

Smithton Homes LLC

June 13, 2017

Snellville Planning & Development Department
c/o Jason Thompson
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078



RE: 1725 Pinehurst Road Rezoning Application
LETTER OF INTENT

Dear Mr. Thompson,

We are pleased to submit this "Letter of Intent" that the owner/applicant respectfully submit this application to rezone approximately 36.29 acres from its current zoning of RS150/R100 to RHOP(55)-SF which will be age restricted. We feel that the proposed community is ideally located in an influential part of the Snellville City Limits. There are 3 parcels included in this proposal that will be annexed to the City of Snellville from Gwinnett County as part of the development.

We are proposing that one hundred thirty (130) residential homes at a density of 3.996 units per acre is well below the 5 units per acre threshold allowed. There will be walking trails, open space, club house, gardening areas, 5' sidewalks on both sides of the road and a central mail kiosk to give the community several options for activities. There will be a single entrance on Pinehurst Rd with a 25-foot perimeter landscape buffer around the perimeter of the property.

In Conjunction with the annexation request, land use plan and zoning map amendment approval, the following Variances are requested.

1. Section 9.18, R-HOP, Site and Architectural Design Standards: Variance request to reduce the requirement for brick and stone masonry on each building elevation so that the front elevation will have the 70% specified and the sides and rear will have Hardi cement siding products with a combination of Hardi Shakes, Hardi Board and Batten and Hardi siding to enable us to be able to build a product that is desirable and marketable in today's market. Buyers want a combination of products in this market and we would want to be able to provide that.

2. Section 9.19 R-HOP(55)-SF, Area, Dimensional, and Design Standards: Variance request to decrease the minimum side yard distance between homes from 15' to 10' while keeping the 5' setback on side yards. The reason for this request is to enable us to build a plan that is being built in all our neighborhoods and we are able to reduce the HOA fees by having a slightly higher density with a smaller yard area to maintain.

We would like to point out that we chose not to do attached units (all the homes will be detached) so that we could develop a neighborhood that will be Low Density. Please note that the request is for Medium Density because all R-HOP fall into that designation. This will still be low density since it will be under 4 units per acre.

The builder for this development will be Jim Chapman Communities, three time recipient of the Greater Atlanta Home Builders Association's COMMUNITY OF THE YEAR AWARD and multiple PROFESSIONALISM AWARDS, was recently recognized as one of the largest private builders in Atlanta. Jim Chapman was personally named one of the TOP 100 most influential people in Atlanta's robust and competitive housing industry by the Atlanta Business Chronicle.

The Parcel next door (2175 Ridgedale Drive) was approved for RZR (55+ age restricted community) by Gwinnett in February of 2017. It has 57 units and has a density of 3.25 units per acre. The homes are 10' apart on the side setbacks with a 5' setback on each side. Our proposed community is going to have the following amenities that 2175 Ridgedale Dr. does not have:

- Community Park located in the center of the community
- Walking trails winding through the park to give residents a Pet Friendly community.
- Club house with catering kitchen, fireplace and gathering room.
- Mail kiosk located at the club house.
- Outdoor Pool

The homes will have a mixture of traditional as well as craftsmen style influence as shown in the attached elevations. The proposed community will have a mandatory homeowners association which will publish and adhere to policies and procedures that demonstrate the community is intended to provide housing for person 55 and over, as permitted by 42 U.S.C. Section 3607b2c for the Federal Fair Housing Act. This will also provide for a community that is professionally maintained to provide a beautiful and safe environment for the community.

The proposed plat does not show an entrance to Ridgedale Dr., however we would be open to discussing that option if it would be a requirement.

Parcel #	Acres	Address	Current Zoning and Land Use Plan	Proposed Zoning	Zoning District	Annexation
R5071-034	4.77	1966 Ridgedale Dr, Snellville Ga	Low Density Residential	R-HOP-Medium Density Residential	Gwinnett County	Requesting Annexation to City of Snellville
R5071-059	1	2141 Chaparral Dr, Snellville Ga	Low Density Residential	R-HOP-Medium Density Residential	Gwinnett County	Requesting Annexation to City of Snellville
R5071-060	1	2141 Chaparral Dr, Snellville Ga	Low Density Residential	R-HOP-Medium Density Residential	Gwinnett County	Requesting Annexation to City of Snellville
R-5071-069	22.95	1725 Pinehurst Rd, Snellville Ga	Low Density Residential	R-HOP-Medium Density Residential	City of Snellville	N/A
R-5071-001	6.57	1725 Pinehurst Rd, Snellville Ga	Low Density Residential	R-HOP-Medium Density Residential	City of Snellville	N/A

We respectfully request your approval of this request for Rezoning from RS150 to RHOP(55)-SF to permit this proposed residential community.

Respectfully submitted,

Bernie Smith
Smithton Homes LLC

Cc: Douglas Patten, Centerline Surveying and Land Planning, Inc.