

Applicant's Letter of Intent  
Apex Land Company  
Rezoning RS-30 to R-TH

The Applicant, Apex Land Company, respectfully requests to rezone the approximately 10.19-acre site from RS-30 to R-TH to develop an attached townhouse community. The subject site is located on the south side of Athens Highway (U.S. 78), near its intersection with Grayson Highway (S.R. 10), within an area that includes a variety of commercial and residential uses.

The proposed rezoning and development align with the intent of Snellville's Future Land Use Plan. The site falls within the Medium-Density Residential future land use area, which encourages single-family housing at a density of up to eight units per acre. It is also situated within the Highway 78 East Character Area and within an identified activity node (the intersection of Highway 78 and Grayson Highway). The vision for this character area includes well-developed nodes with a mix of uses, pedestrian-scale infrastructure, and a walkable, bicycle-friendly environment. The proposed development fosters these goals by introducing a walkable, rear-loaded townhouse product that complements nearby commercial businesses. The proposed development will include 65 rear-entry townhomes, resulting in a net density of approximately 6.38 units per acre, consistent with the land use designation. Each two-story unit will have a minimum heated floor area of 1,600 square feet and will include a two-car rear-loaded garage and driveway, providing a total of four off-street spaces per unit. Elevations depict a high-quality architectural design featuring cementitious siding and accents of brick and/or stone, creating visual variety and long-term durability. Per the submitted site plan, access to the community will be provided via a full-movement driveway on Athens Highway, with an included deceleration lane to prevent eastbound traffic disruption. Each rear-loaded garage will be accessed by 16-foot-wide alleys within a 20-foot right-of-way, consistent with traditional neighborhood design. The alley-loaded configuration allows every unit to front an internal street or green space, including three pocket parks that contribute to a pedestrian-friendly environment. Sidewalks are proposed along all internal streets, in front of all units, within open spaces, and along the Athens Highway frontage, promoting safe and convenient pedestrian access throughout the site and to surrounding destinations such as the Grayson Highway commercial corridor. Additional site features will include, but are not limited to:

- 26 guest parking spaces dispersed throughout the development
- A central mail kiosk area
- A screened dumpster enclosure with self-closing doors
- A stormwater management facility

The site also contains stream buffers and floodplain, which have been carefully preserved. These areas contribute to the total 3.915 acres (38.4%) of open space, exceeding the minimum 20% required by code. Recreation space totals 0.85 acres, also exceeding the minimum 6% (0.61 acres) required.

The Applicant respectfully requests two variances:

- A reduction of the rear setback from 30 feet to 22 feet to allow for optimal lot layout and vehicular circulation. The 30-foot standard is excessive when applied from the alley and would significantly impair the overall site plan and product viability.

- A waiver from the requirement to provide a pool and full-sized tennis court, which is impractical at this scale. The site is constrained by floodplain and stream buffers, limiting the buildable area. Additionally, the site's proximity (1.5 miles) to Towne Center Snellville provides future residents with access to abundant retail, entertainment, parks, and dining, functioning as an amenity extension.

The Applicant looks forward to collaborating with City staff and engaging with the community and stakeholders. Apex Land Company is excited to bring high-quality, for-sale housing to a strategic location in the City of Snellville.

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.