

Vespera

Snellville, GA 30078
Gwinnett County

Change in Conditions Preliminary Plans

07/14/2026

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Project Team

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**Planner / Engineer /
Landscape Architect**
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Watkinsville, GA 30677
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706.769.9515

Land Surveyor
Professional Land Surveyors
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Dalton, GA 30720
Contact: D. Hall
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770.334.8186



Vicinity Map
Not to Scale



FEMA Firm Map
Not to Scale

Approved Rezone (July 22, 2024)

ORD 2024-25 - RZ 24-03

Approved Special Use (July 22, 2024)

ORD 2024-26 - SUP 24-02

Approved Variances (July 22, 2024)

UDO Sec. 206-3.1F.2.E. (Commercial Floor Area Requirement): to waive the requirement for a minimum of 30,000 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).

UDO Sec. 205-1.14D (Storefront Street Requirements): to allow development and use of the Stacked Flat building type for buildings abutting storefront street.

Conditions:

- The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Wisteria Drive Flats", dated 5-14-2024 (stamped received 5-14-2024) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
- All variances and conditions approved 2-13-2018 by the Snellville Board of Zoning Appeals for case #BOA 18-01 are repealed.
- Uses involving adult entertainment, including the sale and display of adult magazines, books, videos, and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
- Signs higher than 15 feet or larger than 225 square feet are prohibited.
- Applicant will provide an exterior building color palette to the Planning Director for approval.

Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue:
07/14/2026

Project No. 26-3659

Firm Info:



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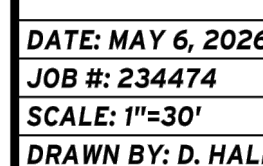
1725 Electric Avenue, STE 320
Watkinsville, GA 30677

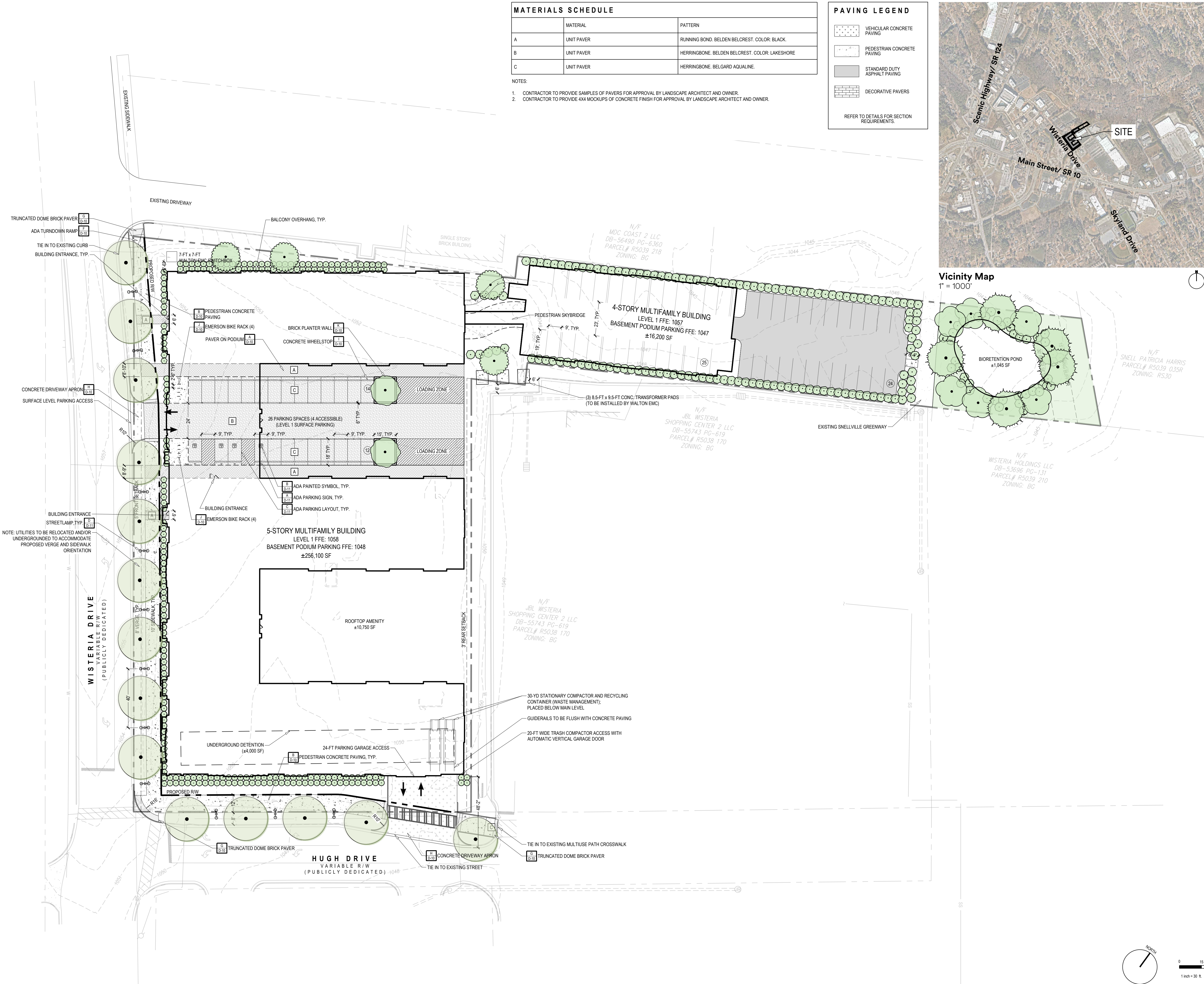
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Sheet Title:

