
From: Shane Lanham <SLanham@mptlawfirm.com>
Sent: Thursday, March 20, 2025 12:29 PM
To: Thompson, Jason; Dennis, John
Cc: Julia Maxwell; Tara Riley
Subject: Summit Chase (RZ 24-04 & LUP 24-02)
Attachments: Summit Chase-RS-5 Zoning-3-17-25-Combined.pdf; Summit Chase-RS-15

Jason,

Please find attached a revised site plan for the above-referenced rezoning and land use plan amendment cases (the "Applications"). This plan reflects a revised RS-5 design which leaves only portions of two lots in the central "encumbered area" and maintains the primary entrance from Classic Drive through the amenities area. I am planning to present this site plan at the City Council meeting on Monday. This is the version of the site plan that we would like to proceed with and respectfully request that you include it in the record for the Applications. This site plan also provides a 15-foot wide graded and replanted buffer around the perimeter of the development. Combined with the depth of the proposed lots, this buffer will provide meaningful separation between the existing and proposed homes. We are also able to maintain some larger open space areas on the western side of the Property near Beaver Creek Lane. The proposed unit count has dropped to 126 lots at a density of only 1.32 units per acre. We are still proposing a minimum lot size of 10,000 square feet, a minimum lot width of 65 feet, and a minimum home size of 2,400 square feet—all of which exceed the UDC's requirements for the RS-5 district.

As mentioned at the Planning Commission public hearing, we still feel that the apparent restrictions on the "encumbered area" are vulnerable to challenge, but we want to respect the wishes of the community. It is our understanding that the HOA recently voted to deny a proposal to work with the Property owner to remove those encumbrances. We were surprised to learn this after conversations with the HOA's attorney. Based on those conversations, it was our understanding that the HOA would work with us to remove those encumbrances. We felt that such cooperation was in both parties' best interest because this allowed us to pull lots into the center of the Property from the outer edges and provide a larger buffer. In any event, we are trying to proceed based on feedback from the community as it is received and have removed all but portions of two lots from the "encumbered area."

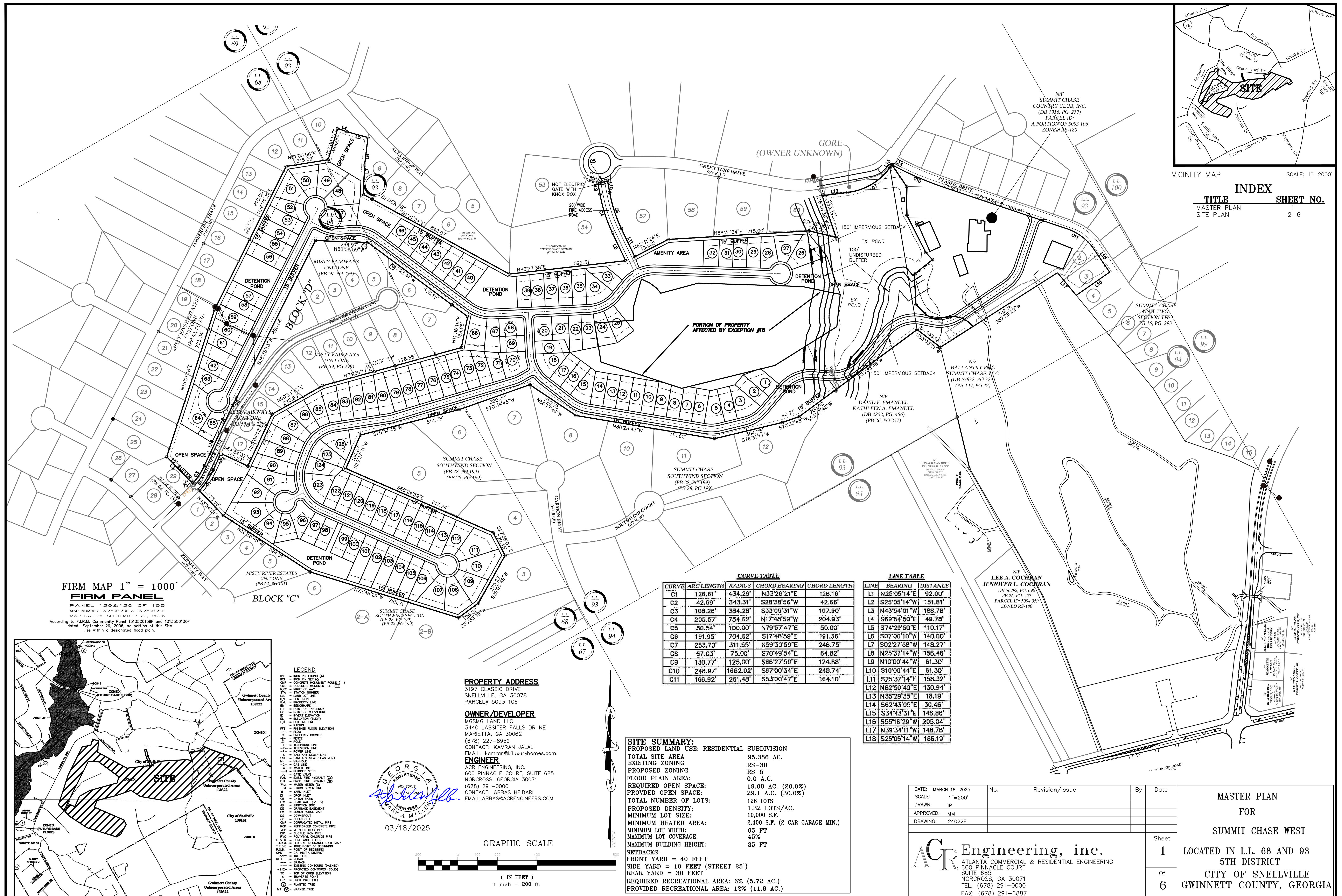
We also studied the RS-15 zoning classification and I have attached a conceptual site plan for reference. Given the physical characteristics of the property and the high fixed development costs, this plan is not feasible— especially not with a main entrance from Classic Drive. An RS-15 development would require entrances through Green Turf Drive and/or Beaver Creek Lane.

