

LOCATION MAP

ZONING MAP

Site Plan Specifications Current Zoning BG Proposed Zoning MU 22.81 acres gross land area															KILLY	
Parcel	Use	s.f.	Acres	Total s.f.	Units	Bldgs.	Footprint s.f.	Floors	Building s.f.	Building Height	Spaces Prov. ¹	Spaces Req.	Note	Open Space	Open Space %	Lot Coverage
													4			
A.1	Retail (first level)	122689	2.8	21000		2	10500	1	10500	24'	132	42	1/500 s.f. required ²⁷	41392	34%	21000
A.2	Office (second level)	0	0.0	6000		2	1500	1	1500	24'	22	12	1/500 s.f. required	NA	NA	N.A
A.3	Outparcel	43773	1.0	4500		1	4500	1	4500	15'	59	33	1/150 s.f. required	13412	31%	4500
A.4	Outparcel	33149	0.8	2500		1	2500	1	2500	15'	36	33	1/150 s.f. required	12858	39%	2500
	Subtotal	•	•	34000					•			•		1=1		
В	Multi-Family ³	691864	15.9	285000	300	1	87000	3 to 4		45'	450	300	1.5 space/unit	429821	62%	90333
B.1	M.F. amenity space (first level)			7000			7000	1			14	14		ی		1
	Commercial/Non-residential (first														2	
B.2	level)			10000	10		1000	1	10000		10	10				
С	Townhome	103070	2.4	67200	28	5		2	min. 1600	30'	38	35	1 per unit + 1 per 4	34424	33%	34000
	Totals	994545	22.8	403200								•		531907	53%	
	Total non-residential s.f. parcels A	-C		51000												

¹25% compact allowed

Variance 1:

In compliance with the MU district requirement of 25% nonresidential uses, the original project site plan indicated 71k sf of non-residential space, which included 20k sf of office buildings along Rosebud Road. However, Highpoint received feedback from the city suggesting a fee simple component be included along Rosebud Road, rather than the office use. The Applicant adjusted the site to meet the request, thus proposing 51k sf of non-residential uses (see Table 1). This change requires a variance from Section 203-4.2 B. 1 to reduce the nonresidential uses from 25% to 18%.

Variance 2:

Applicant is requesting a variance from 203-4.2 B.2 that would move the requirement for 10k sf of nonresidential space to receive a Certificate of Occupancy (CO) prior to receiving a CO for more than 100 dwelling units. Instead, applicant proposes that this requirement is a condition to receiving the Final CO for the residential component of the site. For avoidance of doubt, the applicant can receive a Temporary CO on all residential units, but must receive a CO for 10k sf of nonresidential space prior to the Final CO. This allows the applicant to select the best commercial tenants for the property regardless of external considerations.

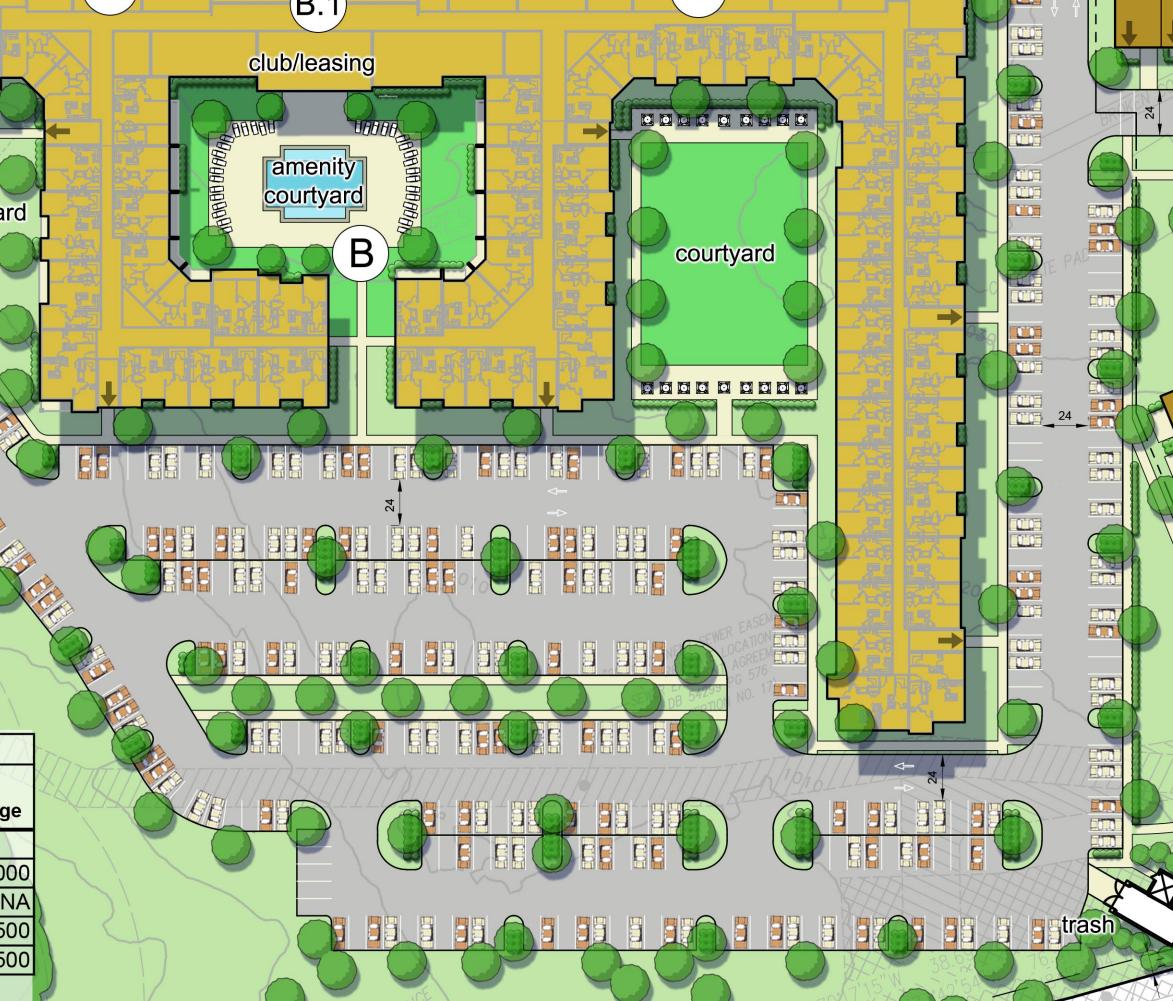
Variance 3:

