

SPLIT SILK PROPERTIES, LLC.
P.O. BOX 1725
LOGANVILLE, GA 30052

October 7, 2025

Mr. Jason Thompson
Department of Planning & Development
Snellville City Center
2342 Oak Road
Snellville, GA 30078

RECEIVED
OCT 07 2025
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

RE: Letter of Intent for rezoning
Property Tax Parcel: 5060 043, 014
Property Address: 1804 & 1810 Athens Hwy.

Dear Mr. Thompson:

Apex Land Company respectfully requests to rezone approximately 10.19 acres from RS-30 to R-TH to allow for the development of an attached townhouse community. The site is located on the south side of Athens Highway (U.S. 78), near its intersection with Grayson Highway (S.R. 10), within a mixed-use area that includes both commercial and residential developments.

Earlier this year, the Applicant submitted a zoning request, which was subsequently withdrawn in July to address feedback from the community. In response, the site layout has been revised to create a more efficient alley circulation pattern and increased guest parking from 26 to 33 spaces.

The proposed rezoning is consistent with the City of Snellville's Future Land Use Plan. The property is designated as Medium-Density Residential, supporting attached single-family housing at densities of up to 8 units per acre. The site is also located within the Highway 78 East Character Area and falls within an identified activity node at the intersection of Highway 78 and Grayson Highway. This area supports compact residential development and pedestrian-friendly infrastructure.

The development proposes 65 rear-loaded townhomes at a net density of approximately 6.38 units per acre. Each unit will be two stories, with a minimum heated floor area of 1,600 square feet—exceeding the City's minimum requirement by 400 square feet. Units will be 2-3 bedrooms and will include two-car garages and a driveway - providing four off-street parking spaces per unit. Starting sales prices are anticipated being around \$400,000, comparable to many of the nearby single family detached homes. Exterior materials will include cementitious siding with brick and/or stone accents.

Vehicular access will be provided via a full-movement driveway on Athens Highway, including a deceleration lane to reduce eastbound traffic impacts. Rear-loaded garages will be accessed via 16-foot-wide alleys within a 20-foot right-of-way. Units will face internal streets or green spaces, and the alley configuration allows for an

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efficient and pedestrian-friendly layout. Sidewalks will be installed along all internal streets, open spaces, and the Athens Highway frontage to facilitate safe pedestrian movement and connectivity to nearby commercial areas, including the Grayson Highway corridor.

Additional site features include:

- 33 guest parking spaces throughout the development
- A central mail kiosk
- A stormwater management facility
- Pocket parks integrated throughout the site

Portions of the site include stream buffers and floodplain areas, which will remain undeveloped. These areas contribute to a total of 3.5 acres (36.40%) of open space, exceeding the 20% minimum requirement. Recreation space totals 0.70 acres (7.35%), exceeding the minimum requirement of 0.61 acres (6%).

Variance Requests:

The Applicant requests the following two variances:

1. A reduction of the rear setback from 30 feet to 22 feet to improve lot layout and vehicular circulation. The 30-foot requirement, when applied from an alley, restricts functional design and lot efficiency.
2. A waiver from the requirement to provide a pool and full-sized tennis court. Given the scale and density of the project, this requirement is not practical or financially feasible. The site is located near multiple recreational, retail, dining, and entertainment options that meet the needs of future residents.

The applicant feels that this zoning request is reasonable and action contrary will constitute a taking of property in violation of the Just Compensation Clause of the 5th Amendment and the Due Process Clause of the 14th 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.

We are excited to bring high quality, for-sale housing to the City of Snellville and look forward to working with the City staff and community stakeholders through the process.

Sincerely,



Jeff Timler

Split Silk Properties, LLC