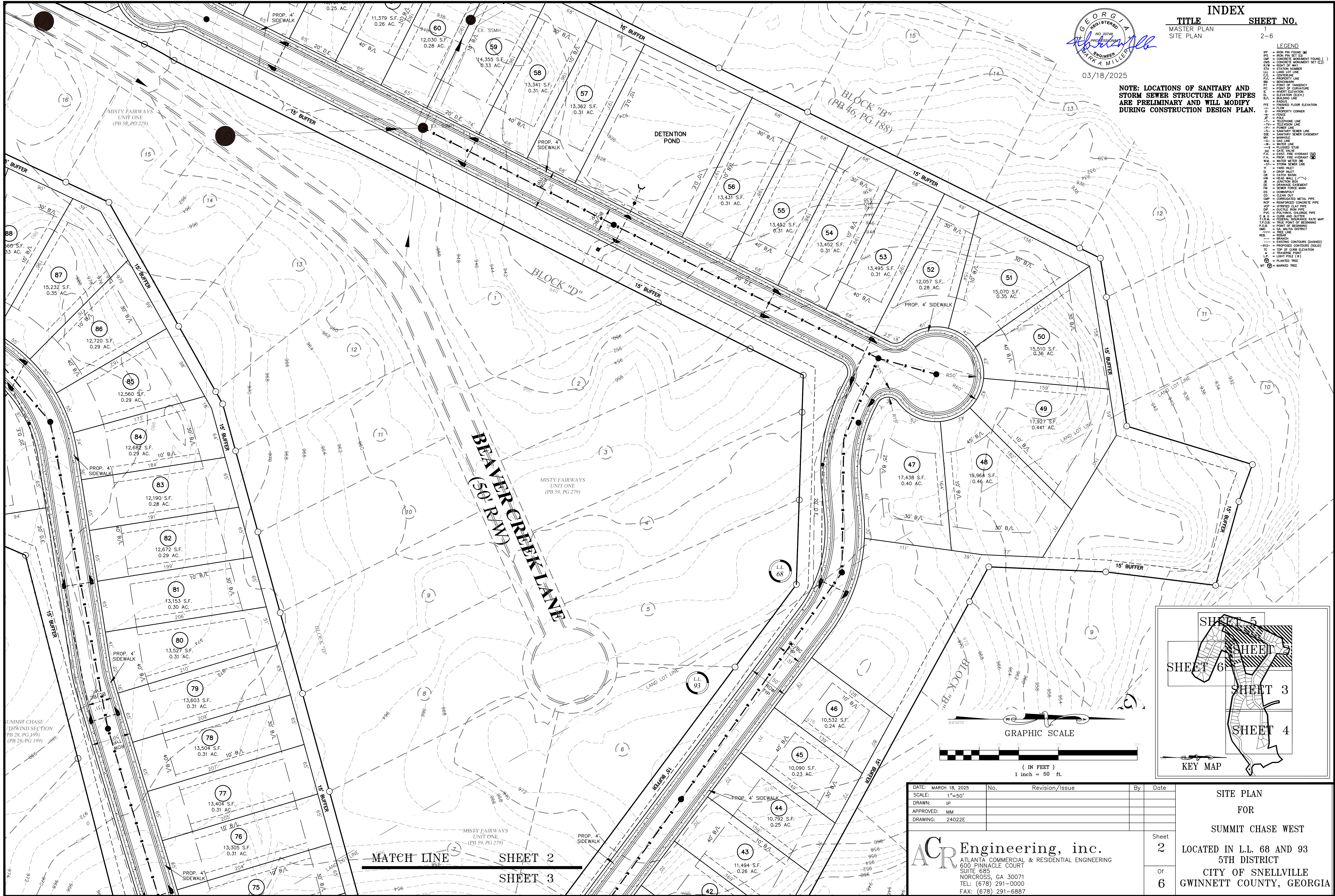
We feel that the current version of the site plan strikes a balance between challenges facing the development of the Property while being respectful of adjacent and surrounding uses. At only 1.32 units per acre, the proposed density is drastically lower than the adjacent Soleil community, which was zoned to allow 257 units at a maximum density of 3.41 units per acre.

Thank you for your consideration of this request. Please let me know if you have any questions or would like to discuss further.

Best,

Shane M. Lanham
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Lawrenceville, Georgia 30043
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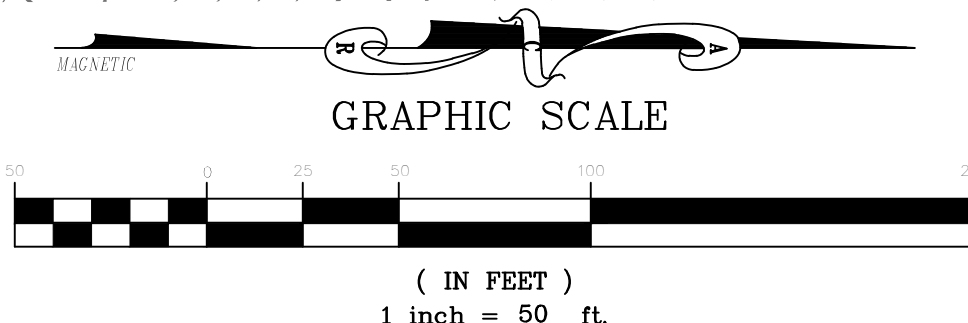
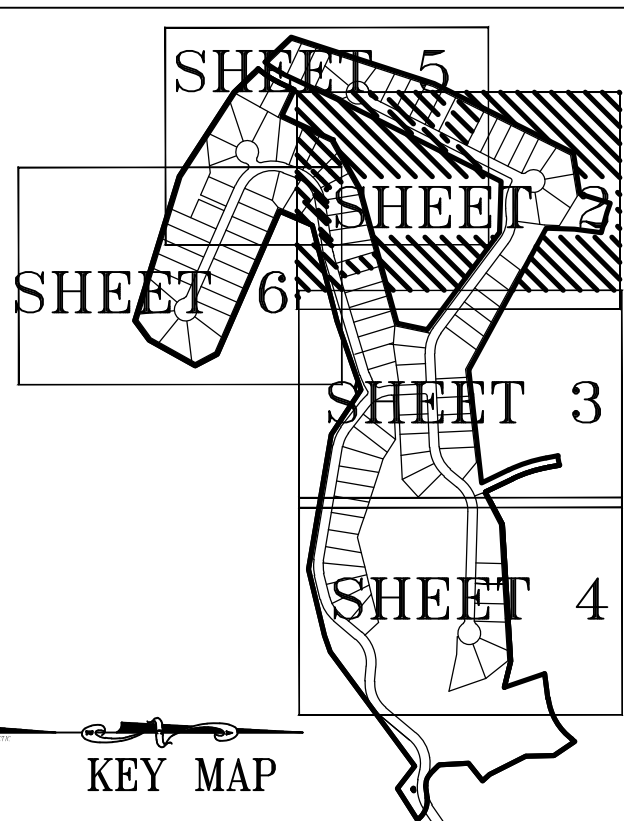




03/18/2025

NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PLAN.