Applicant is seeking a variance from Section 401-3.4 (C & H) Vehicular Access. Applicant proposes to include stub out streets to the north parcel only, and not the west and south parcels.

Special Use Permit:

Section 206.2 allows multifamily dwellings with a special use permit. This permit will ensure a great mixed-use component where residents may live, work and play.

Highpoint - Zoning Plan



stormwater

management

Table 1

Outparcel

Retail (first level)

Office (second level)

The Enclave at Rosebud Non-Residential Uses

M.F. Amenity Space (1st Floor of M.F. building)

Commercial/Non-residential (1st Floor M.F. building)

Athens Hwy 78

NEW DECEL LANE

15' site setback 10' landscape strip

(R/W VARIES)

NEW DECEL LANE

stormwate

managemen

VESTING DEED (DEED BOOK 54299, PAGE 572)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 AND 101 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GMINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. CEORGIA HIGHWAY 10) (VARIABLE RIGHT-OF-WAY) WITH THE LAND LOT LINE COMMON TO LAND LOTS 100 AND 101, SAID 1/2-INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RICHT-OF-WAY AND LAND LOT LINE, THENCE SOUTH 06 DEGREES 33 MINUTES 49 SECONDS EAST A DISTANCE OF 181.61 FRET TO A 5/8-INCH REBAR SET; THENCE SOUTH 76 DEGREES 22 MINUTES 19 SECONDS EAST A DISTANCE OF 182.01 FRET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 76 DEGREES 08 MINUTES 50 SECONDS EAST A DISTANCE OF 148.34 FEET TO A 1-INCH REBAR FOUND ON THE WESTERN RIGHT-OF-WAY OF ROSEBUD ROAD (80 FOOT RICHT-OF-WAY), THENCE ALONG SAID RICHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 02 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 130.39 FEET TO A 5/8-INCH REBAR SET; SOUTH 01 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 133.73 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAWING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 37.85 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 37.85 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAWING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 142.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 172.76 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAWING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 142.60 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 142.60 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAWING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 142.60 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH O1 DEGREES 45 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 172.60 F

6,000 4,500 7,000 10,000

51,000

WEST A DISTANCE OF 50.64 FEET TO A POINT, THENCE NORTH 78 DEGREES 19 MINUTES 28 SECONDS WEST A DISTANCE OF 43.87 FEET TO A POINT, THENCE NORTH 76 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 66.46 FEET TO A POINT, THENCE NORTH 36 DEGREES 51 MINUTES 06 SECONDS WEST A DISTANCE OF 66.46 FEET TO A POINT, THENCE NORTH 24 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 67.29 FEET TO A POINT, THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 29.76 FEET TO A POINT, THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 19.42 FEET TO A POINT, THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 19.42 FEET TO A POINT, THENCE NORTH 12 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 279.58 FEET TO A POINT, THENCE NORTH 14 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 279.58 FEET TO A POINT, THENCE NORTH 14 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 279.58 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS SEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS SEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS SEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS SEST A DISTANCE OF 28.57 FEET TO A POINT, NORTH 15 DEGREES 05 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET TO A POINT, NORTH 15 DEGREES 15 MINUTES 05 SECONDS SEST A DISTANCE OF 12.57 FEET SECONDS EAST A DISTANCE OF 17.50 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF CREEK WITH THE
SOUTHERLY RICHT—OF—WAY LINE OF U.S. HIGHWAY 78 (A.K.A. GEORGIA HIGHWAY 10) (VARIABLE RICHT—OF—WAY); THENCE ALONG SAID
RICHT—OF—WAY, SOUTH 70 DEGREES 21 MINUTES 03 SECONDS EAST A DISTANCE OF 743.27 FEET TO A 1/2—INCH REBAR FOUND ON THE
LAND LOT LINE COMMON TO LAND LOTS 100 AND 101; THENCE NORTH 60 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 16.83
FEET TO A 1/2—INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RICHT—OF—WAY LINE OF U.S. HIGHWAY 78 (A.K.A. GEORGIA
HIGHWAY 10) (VARIABLE RICHT—OF—WAY) WITH THE LAND LOT LINE COMMON TO LAND LOTS 100 AND 101, SAID 1/2 INCH REBAR FOUND
BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 22.854 ACRES (995,524 SF).



EXISTING SIDEWALK

²1/150 for restaurant including outdoor dining areas in excess of 25% of floor area

³Building is not yet fully designed; 300 units are proposed at an average unit size of approximately 950 s.f..