Cover

CC-00

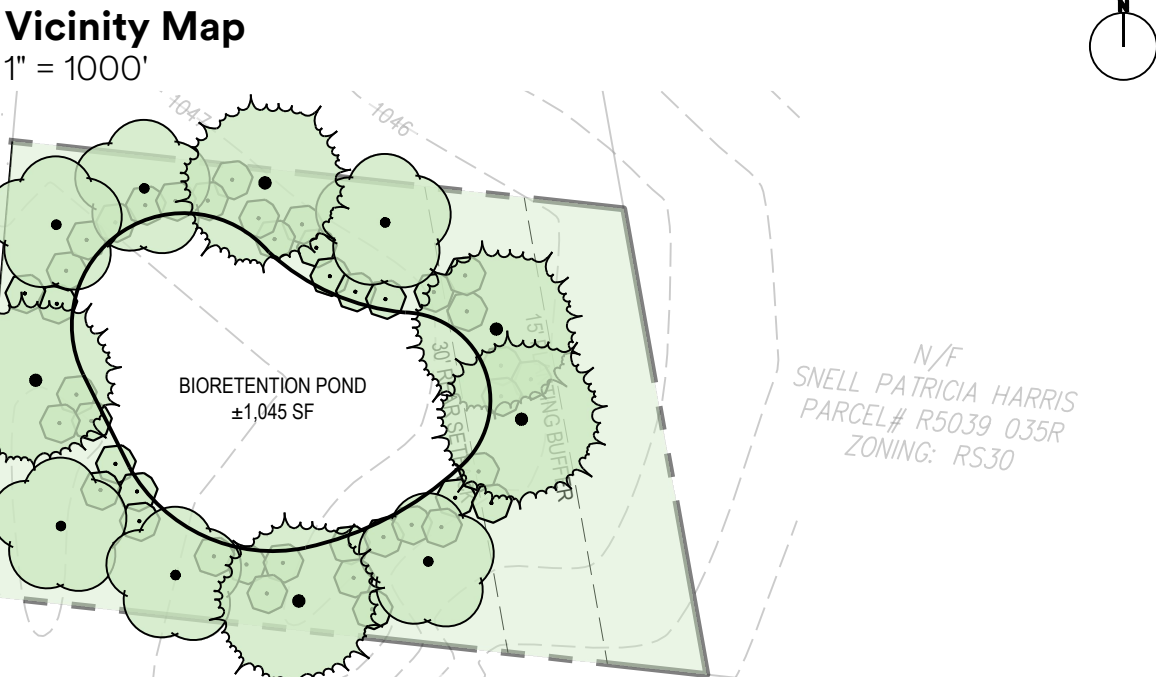
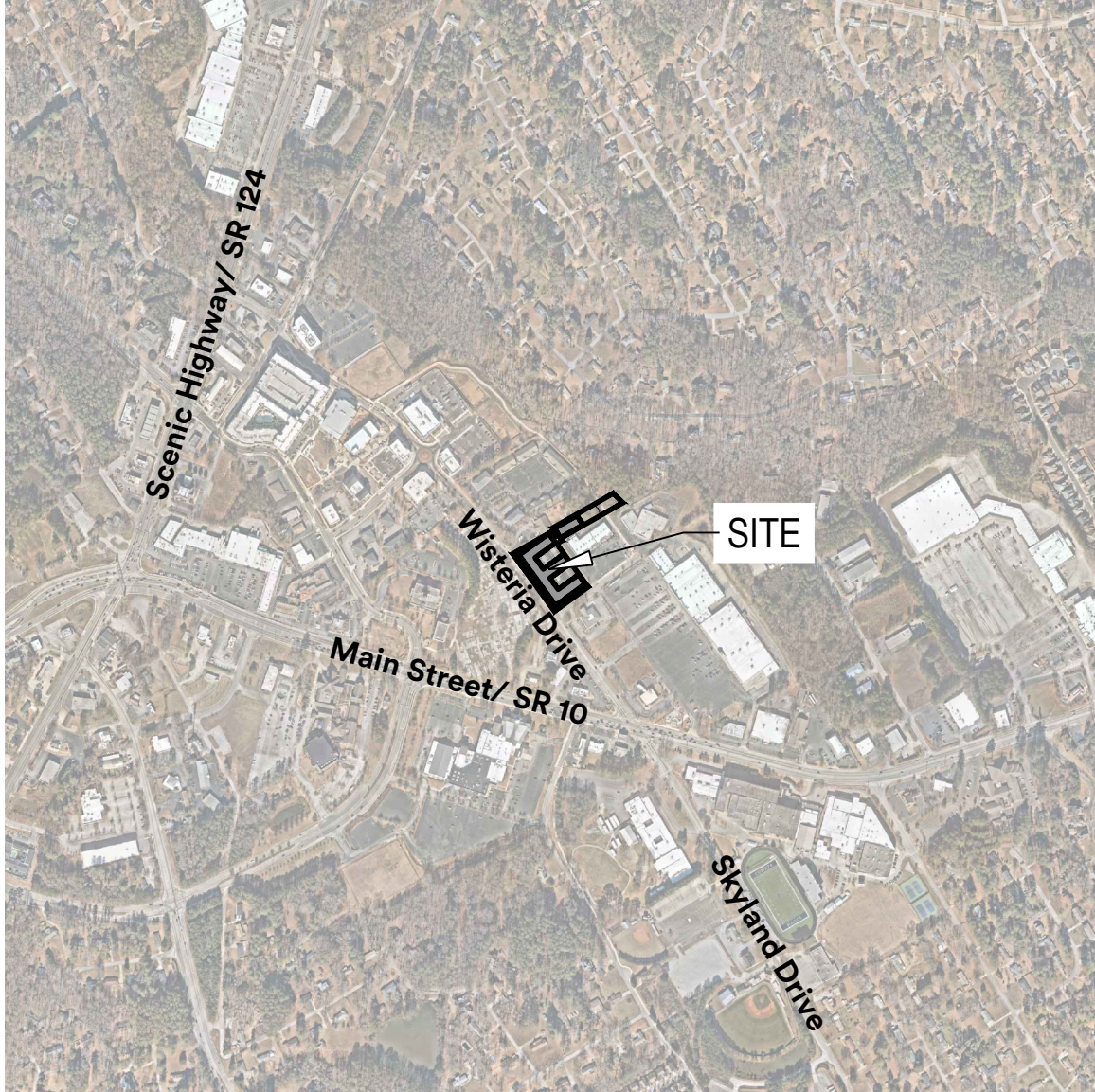




MATERIALS SCHEDULE		
	MATERIAL	PATTERN
A	UNIT PAVER	RUNNING BOND, BELDEN BELCREST, COLOR: BLACK.
B	UNIT PAVER	HERRINGBONE, BELDEN BELCREST, COLOR: LAKESHORE
C	UNIT PAVER	HERRINGBONE, BELGARD AQUALINE.

- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
 - CONTRACTOR TO PROVIDE 4X4 MOCKUPS OF CONCRETE FINISH FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.

PAVING LEGEND	
	VEHICULAR CONCRETE PAVING
	PEDESTRIAN CONCRETE PAVING
	STANDARD DUTY ASPHALT PAVING
	DECORATIVE PAVERS
REFER TO DETAILS FOR SECTION REQUIREMENTS.	



PROJECT INFORMATION

ADDRESS	2380 WISTERIA DRIVE
PARCEL NUMBER	R5038 133
ACREAGE	2.67 AC (116,305.20 SF)
EXISTING ZONING	TC-R (TOWNE CENTER RESIDENTIAL)
PROPOSED ZONING	X
EXISTING USE	COMMERCIAL
PROPOSED USE	TOWNE CENTER FLAT

FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 131502028F, DATED 08/29/2006. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY PROFESSIONAL LAND SURVEYORS FOR SHIFA REAL ESTATE INVESTMENTS LLC DATED 08/23/23. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL CITY OF SNELLVILLE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH CITY OF SNELLVILLE STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF SNELLVILLE ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
DENSITY	76.03 DU/AC

UNIT MIX		
	UNITS	BEDS
1 BEDROOM	44	44
2 BEDROOM	151	302
3 BEDROOM	8	24
TOTAL	203	370

PARKING		
	REQUIRED	PROVIDED
PODIUM		198
SURFACE		50 (INCL. 4 ADA)
TOTAL	203	248

UTILITY DATA	
WATER SUPPLY	GWINNETT COUNTY PUBLIC UTILITIES
GAS SUPPLY	ATLANTA GAS LIGHT GWINNETT
POWER SUPPLY	WALTON EMC
COMMUNICATION	AT&T, COMCAST, GWINNETT COUNTY PUBLIC UTILITIES
SEWERAGE DISPOSAL	GWINNETT COUNTY PUBLIC UTILITIES

SETBACKS	
	MINIMUM
FRONT	5 FT
SIDE	0 FT
REAR	3 FT (30 FT ADJ. TO RS-30)
MAX BUILDING HEIGHT	5 STORIES OR 75', WHICHEVER IS LESS
PROPOSED BUILDING HEIGHT	5 STORIES (68' AFF)

LOT COVERAGE	
MATERIAL	PROPOSED
BUILDING	67,210 SF (1.54 AC)
HARDSCAPE	15,626 SF (0.36 AC)
PAVER	10,978 SF (0.25 AC)
TOTAL	93,814 SF (2.15 AC)



Seals:



