

April 7, 2022
To: City of Snellville Planning and Dev.
2342 Oak Rd.
Snellville, GA30078
RE: LOI Rezoning Rd.
Attn: Mr. Jason Thompson
Director, Planning and Development



This Letter of Intent is to requesting the following:

1. A rezoning of the subject property to R-TH.
2. Amending the Comprehensive Future Land Use Plan to reflect the Re-zoning to Medium-Density Residential.
3. A variance on the north side of subject property (adjacent to Olde Hickory Village) allowing a 30 foot rear lot setback. This variance is necessary because of the limited depth of the property. Without the variance, the project would only have one row of homes (approximately 14 units). Thus, the project would not be feasible.
4. Variance from Sec 201-3.3.E (Small Residential Building Standards).
 - A. Our plan features townhomes with more than 40% of front façade wall area consisting of doors and windows.
 - B. Our plan does not have a front porch or stoop.
5. Variance for the sidewalk and planter strip along Hickory Station Drive and Hwy 78 to remain as shown on the Site plan. Site limitations require this variance due to the limited area of the site. The variance is necessary to the feasibility of the project.


The parcels are located at 2075, 2065, 2055, and 2045 East Main St. The property consists of four parcels totaling 3.43 +/- acres. It is currently zoned BG. The property is located in the 5th District, Land Lot 59, parcel numbers 248, 485, 486, and 487 in the City of Snellville.

The subject property is adjacent to commercial and an RS-15 development. Due to the fact that the property has been zoned commercial for some time and has not been developed, the requested R-TH zoning would serve as a good and viable use for the property. It would provide needed quality housing for young professionals and small families.

The proposed development will consist of 27 residential townhome units. The Gross Density Calculation is 7.87 units per acre. The townhomes will be a minimum of 1,800 square feet. All units will include a two-car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. The sides and rear of the townhomes will feature a 3' brick or stacked stone water table, with the remainder being fiber cement siding.

Applicant respectfully requests approval of the submitted rezoning application.

C K K Development Services, LLC



Duncan Corley
President