

# REZONING APPLICANT'S LETTER OF INTENT



The Applicant, Meritage Homes of Georgia, requests a rezoning on 14.724 acres currently zoned as BG to R-TH in the City of Snellville. The applicant is also requesting a variance from Sec. 9.5B{(4)(6)(a)} to allow the front-loaded garages to be a minimum of 22 feet in length from the front of the garage door to the leading edge of the sidewalk instead of the garages being 10 feet behind the plane of the front façade of the home. The total project will consist of 101 townhomes with a density of 6.859 units per acre. The applicant is required to provide 20% of the property as open space or 2.945 acres and is proposing to provide 37.9% or 5.585 acres of open space. All of the open space will be owned and maintained by the mandatory Homeowners Association. Meritage Homes is planning on building townhomes that would range in size from 1,500 to 1,830 square feet of heated area and all will have a 2-car garage and be priced from the high \$200's and up. The front façade of the homes will consist of a mixture of brick, stone and concrete siding with the sides and rear the same or of concrete siding with a 2-foot brick or stone water table. Meritage Homes is known for their energy efficiency as they use spray foam insulation, tankless water heaters, energy star appliances, low-e windows and many water saving features in their homes. Thus, their homes may cost a little more on a per square foot basis, but the homeowner reaps the benefit of lower cost on their monthly utility bills. The energy efficiency items are not options but a corporate requirement for their homes. The property as currently zoned has no value as retail uses are not looking for mid-block areas to build and locate. There are also many vacant existing commercial buildings just around the corner on Highway 78 that would be cheaper to acquire than to build new at this location. It is also becoming more and more difficult to compete with brick and mortar commercial and home delivery commercial.

The applicant is also asking for the Land Use Plan to be changed from the existing Office\Professional and Low-Density Residential to Medium Density Residential to allow the proposed townhomes.

Meritage looks forward to meeting with anyone that needs any additional information on this proposed project.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the rezoning will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.