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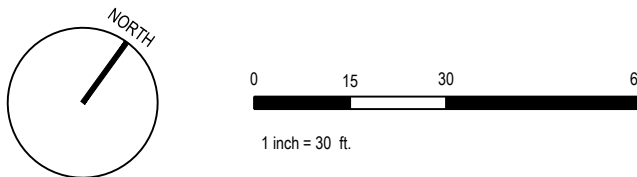
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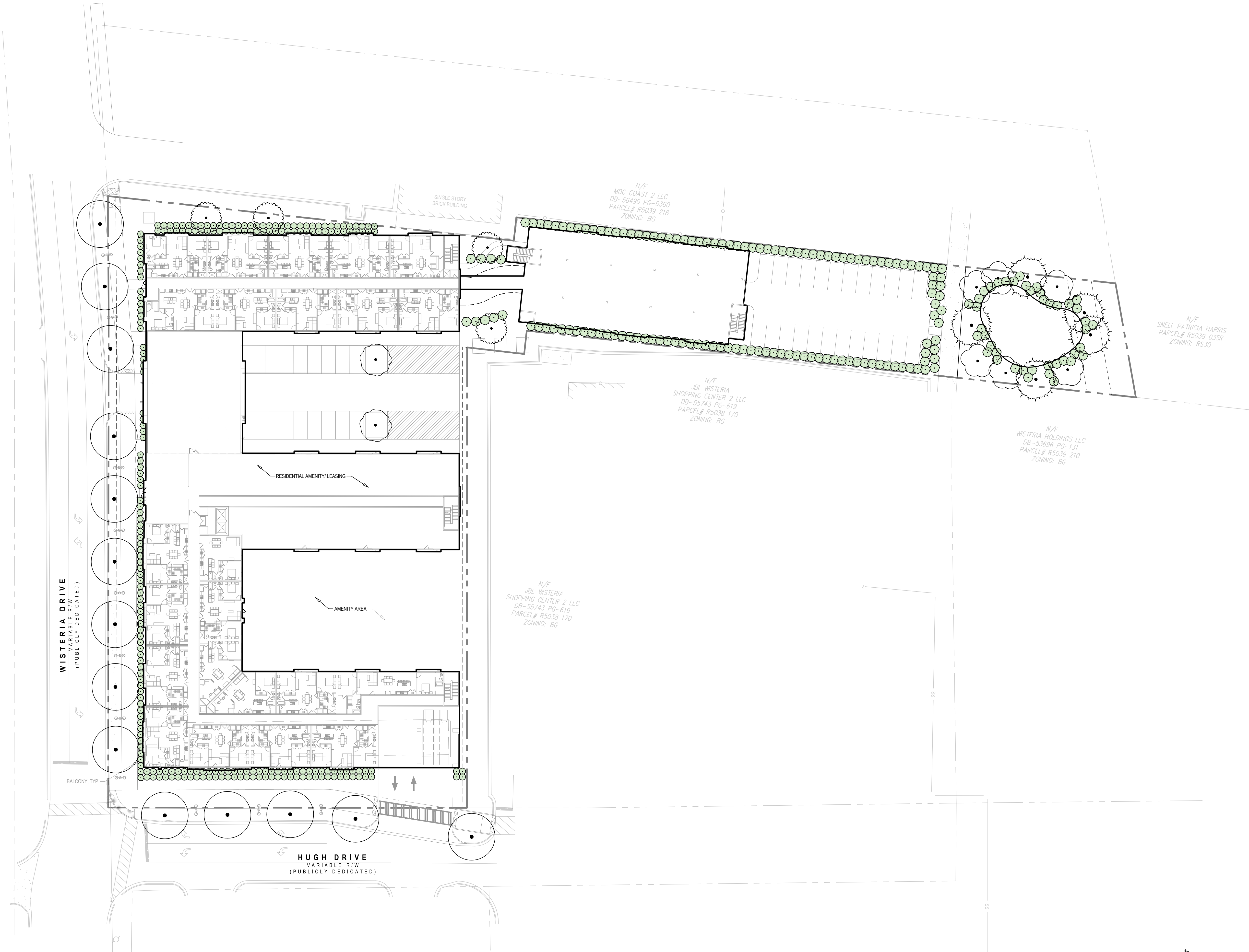
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Sheet Title:

