructed on this property, which would result in a density of 1.9 units per acre. These homes would be designed to serve the needs of older persons, 55 and over. They would be constructed of a traditional design with brick, stone, masonry horizontal siding, and masonry shakes/shingles. Brick and/or stone would constitute no less than 70% of the materials used. The minimum heated floor area per home is proposed to be 1,800 square feet.

We are happy that the layout of our community would preserve and protect the natural and environmental resources on this property including the pond, stream buffer zones, 100-year floodplain, sloping topography, wildlife habitats, and flora and fauna ecosystems. In fact, these natural surroundings would be the focal point of our amenities area, with walking trails and benches, a wildlife viewing area, a fishing dock, and a gazebo in view of the pond. Our proposal proves itself sensitive to the natural aspects of this property in that, although the requested medium-density residential land use allows for up to 10 units per acre [and the R-HOP(SF)-55 allows up to 5 units per acre for detached dwellings and 6 units per acre for attached dwellings], our proposed development will consist of detached dwellings with a maximum density not to exceed 2.0 units per acre. This density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area.

We are committed to bringing a quality community for active adults to this area of the City, and we feel that this location is especially suited for this type of neighborhood given its proximity to Briscoe Park, the Elizabeth Williams Library, our town center, and medical offices as well as Eastside Hospital. We, therefore, respectfully request your approval of our rezoning request and are available to meet with you to discuss any questions or concerns that you may have.

Thank you again for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Maria Wilson". The signature is written in a cursive style with a large initial "M" and a long, sweeping tail on the "n".

Maria Wilson, Applicant

cc: Crawler Equipment Sales, Inc.
The Estate of Junior M. Archer