- LEGEND
- IPF = IRON PIN FOUND (W)
 - IPB = IRON PIN SET (B)
 - CMF = CONCRETE MONUMENT FOUND (F)
 - CMB = CONCRETE MONUMENT SET (B)
 - W/L = WIDE LOT
 - STA = STATION NUMBER
 - LAND LOT LINE
 - PROPERTY LINE
 - CE = CENTRELINE
 - BM = BENCHMARK
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - EL = ELEVATION (FEET)
 - B/L = BUILDING LINE
 - FF = FINISHED FLOOR ELEVATION
 - FL = FLOOR
 - OC = PROPERTY CORNER
 - F = FENCE
 - J = JUNCTION
 - TL = TELEPHONE LINE
 - PL = POWER LINE
 - SL = SANITARY SEWER LINE
 - SSL = SANITARY SEWER EASEMENT
 - MS = MANHOLE
 - GL = GAS LINE
 - WL = WATER LINE
 - PLUGGED STOP
 - GL = GATE VALVE
 - FL = PROP. FIRE HYDRANT (D)
 - WM = WATER METER (W)
 - ST = STORM SEWER LINE
 - VI = VARI INLET
 - DI = DROP INLET
 - CB = CATCH BASIN
 - HW = HEAD WALL (L)
 - JB = JUNCTION BOX
 - DE = DRAINAGE EASEMENT
 - FM = FENCE
 - DS = DOWNSPOUT
 - CO = CLEAN OUT
 - RC = REINFORCED CONCRETE PIPE
 - VC = VITRIFIED CLAY PIPE
 - DR = DUCTILE IRON PIPE
 - SP = SPOUT
 - C & G = CURB AND GUTTER
 - F & S = FEDERAL INSURANCE RATE MAP
 - TPB = TRUE POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - GA = GA. MULTA DISTRICT
 - RES. LINE = RES. LINE
 - BR = BRANCH
 - EXISTING CONTOURS (DASHED)
 - 912- = PROPOSED CONTOURS (SOLID)
 - TC = TOP OF CURB ELEVATION
 - TR = TRAVEL POINT
 - L = LIGHT POLE (L)
 - PL = PLANTED TREE
 - MT = MARKED TREE

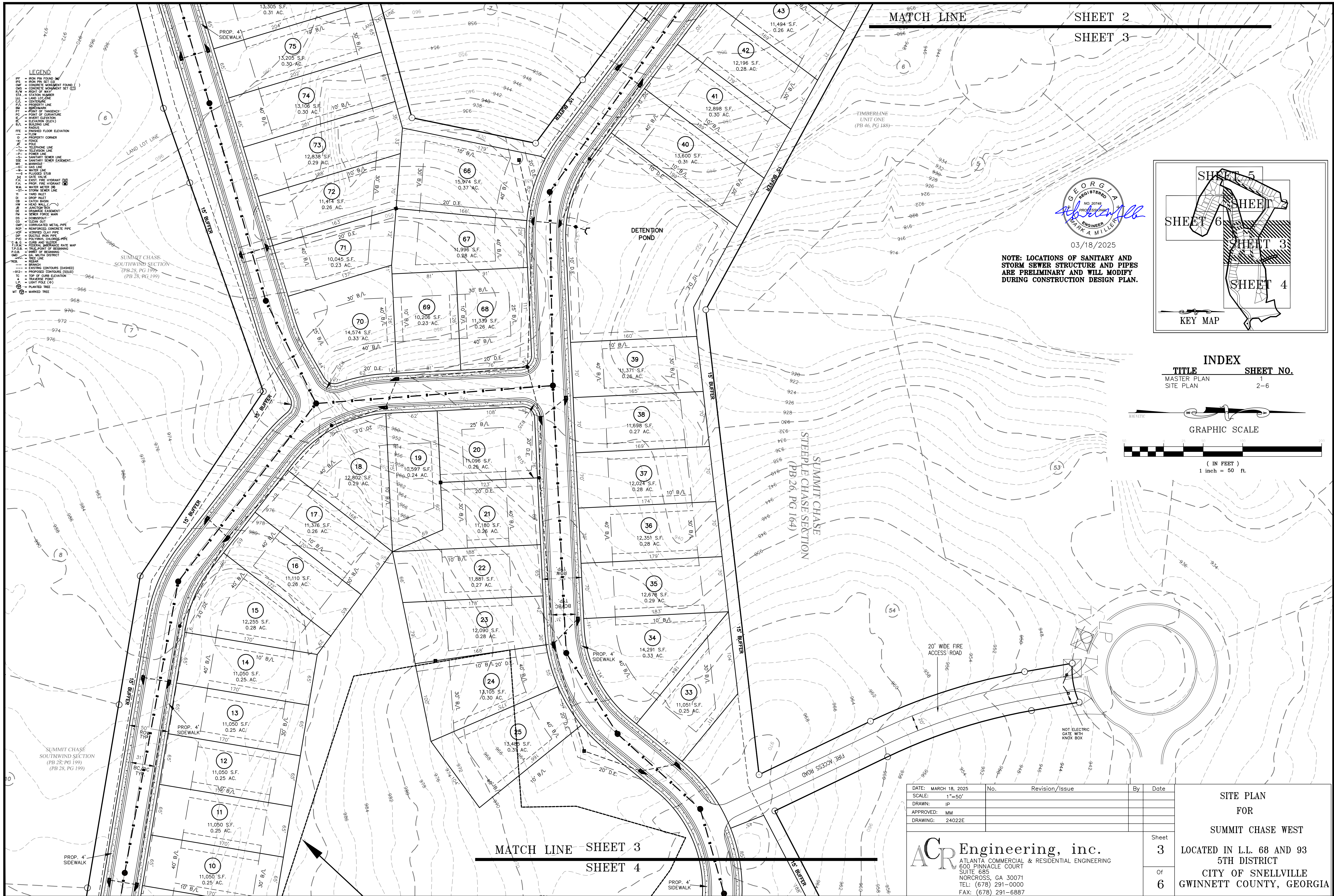


DATE: MARCH 18, 2025	No.	Revision/Issue	By	Date
SCALE: 1"=50'				
DRAWN: IP				
APPROVED: MM				
DRAWING: 24022E				

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SITE PLAN
FOR
SUMMIT CHASE WEST
LOCATED IN L.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

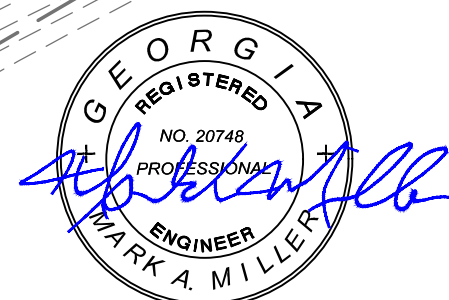


MATCH LINE

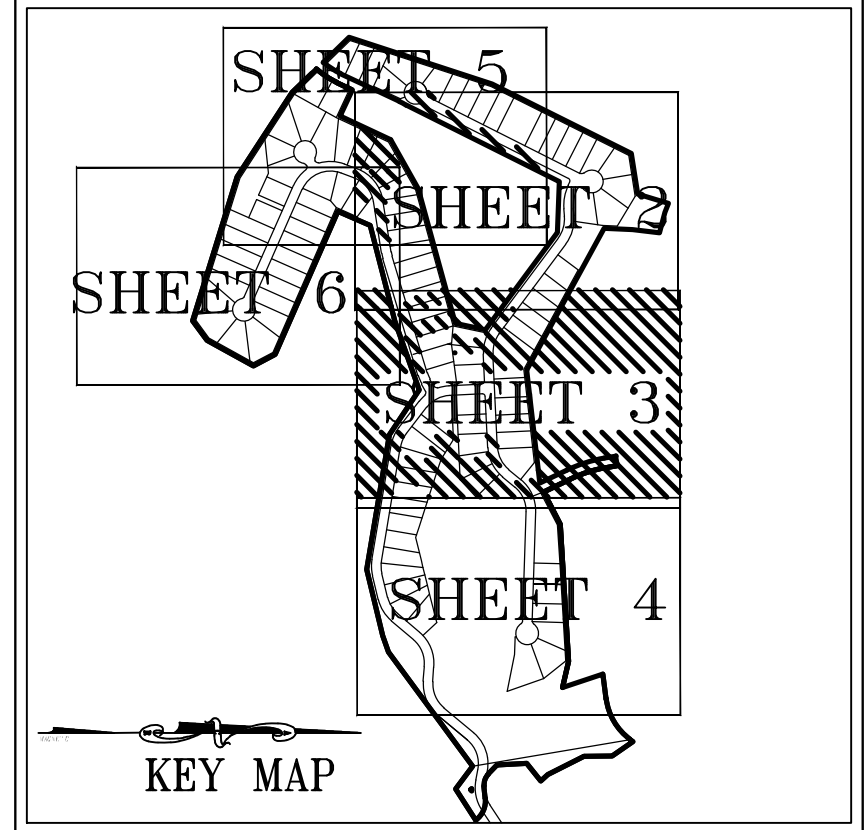
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SHEET 3

