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Vespera

Change In Conditions Application

2380 Wisteria Drive
Snellville, GA 30078

LETTER OF INTENT

Site Description and Current Use

2380 Wisteria Drive is a 2.677-AC property in the City of Snellville, zoned TC-R (Towne Center Residential) that is within the Towne Center Overlay District. The property is generally located on the northeast corner of Wisteria Drive and Hugh Drive, across from the Snellville Historical Cemetery. There is an abandoned building and large parking lot that exists on site. A portion of the Snellville Greenway crosses the rear property, and another segment runs along Hugh Drive.

In July 2024, under the same ownership, the property gained approvals for a Rezone to Towne Center Residential, Special Use for 171 multifamily units, and two variance applications to waive the on-site commercial and allow a “Stacked Flat” building type abutting a storefront street.

Proposed Use

The Vespera development proposes two (2) 5-story residential buildings with a total of 239 residential units. This is an increase of 68 units from the originally approved zoning and special use. The unit mix will include 44 one-bedroom, 191 two-bedroom, and 4 three-bedroom apartments, totaling 438 beds to cater to a variety of residential needs in the downtown area.

The development aims to enhance appeal with a private amenity area and indoor facilities such as a gym, daycare center, leasing office, and laundry facilities. To accommodate residents' parking needs, the development will feature 227 podium spaces and 26 covered surface spaces for a total of 253 parking spaces. This equates with a parking ratio of 1.06 parking spaces per multifamily unit. The proposed development is in a prime location for use of alternative transportation, including walking, biking, ride-share, local transit, and Ride Gwinnett.

Architecturally, Vespera will be designed with elevated features that reflect the modern aesthetic of the neighboring Grove project, maintaining a cohesive look within the area. Building materials include a mixture of brick, stone, Hardie Board, metal, and stucco. The color scheme includes neutral tones such gray, bronze, camel, buff, and white. The ground floor residential will have elevated ceilings and larger windows to resemble the look of ground floor commercial. The additional height will also accommodate service vehicles entering the property from Wisteria Drive.

Vehicular access to the development will be provided from both Wisteria Drive and Hugh Drive, ensuring efficient traffic flow and ease of entry and exit. A, updated Traffic Impact Study is included with this submission. The development will retain and integrate segments of the Snellville Greenway, preserving this valuable commodity while enhancing the pedestrian corridor within the site design.

Landscape improvements will be a key focus throughout the property, aligning with the beautification standards set within the Towne Center Overlay District. A prominent feature of the site design will be the expanded landscape verge along Wisteria Drive, complemented by an 8-foot sidewalk to encourage pedestrian movement and improve the overall streetscape experience. There will be lush landscape planting within the 15-FT planting buffer, 30-FT rear setback, and along the perimeter of the bioretention pond at the rear of the site. This will provide a significant landscape screen between the proposed buildings and residences to the east.

The proposed Vespera multifamily buildings as “Towne Center Flats” and associated site plan meets or exceeds the following Use Standards set forth in Section 206 of the City of Snellville Unified Development Ordinance (UDO):

Use Standards

Where a Towne Center flat is allowed as a limited or special use, it is subject to the following:

- a. Towne Center flats must be in a conforming walk-up flat or stacked flat building type.*
- b. Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallway, as permitted by building type.*
- c. Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.*
- d. Each dwelling unit must have at least 750 square feet of floor area.*
- e. Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals in conformance with sentence F.2.f below.*
- f. Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance is measured by the most direct route of travel on ground in the following manner:*
 - i. From the lobby entrance of each proposed building housing a Towne Center flat;*
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;*
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;*
 - iv. To the main entrance of the existing commercial floor area.*
- g. When multiple commercial establishments are required to attain 15,000 square feet, this requirement applies to all establishments.*

Intent of Change in Conditions

The intent of this Change in Conditions request is to increase the number of permitted residential units from 171 to 239 and to incorporate a second building on the site. This modification is necessary to support the financial and operational feasibility of the project, particularly considering the increase in construction costs and required infrastructure improvements.

Additionally, the proposed increase in density promotes more efficient land use, aligns with broader planning goals for compact development, and helps meet growing housing demand in the area. Without this adjustment, the existing conditions would significantly constrain the project's feasibility and could impede its timely delivery.

Conclusion

The developer and design team appreciate the opportunity to present this project to the City of Snellville. We are excited about this development and the continued enhancement of the Towne Center Overlay District.

Sincerely,



Mick Kittle, PLA
Senior Land Planner
SPG Planners + Engineers