



David Belle Isle  
 Matthew P. Benson  
 Catherine W. Davidson  
 Gerald Davidson, Jr.\*  
 Brian T. Easley  
 Rebecca B. Gober  
 John D. Hipes\*  
 Christopher D. Holbrook  
 Jessica P. Kelly  
 Shane M. Lanham

BY: Julia A. Maxwell  
 Jeffrey R. Mahaffey  
 Steven A. Pickens  
 Jack M. Ryan  
 Gabrielle H. Schaller  
 S. Tess Shaheen  
 Andrew D. Stancil  
 Michael A. Tralongo  
 R. Lee Tucker, Jr.

\*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING AND FUTURE LAND USE MAP  
 AMENDMENT APPLICATIONS**

Mahaffey Pickens Tucker, LLP submits this combined Letter of Intent and attached rezoning and future land use map amendment applications (the “Applications”) on behalf of The Revive Land Group, LLC, (the “Applicant”) requesting the rezoning of an approximately 15.149-acre tract of land (the “Property”) situated along Lenora Church Drive. The Property is currently zoned RS-30 (Single Family Residential District) and designated as Low Density Residential on the Future Land Use Map.

The Applicant submits the Applications requesting to rezone the Property to the RX (Mixed Residential) zoning classification of the City of Snellville Unified Development Ordinance (the “UDO”) to develop the Property as an attractive single-family residential community with a mix of attached and detached, single-family residences. Concurrently with the rezoning application, the Applicant is requesting an amendment to the Future Land Use Map of the City of Snellville (the “FLUM”) to designate the Property as Medium Density Residential.

The proposed development would include approximately 28 single-family detached homes and approximately 42 single-family attached townhomes for a total of 70 single family residences.

The proposed development will have an overall density of 4.62 units per acre. The proposed

development will include approximately 5.98 acres of open space including amenities for residents to enjoy. The proposed development would be accessed by a single entrance off of Lenora Church Road. The proposed development is located less than one mile from U.S. Highway 78.

The proposed development is compatible with surrounding land uses and is in line with the policies of the City of Snellville 2045 Comprehensive Plan (the “2045 Plan”). The surrounding area is characterized primarily by single-family residential developments. Homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO’s Architectural Design Criteria. Building façades of the proposed homes would include brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix.

Further, the Property is located within the No Business Creek Character Area. The 2045 Plan states the vision for the No Business Creek Character Area as “a vibrant residential community” with a focus on promoting single-family homeownership. A key implementation strategy to accomplish the aforementioned vision is focusing on encouraging more homeownership and maintenance or upgrade of existing properties. The proposed development would reinvigorate the neighborhood by transforming the current use of the property to one that is more in line with the goals and intent of the 2045 Plan. Furthermore, the proposed development introduces a diverse housing type (single-family homes on smaller lots and townhomes) without negatively impacting the aesthetics of the area due to the luxury features of the proposed homes.

Additionally, the Applicant is requesting an amendment to the Future Land Use Map. The Applicant is requesting the Property be designated as Medium Density Residential to mirror the

parcels across Lenora Church Road. The Medium Density Residential Land Use category is characterized by single-family residential areas with 4 to 8 units lots per acre. The proposed development is a single-family residential neighborhood with a density of 4.62 units per acre. Medium Density Residential is an appropriate FLUM designation due to the nature of the proposed development, its close proximity to major thoroughfares, and the properties across Lenora Church Road already designated as Medium Density Residential.

To develop the Property as depicted on the site plan submitted with the Applications, the Applicant is requesting a variance from Section 201-1.6(D)(1) to increase the amount of the front yard area to be used for driveways from 35% to 67% for townhome units and 40% for single-family detached units. Approval of the requested variance will not negatively impact the navigability of the proposed development or the use and enjoyment of the units for future residents, but instead would enhance the future residents use of their homes by allowing for driveways of suitable dimensions without impacting pedestrian walkways or removing parking for residents and guests alike.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Snellville Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 11th day of February, 2025.

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham  
*Attorneys for Applicant*