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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Applicant's Letter of Intent
Toney Financial Services Inc.
2154 North Road

The Applicant, Toney Financial Services Inc., requests a rezoning to operate a financial services office out of the existing single-family residence on site. The 1.129-acre subject site located on the corner of North Road and Eastwood Drive is currently zoned RS30. Across North Road there are a variety of existing and proposed office and general business developments, and across Eastwood Drive, there are existing single-family residences that are zoned for office uses.

As shown on the submitted site plan, the existing single-family structure will remain on the property, and will be renovated on the interior and exterior to properly operate and meet all municipal requirements, while maintaining the original appearance of the home. Site access will be provided via existing driveway and curb cuts, with the main access being from Eastwood Drive. A total of four additional parking spaces will be provided at the rear of the building, intended for employees and clients who will be primarily entering through the rear door. Additional changes to the site will include a 10-foot landscape strip along the frontage of Eastwood Drive and North Road, and a wood privacy fence on the outside of the required zoning buffer. To operate the proposed use, the Applicant requests to rezone the site to NR (North Road District).

With the large office developments and intense commercial uses between the west side of North Road and Scenic Highway, the proposed development will provide a seamless transition from those uses into the residential neighborhood behind the subject site. Further, with the Towne Center FLU designation between the subject site and the rapidly growing Towne Center, this will also provide a desired transition between those uses and the residences on the east side of North Road, north of the subject site. For that reason, the Applicant further requests to incorporate the site into the North Road Redevelopment Area of the Snellville Future Land Use Map.

In addition to the rezoning request and FLU amendment, the Applicant requests multiple variances to best maintain the historic qualities of the site and generate the least amount of impact to the site and surrounding area. The Applicant requests to allow the existing gravel driveway, allow for the existing wood building to encroach into the 40-foot buffer, and to waive the requirement for a sidewalk adjacent to Eastwood Drive.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns. Please see attached site plan within the application package for additional information.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request 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 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

