

RECEIVED
JUN 10 2025
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

LETTER OF INTENT

Rezoning

Tree Lane Development, LLC
1719 Scenic Highway
Parcel No. R5056 003
Proposed Classification: R-TH

The Applicant seeks to rezone the subject property from BG to R-TH for a 108 unit townhome development. The property is vacant and unimproved. It is located immediately behind the former Best Buy, which had been converted to a 12 Stone Church. The LLC owner of this property is affiliated with 12 Stone Church. If the property is rezoned, it will be sold, and the proceeds used by the church in its public service mission and ministries. The property is somewhat isolated because its substandard access and location on Tree Lane near Scenic Highway.

The property will support 108 high end townhome units. The applicant proposes a gated community with property-owner controlled amenities and private streets. Because of the relatively small size of this proposed community, the development would have limited impacts on transportation and school infrastructure. The Applicant requests approval of concurrent variances for the design and architectural components itemized on the list attached to this Letter. Those elements will allow the Applicant to maximize green space and provide the lawn or pocket park areas shown on the concept plan. For these reasons, the Applicant respectfully requests approval of the rezoning to allow the townhome development consistent with the site plan and building elevation submitted. To satisfy the requirements of Georgia law, the applicant notes that the denial of the application or approval with conditions not approved by the owner would violate the applicant and owner's constitutional rights protected by the Georgia Constitution.

The Applicant would be glad to meet with staff, City officials and neighboring property owners to answer any questions or address any concerns related to the application.

Variances needed for Tree Lane

Concept A/ Internal Pocket Parks
32658

RECEIVED
JUN 10 2025
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Street access

Section 401-3.4.B

No subdivision may be designed to eliminate all street access to adjoining parcels of land. Proposed streets must extend to the boundaries of the tract to be subdivided. Every development must be designed to facilitate either pedestrian or vehicular access to adjoining properties that are developed or anticipated to be developed. Locations of inter-parcel access will be as required and subject to the approval of the Director.

Justification:

The parcel to our north (5056 004) is zoned BG, and we would not want our Single Family subdivision tying into a commercial piece when the BG property has road frontage on Innsfail Drive

Cul-de-sac Streets

401-5.3.C

Dead end streets designed to have one end permanently closed must provide a cul-de-sac turnaround and may not exceed 1,000 feet in length. Additional length necessitated by topography or property configuration may be approved by the Director.

Justification:

We are providing a "dead end street" in lieu of a cul de sac which meets Gwinnett County Fire Code standards of not exceeding 150 feet in length.

Site Setback

202-6.6

Site Setback along streets (50 foot minimum)

Site Setback not along streets (40 foot minimum)

Justification:

Due to the unusual shape and topography of the property, combined with the location setback at least 50 feet from Tree Lane we ask for the site setback requirement be waived. In addition, the property located to the east and north is zoned commercial/BG. The adjacent property located to the west is residential and we are providing a 25 foot undisturbed buffer.

RECEIVED
JUN 10 2025
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Front Entry Townhomes

201-2.6. – Townhouse

Rear-entry garages and driveways with access from alley only. Front-entry garages prohibited.

Justification:

All townhomes with the exception of lots 73-92 as shown on the zoning concept plan are rear entry. We would ask due to the size and shape of the property, lots 73-92 are allowed as front entry townhomes with staggered front facades and decorative garage doors. Only 18 percent of the total number of homes will be front entry garages.

Driveways (Ordinance allows administrative variance per Section 201-1.6D.1.a)

Section 201-1.6D.1.a

No more than 35% of the front yard area may be used for driveways or authorized on-site parking.

Justification:

Since we only have 20 out of 108 total units as front entry, we request that 67 percent of the front yard may be used for a driveway.

Horizontal Street Alignment

Section 401-5.211 C.

For local streets the minimum radius shall be 81 feet.

Justification: Due to the block configuration of the streets along with the property configuration (long and skinny) we provide a 50'R at two curves (Unit 12 and Unit 61). While these two curves are below minimum, they still allow for fire and garbage trucks to maneuver through without issue.