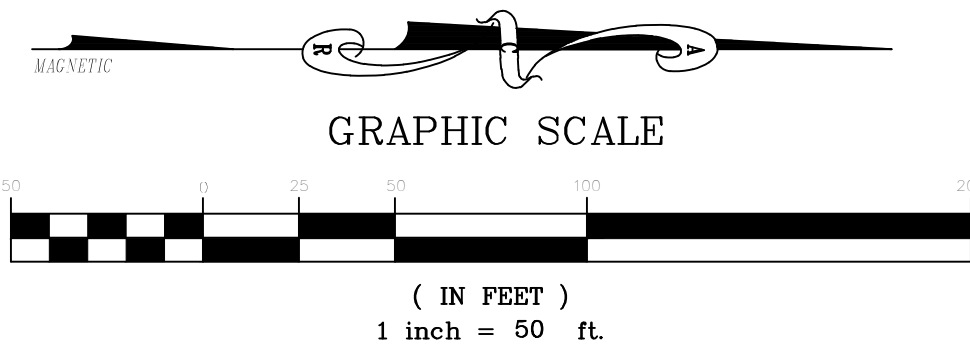
- LEGEND**
- IRON PIN FOUND (IP)
 - CONCRETE MONUMENT FOUND (CM)
 - RIGHT OF WAY (R/W)
 - STATION NUMBER (SN)
 - LAND LOT LINE
 - PROPERTY LINE
 - BRICKWORK
 - POINT OF TANGENCY
 - POINT OF CURVATURE
 - ELEVATION (ELEV.)
 - BUILDING LINE
 - RADIUS
 - PROPOSED FLOOR ELEVATION
 - FLOW
 - PROPOSED CORNER
 - PROPOSED
 - PROPOSED
 - TELEPHONE LINE
 - TELEVISION LINE
 - POWER LINE
 - SANITARY SEWER LINE
 - SANITARY SEWER EASEMENT
 - MANHOLE
 - WATER LINE
 - PLUGGED SUB
 - WATER LINE
 - EXIST. FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - WATER METER (WM)
 - STORM SEWER LINE
 - YARD INLET
 - CATCH BASIN
 - ROAD INLET
 - JUNCTION BOX
 - SEWER EASEMENT
 - SEWER FORCE MAIN
 - DOWNCUT
 - UPCUT
 - CORRODED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - VITRIFIED CLAY PIPE
 - DUCTILE IRON PIPE
 - POLYVINYL CHLORIDE PIPE
 - CURB AND GUTTER
 - FEDERAL INSURANCE RATE MAP
 - WATER POINT OF BEGINNING
 - WATER METER DISTRICT
 - WATER LINE
 - BRANCH
 - EXISTING CONTOURS (DASHED)
 - PROPOSED CONTOURS (SOLID)
 - TOP OF CURB ELEVATION
 - MANHOLE POINT
 - PLANTED TREE
 - MARKED TREE