Site Plan



Location: S:\02_Ops\02 Projects\VE Hamira - Vespera 2026-3659\04-Plan Production\01-CAD\01-WORKING\02-SITE Creation date: Monday, July 13, 2026 3:42:48 PM
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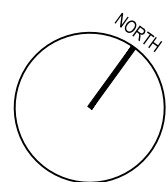
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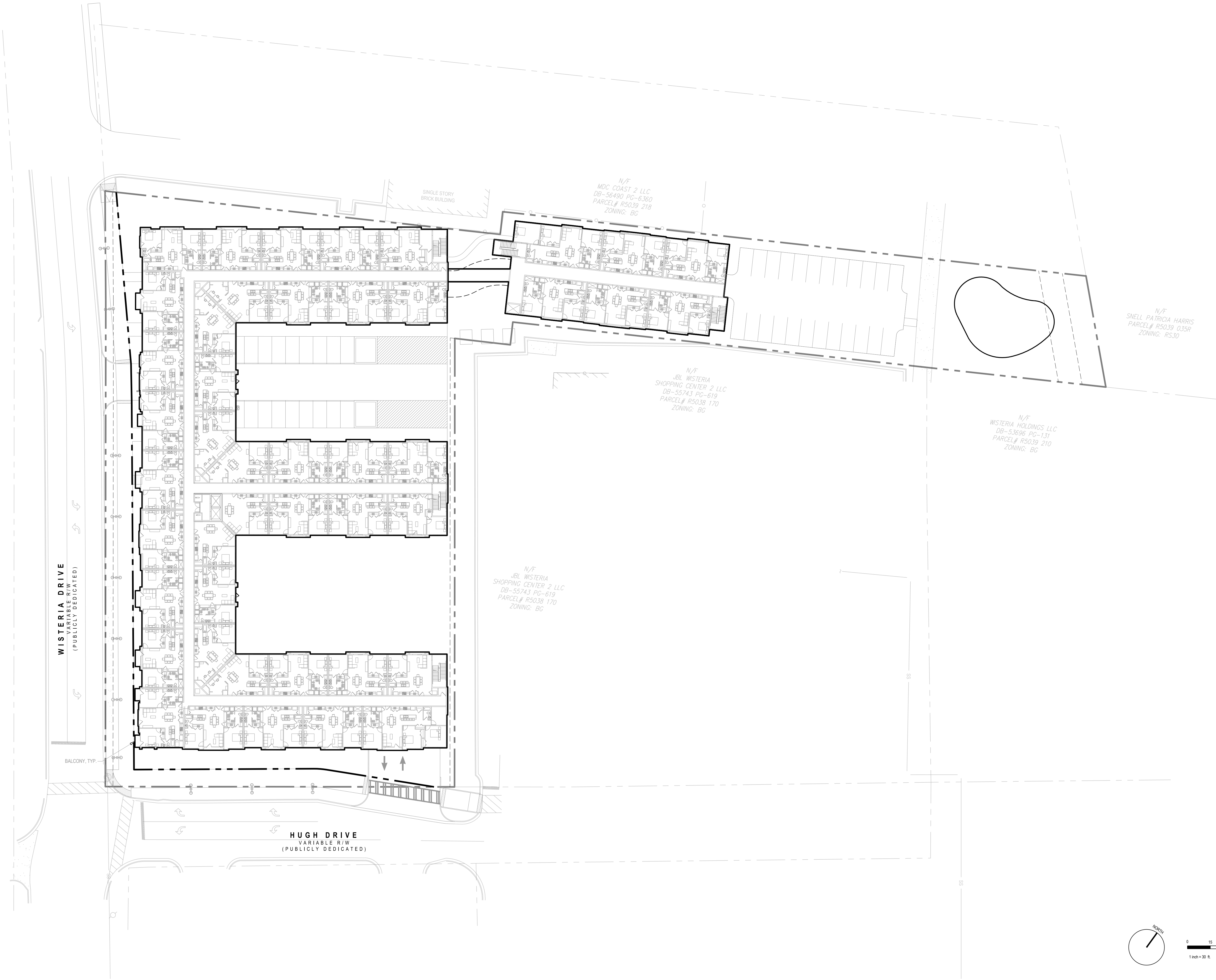
Ground Level Floor Plan



0 15 30 60
1 inch = 30 ft.

