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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

REZONING CHANGE IN CONDITIONS APPLICATION

CASE - #CIC 24-01

CASE - # CIC 24-02

Both Cases are requesting a change in the same conditions that were included in the original zoning conditions. Please see the Letters of Intent attached to both applications.

Listed below are the reasons for the Change in Conditions application:

- 1) The request to modify Architectural Standards: The original zoning cases placed a set of Architectural conditions on the project that spelled out front façade and siding requirements. The applicant has since developed an Architectural portfolio specific to this project that defines in much greater details the specific materials, styles, square footages of the homes within the portfolio. The applicant has restricted the community to the homes shown in the Portfolio that has been submitted to the City as part of this application. The applicant believes that approving a Change in this condition will provide homes with exteriors superior in materials and finish than the original zoning condition requires and would approve at one time the entire builder portfolio that would help streamline the time City of Snellville Staff would spend in reviewing plans for permitting.***
- 2) The request to modify the condition requiring the HOA to repaint exteriors at least once every 10 years to having the condition state that the HOA would require the Home Owners to repaint exteriors every 10 years. The reason for this request is that all homes in the Community are Fee Simple and Owned by the individual home owners- nothing other than the amenity is owned by the HOA or community as a whole. The applicant has a standard provision in the Covenants of all other Age Restricted Communities that require the Home Owner-not the HOA- to repaint at least once every 10 years. The HOA will enforce this provision and condition if approved. Typically our HOA notifies individual home owners of any need of exterior maintenance if signs of wear or negligence appear. Typically all home owners in our other Age Restricted Homes repaint about every 3 years- without the HOA having to notify them.***

CASE NO - #CIC 2402
#CIC 24.01

Change in Conditions Application
Attachment A

SOLEIL SUMMIT CHASE

Pursuant to Section 103-9.4.C.II. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: the modification of existing zoning categories, in particular, modifying the Architectural standards from the required conditions from the original zoning will allow higher priced homes and will be suitable

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: no

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: property is currently zoned RESIDENTIAL AND is being developed as such. Based on the current zoning, the property does have a reasonable economic use as an Agr 55' Residential Development

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: No - adequate infrastructure exists to serve the development

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Response: YES

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: The request to change 2 conditions is explained in detail on the attachment "A"