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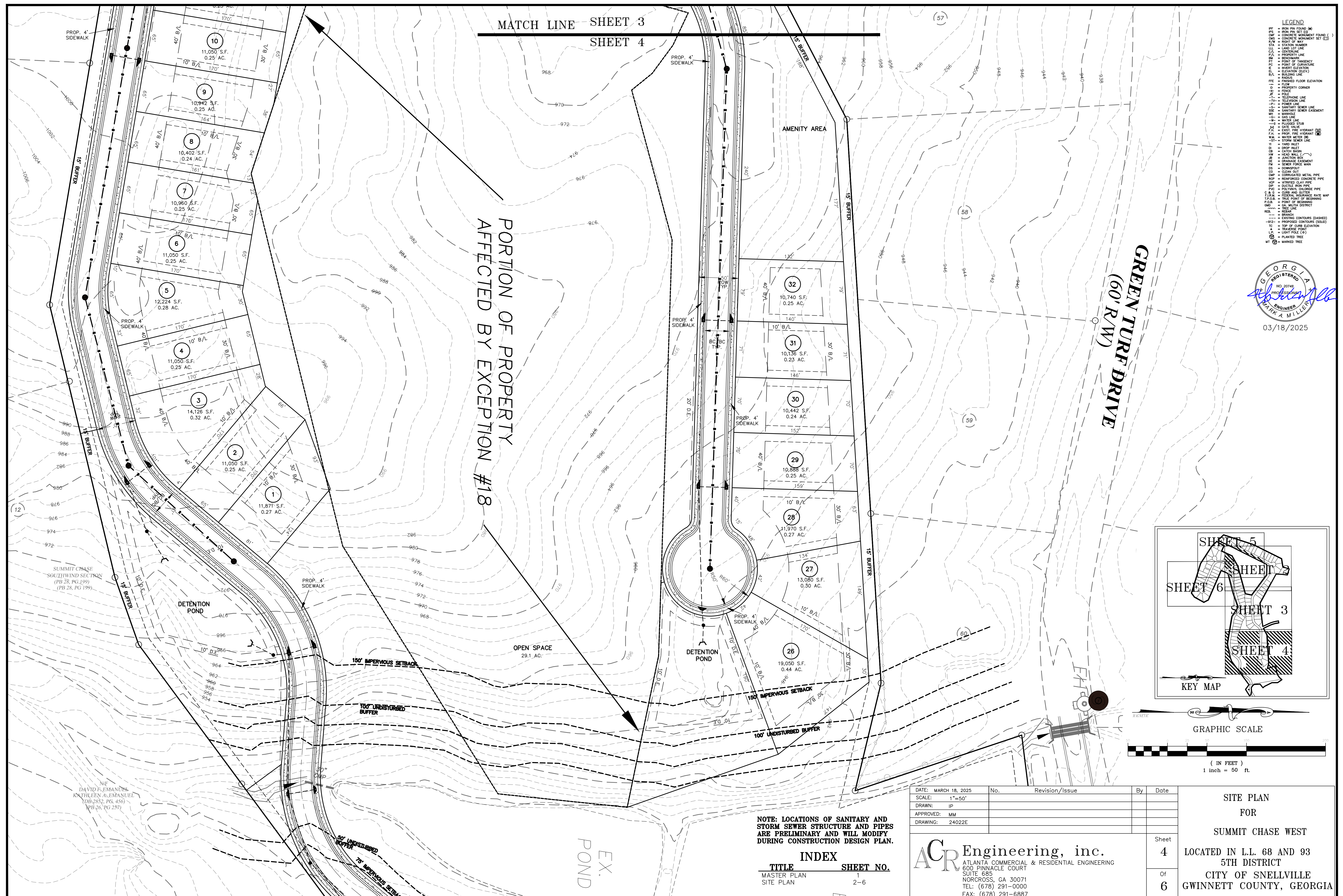
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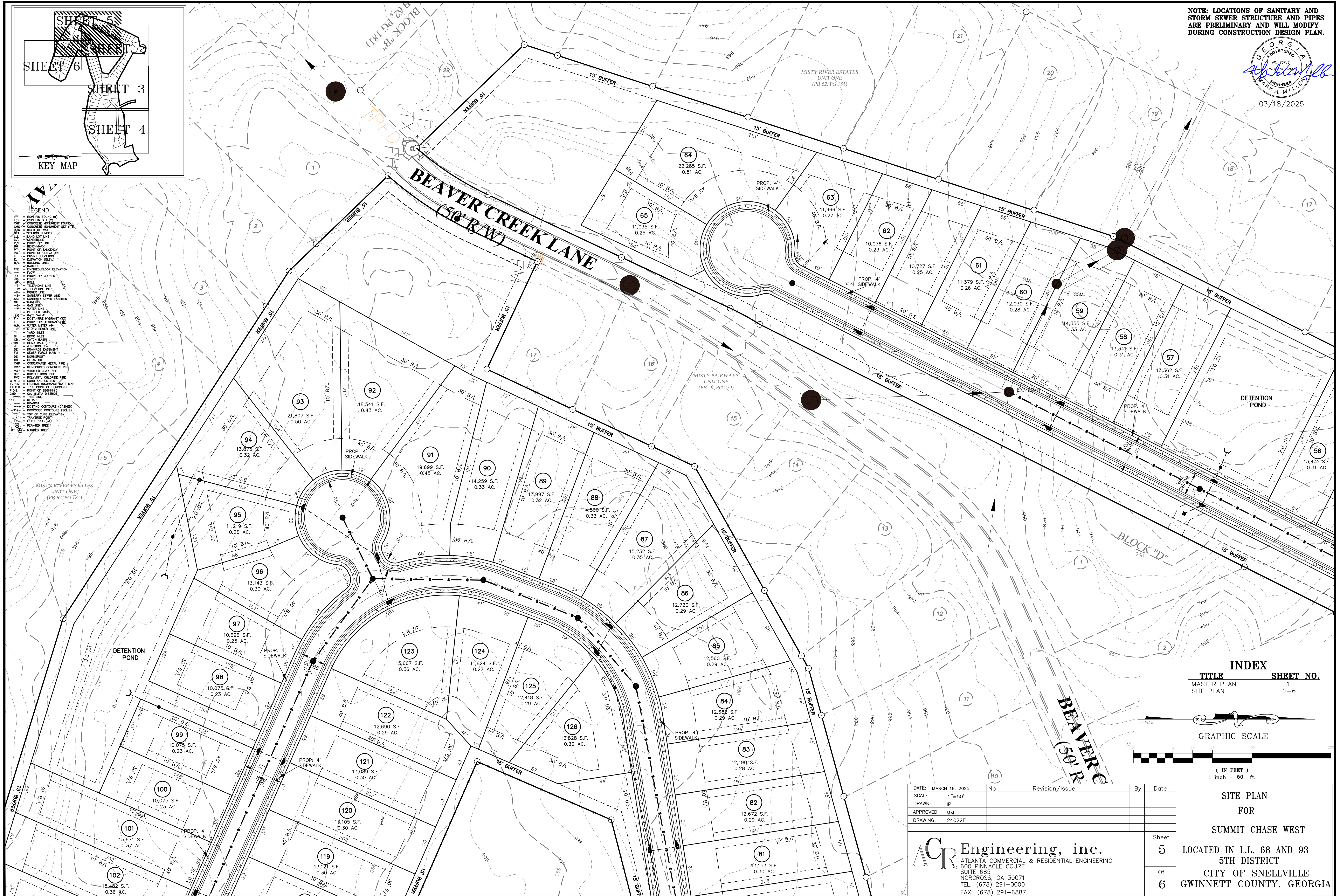
Date		SITE PLAN FOR SUMMIT CHASE WEST LOCATED IN L.L. 68 AND 93 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA
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ACR Engineering, inc. ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING 600 PINNACLE COURT SUITE 685 NORCROSS, GA 30071 TEL: (678) 291-0000 FAX: (678) 291-6887			Sheet	4	
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LEGEND

HP - IRON PIN FOUND (H)
IP - IRON PIN SET (I)
CMP - CONCRETE MOMENT FLOOR
CMF - CONCRETE MOMENT FOOT (C)
RF - RIGHT OF WAY
STA - STATION NUMBER
LUL - LAND LOT LINE
C/L - CENTER LINE
BM - BENCHMARK
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
PVI - POINT OF VERTICAL INTERSECTION
ELEVATION (ELEV)
E - ELEVATION
R - RADIUS
FEE - FINISHED FLOOR ELEVATION
O - PROPERTY CORNER
F - FENCE
T - TELEPHONE LINE
TV - TELEVISION LINE
P - POWER
S - SANITARY SEWER LINE
SE - SANITARY SEWER EXISTENT
M - MANHOLE
GAS - GAS LINE
W - WATER LINE
F - FLOODED STREET
D - DATE VALVE
FV - FRESH WATER HYDRANT
FAL - FRESH FIRE HYDRANT
WAL - WATER METER (W)
ST - STORM SEWER LINE
V - VADO INLET
DI - DRAIN INLET
CB - CATCH BASIN
J - JUNCTION
AB - ABUTMENT BOX
SE - SEWER EXISTENT
FM - SEWER FORCE MAIN
SE - SEWER
C - CLEAN OUT
CMP - COMPOUND METAL PIPE
RCP - REINFORCED CONCRETE PIPE
M - MTFRED 4" PIPE
DIP - DUCTILE IRON PIPE
PVC - POLYETHYLENE CHLORIDE PIPE
C - CUES AND GUTTER
ULFAL - FEDERAL RESISTANCE DATE MAP
P.O.B. - POINT OF BEGINNING
O.B. - POINT OF BEGINNING
M.D. - METAL DISTRICT
T - TREE LINE
BR - BRANCH
C - EXISTING CONTIGUOUS (BARRIED)
P-12 - PROPOSED CONTOUR (SOLID)
TC - TRAIL CENTER OF ELEVATION
T - TRAVERSE POINT
L - LOT (PLOT OF)
T - TOWNED TREE
M - MARKED TREE

