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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Letter of Intent
Scenic Pointe, LLC
Estate of Lillian Moulder
1498 Highway 124
Tax Parcel 5-074-007

The Applicant proposes a mixed-use commercial development including a park for public use and enjoyment, retail, and a variety of office, daycare or medical and related space on the 8.93-acre tract.

The property was owned for many years by Lillian Moulder. Ms. Moulder lived on the property and resisted a number of offers to sell the property for development as commercial and a variety of uses grew up around her on Scenic Highway. Ms. Moulder was a long-time member of Mt. Zion Baptist Church. When she passed away, she made provisions in her estate planning documents and trust for the property to be sold and the proceeds used to assist in the mission of Mt. Zion Baptist Church and other charities through the Community Foundation for Northeast Georgia. The Applicant has a contract with the Moulder Trust to purchase the property and fund the trust for the charitable uses intended by Ms. Moulder.

The Applicant proposes to honor Ms. Moulder's memory by creating the Lillian Moulder Memorial Park at the corner of North Road and Highway 124. That park space would be open to the public to be used by residents along North Road and visitors to the commercial or office uses constructed on the balance of the property. The Applicant proposes a mixed-use commercial subdivision for restaurant, retail, office, daycare, and related uses. In exchange for this dedication, the Applicant further seeks a variance from the requirement to replace or compensate for six "specimen" trees on the property and a reduction in the buffer along North Road from twenty (20) feet to ten (10) feet, with grading allowed in the ten (10) foot area, followed by replanting the ten (10) foot buffer to accommodate visibility for Lot 4. According to the arborist's report submitted with this application, several of the trees have co-dominant stems and major dead portions. For these reasons, removing these trees and replanting provides a more stable and reliable buffer. The replantings in the buffer near Lot 4 needs to be open and low growing to allow cars to be able to enter North Road safely. Taller growing and more densely planted screening materials are proposed for the buffer along the rear of Lots 1, 2 and 6 as shown on the landscaping plan filed with this application. The Applicant

proposed to deed or dedicate the park space to the City subject to any easements necessary to accommodate the development.

The Applicant proposes retail or restaurant for the parcels Scenic Highway and possibly a medical office, daycare or other office use on the one parcel on North Road.

The Applicant proposes to install a stop light at the intersection of Scenic Highway and Stratford Drive and to create acceleration and deceleration lanes on Scenic Highway as required by GDOT and the City. In addition, the Applicant proposes to reserve several thousand square feet of property along Scenic Highway to accommodate GDOT and Gwinnett County plans for future (currently unfunded) improvements of Scenic Highway. A recent traffic plan and study indicates there is warrant for the signal and that improvements proposed by the Applicant are adequate to provide safe and optimal access to the property.

The Applicant proposed to construct a gateway sign in accordance with the City's implementation plan for the character area.

The Gwinnett County 2040 Unified Plan Future Development Map designates the property as Community Mixed Use. The proposed mixed used BG development is consistent with this designation. In February 2021, Gwinnett County denied an application to rezone the subject property for multi-family uses. This Applicant did not participate in that rezoning process. This Applicant believes that multi-family uses is inappropriate at this location and that the proposed mixed-use commercial/office project is much more compatible with the future land use map and desires and wishes expressed by neighboring property owners in the County rezoning process.

The Applicant requests that the conditions of zoning specifically allow the final configuration and size of lots to vary slightly to accommodate end users provided each lot meets the minimum requirements of the City's BG zoning classification.

For these reasons, the Applicant request annexation into the City and rezoning to the BG district with the conditions submitted with the application. To satisfy the requirements of Georgia law, the Applicant notes that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

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