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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

SUMMIT CHASE

ARCHITECTURAL STYLES AND STANDARDS

Patrick Malloy Companies, LLC (PMC) as applicant of the Zoning Map and Land Use Map Amendment will also be the owner, developer and builder of this project if the rezoning is successful.

PMC has been the builder of record for Age Restricted Homes in a 900 unit Age Restricted Community located in Canton Georgia called Soleil. PMC plans to bring this same product to this project with the exception that, given the generous front yard setbacks under this Ordinance, some floor plans will be modified to move the front porches closer to the streets and move the garages further back.

Photographs of the Soleil architectural styles that PMC plans on bringing to this project (with upgrades) have been provided as part of the rezoning application.

Front facades are Craftsmen and Traditional Style comprised typically of masonry or brick, with shake accents and hardi-plank siding. Color palates are selected through the design center and home and lot pairings are selected to prevent similar homes being adjacent to each other and to provide a varied and interesting streetscape.

Homes are both 2 and 3 car garage and have an overall square footage of between 1800 sf and 3200 sf(including garages- 3 car garages slightly larger)

Home prices based on marketing study by a national marketing company specializing in Age Restricted product is anticipated to be between the mid 300 thousands to 500 hundred thousand.

A list of concurrent variances pertaining to the architectural design guidelines requested by the applicant is shown in the CONCURRENT VARAINCES REQUESTED SECTION of the Summit Chase Zoning Map Amendment and Land use Amendment Letter of Intent.





