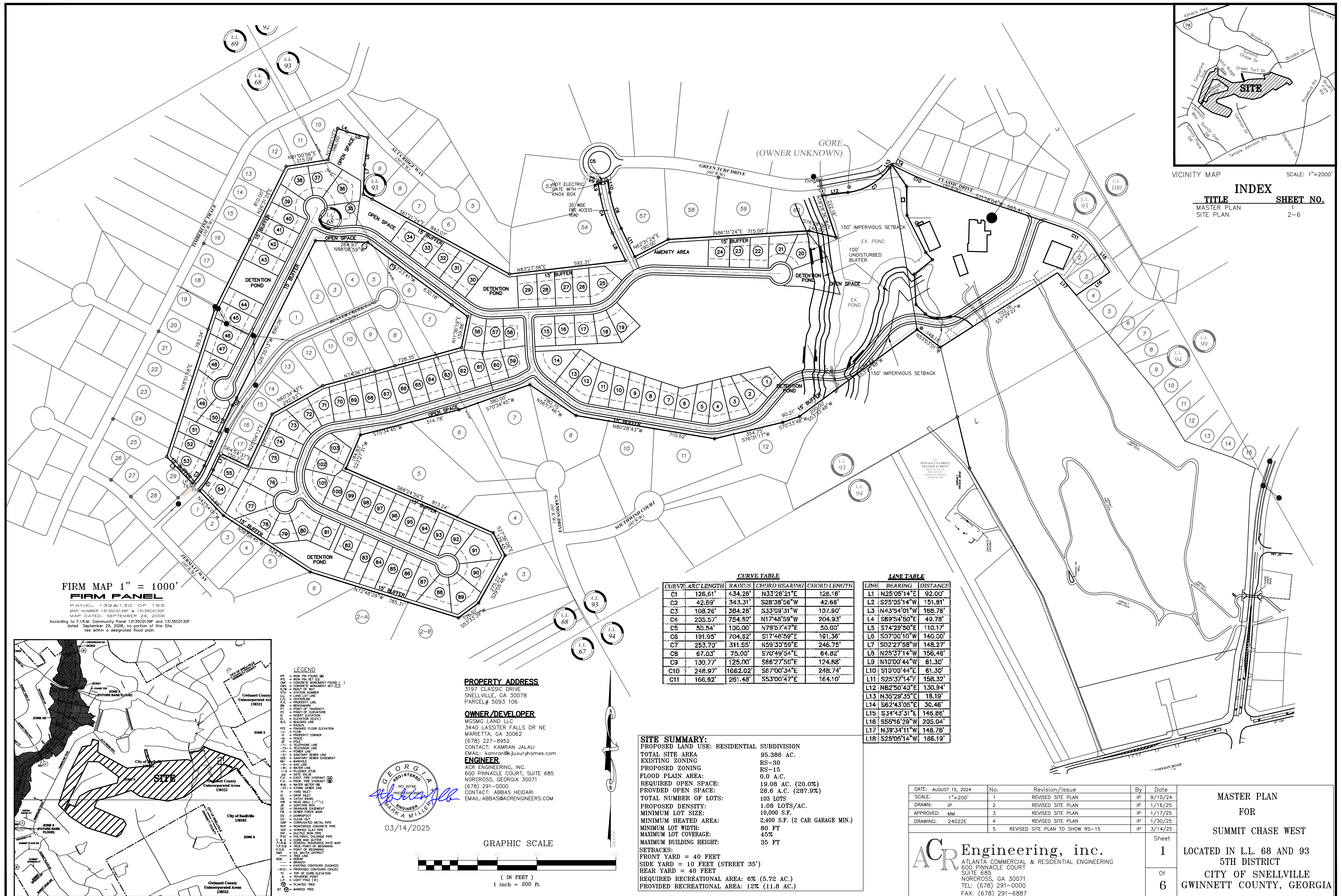


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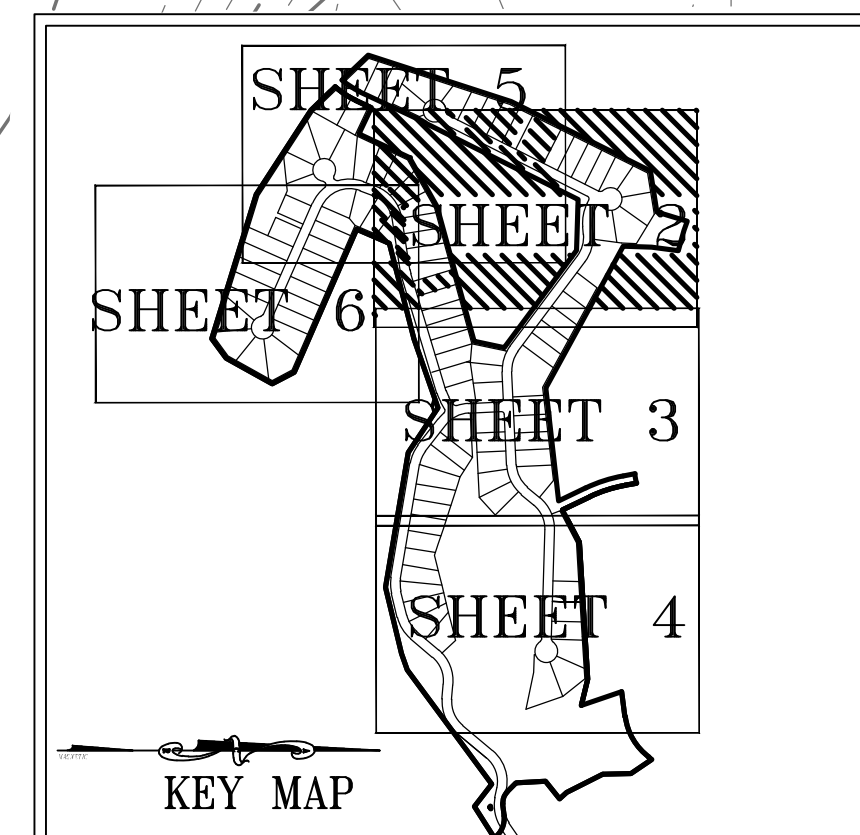
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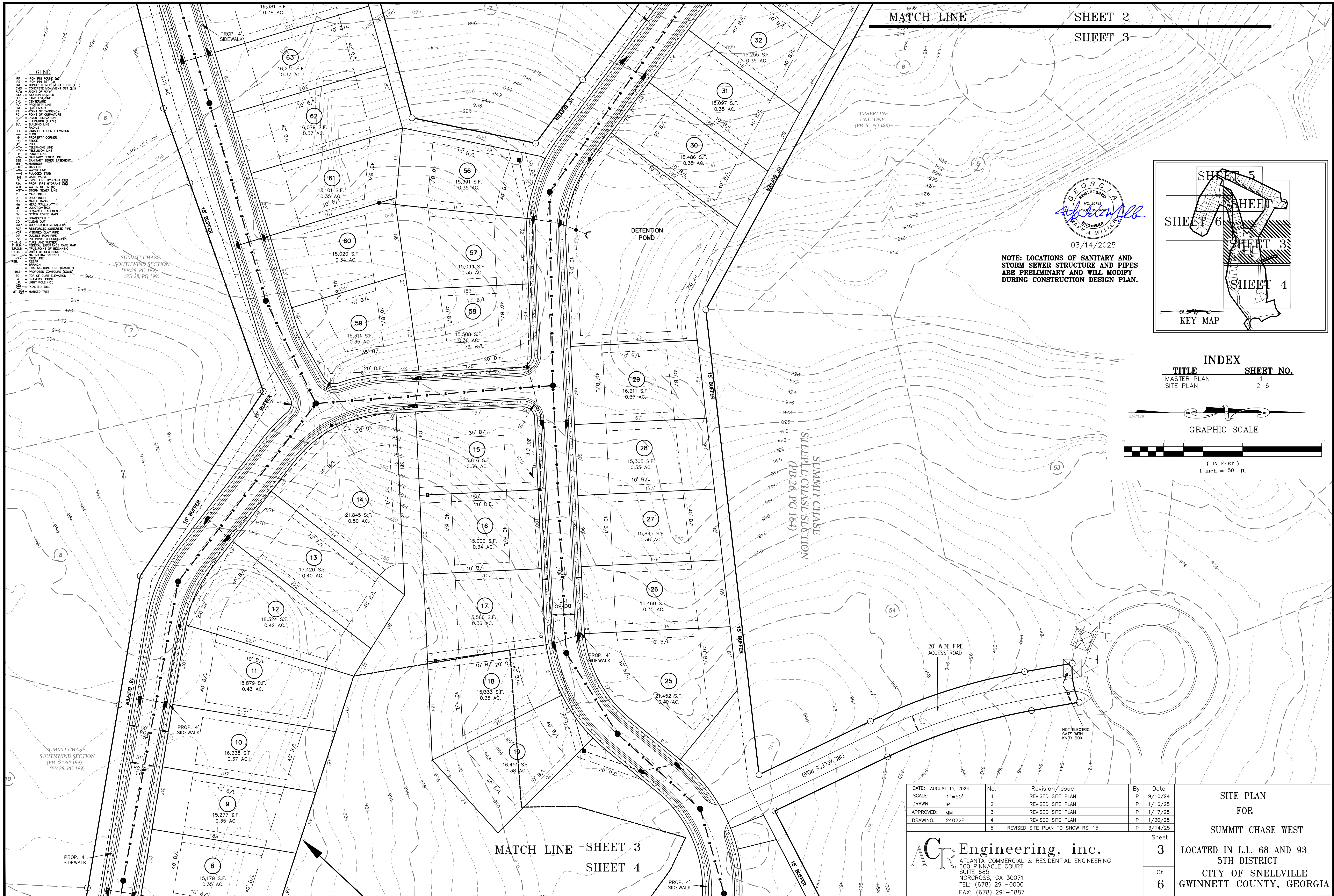
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DATE: AUGUST 15, 2024	No.	Revision/Issue	By	Date
SCALE: 1"=50'	1	REVISED SITE PLAN	IP	9/10/23
DRAWN: IP	2	REVISED SITE PLAN	IP	1/16/23
APPROVED: MM	3	REVISED SITE PLAN	IP	1/17/23
DRAWING: 24022E	4	REVISED SITE PLAN	IP	1/30/23
	5	REVISED SITE PLAN TO SHOW RS-15	IP	3/14/24

4	SITE PLAN FOR SUMMIT CHASE WEST LOCATED IN L.L. 68 AND 93 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA
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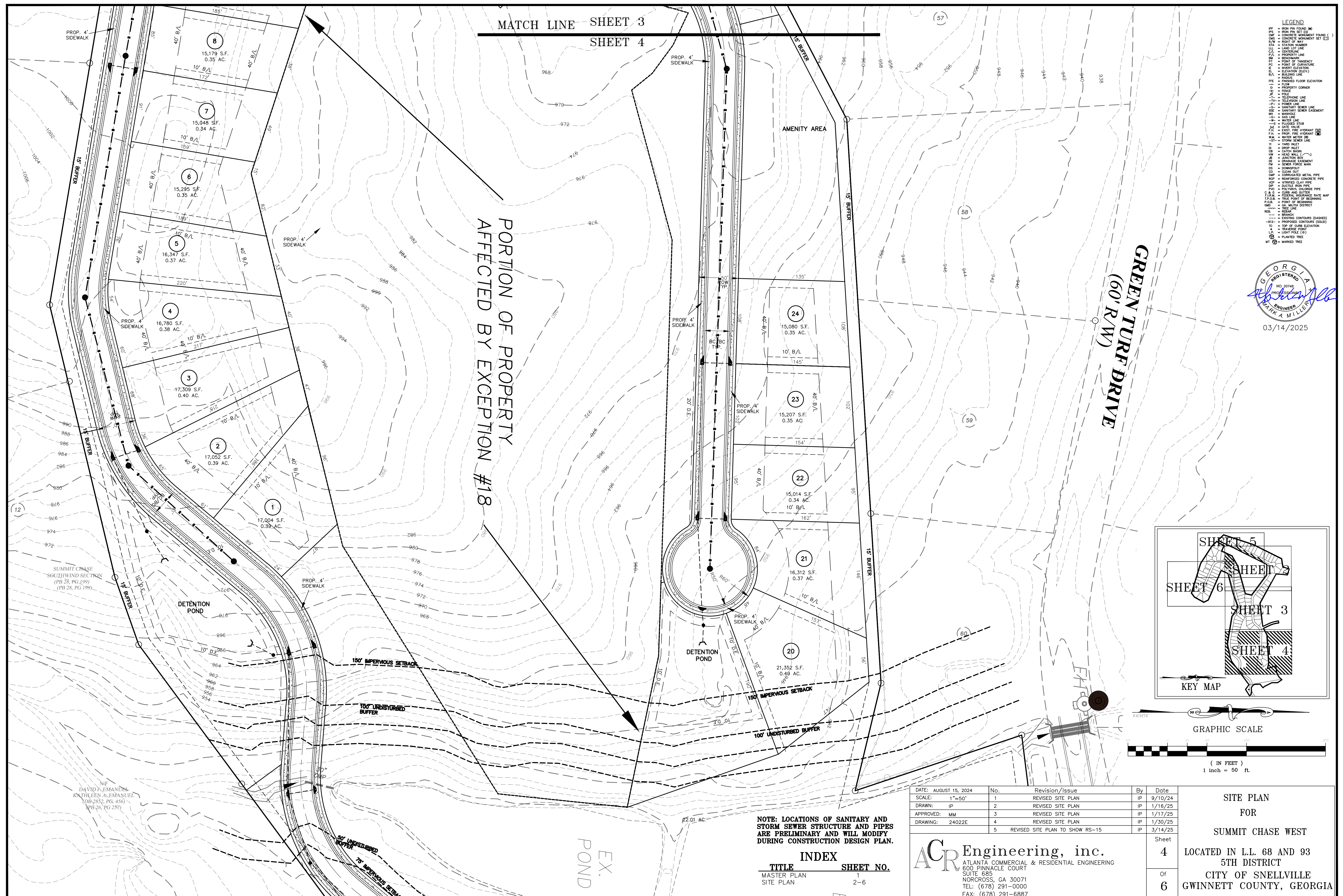
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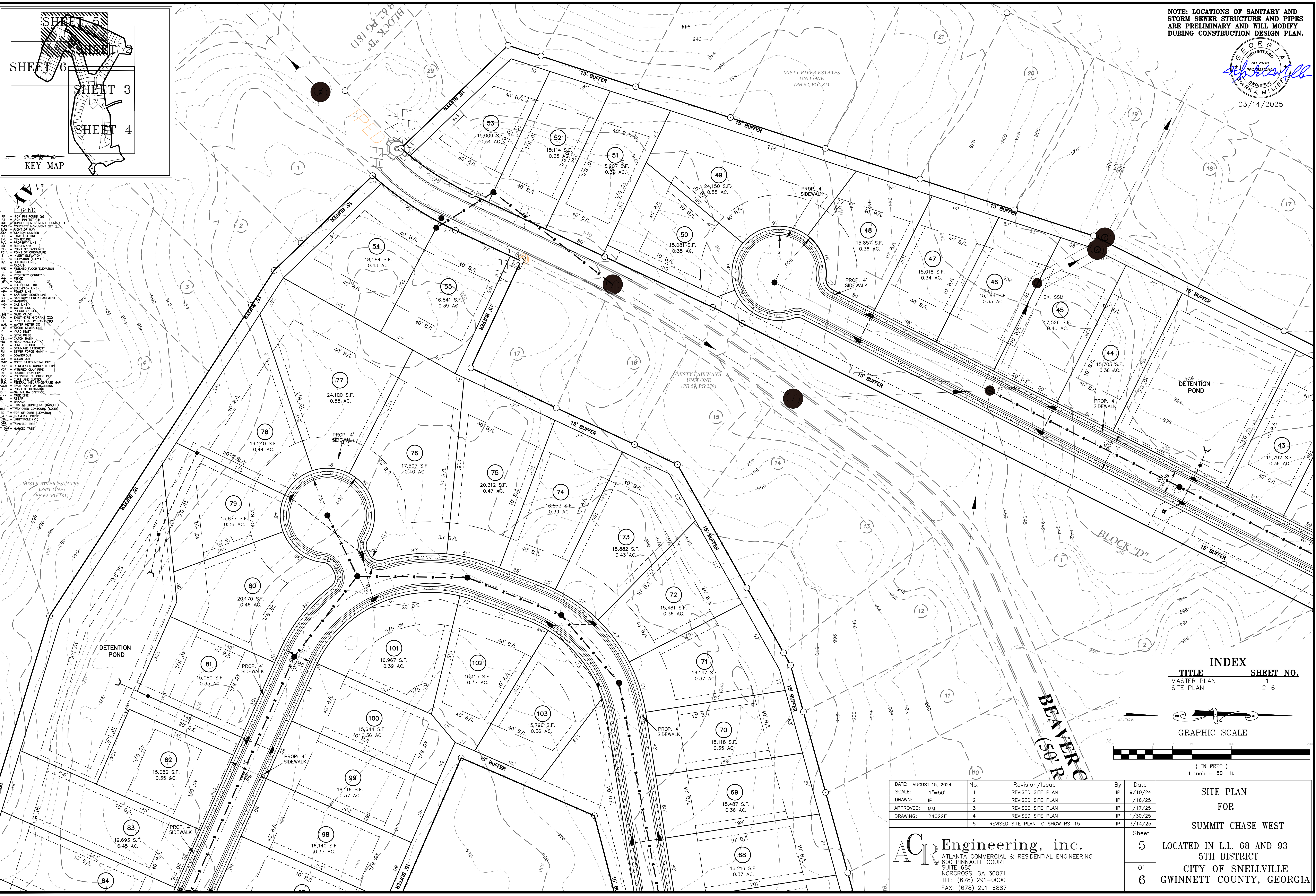
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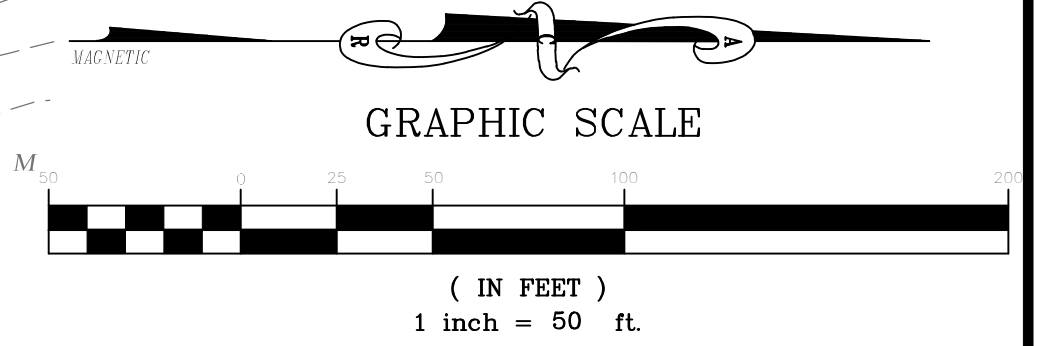
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LEGEND

#P - HOSE PIN FOUND (H)
#S - HOSE PIN SET (G)
CMP - CONCRETE MONUMENT FOUND (?)
CNS - CONCRETE MONUMENT SET (?)
STA - STATION NUMBER
L - LIGHT PIPE
CZ - CENTERLINE
P/L - PROPERTY LINE
BM - BENCHMARK
F - POINT OF VANGUERY
PC - POINT OF CURVATURE
E - INVERT ELEVATION
L - ELEVATION OF LEVEL
B/L - BUILDING LINE
RA - RADIAL
FEE - FINISHED FLOOR ELEVATION
O - PROPERTY CORNER
P - POLE
T - TELEPHONE LINE
TV - TELEPHONE LINE
P - POWER LINE
-S- SANITARY SEWER LINE
USE - SANITARY SEWER EXISTENCE
MH - MANHOLE
C - C&G LINE
W - WATER LINE
F - FUGGED SUB
FM - EXIST. FIRE HYDRANT
F - EXIST. FIRE HYDRANT
WM - WATER METER (B)
-S- SEWER METER (B)
W - W&E TAPED
B - B&W TAPED
CB - CATCH BASIN
RW - ROAD WALL
AB - ABUTMENT BOX
FE - DRAINAGE EXISTENCE
FM - SEWER FORCE MAIN
C - CONCRETE
O - CLEAN OUT
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
VP - VENTED CLAY PIPE
DIP - DUCTILE IRON PIPE
PCP - POLYVINYL CHLORIDE PIPE
& G - CLIMB AND GUTTER
I&M - FEEDING INSURANCE MAP
O.B. - TRUE POINT OF BEGINNING
P - POINT OF BEGINNING
T - TREE LINE, DISTRICT
F - F&E LINE
- - - BRANCH
- - - EXISTING CONTOURS (DASHED)
- - - PROPOSED CONTOURS (SOLID)
- - - TOP OF K&G CONTOUR
A - TRAVERSE POINT
TL - LIGHT POLE (X)
- - - TURNED THREE
X - MARKED TREE



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