CC-30

Location: S:\02_Ops\02_Projects\VE_Hamira - Vespera 2026-3659\04-Plan Production\01-CAD\01-WORKING\20-SITE Creation date: Monday, July 13, 2026 3:42:48 PM
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Sheet Title:
Upper Levels Floor Plan



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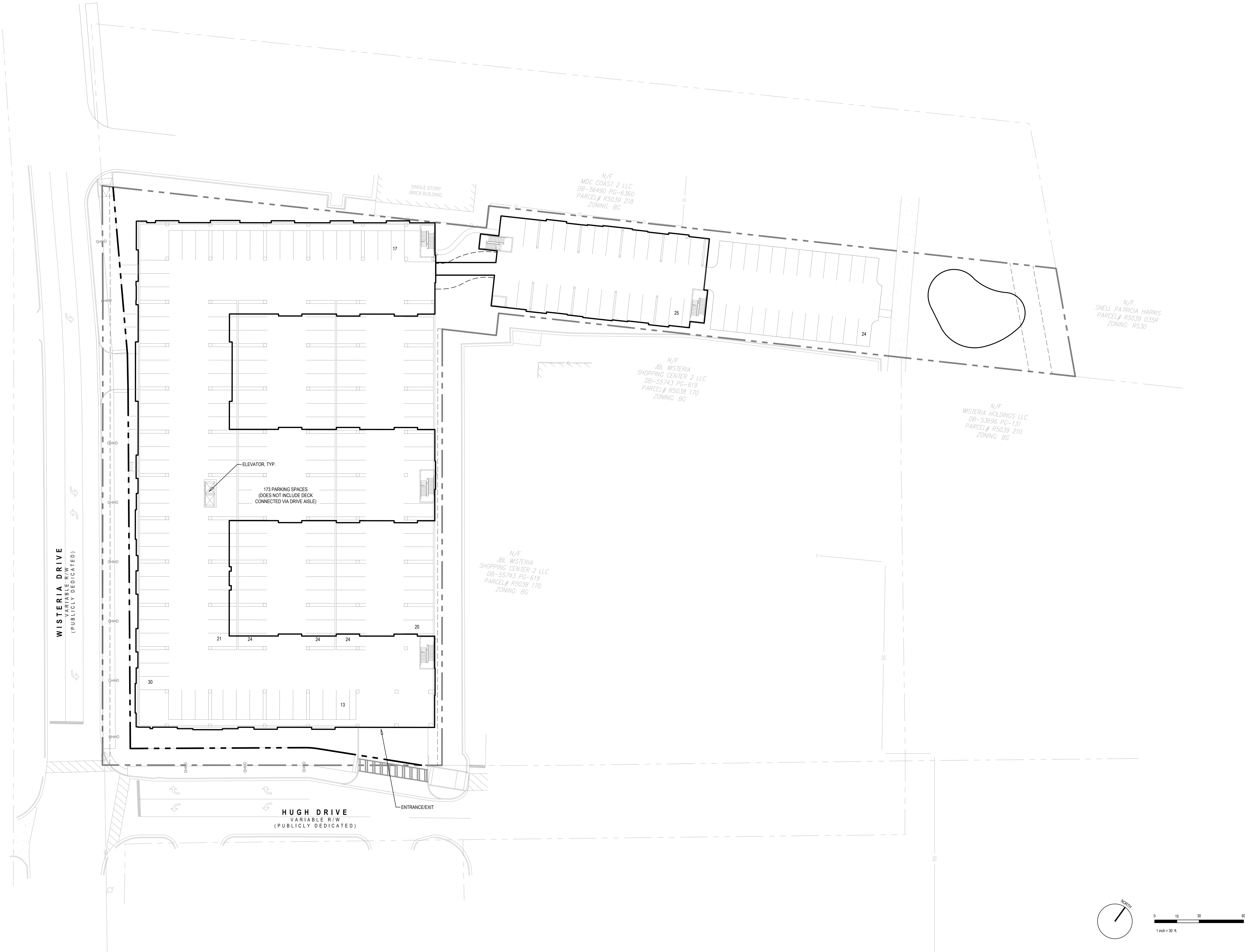
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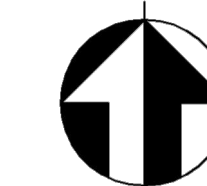
Sheet Title:

**Ground Level Podium
Parking Plan**

CC-32

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PLAN NORTH

NEW APARTMENT
BUILDING
"VESPERA"

2380 WISTERIA DR SW
SNELLVILLE, GA 30078

NO.	DATE	REVISIONS
5	01.07.26	REVISION #6
4	04.21.26	REVISION #5
3	01.30.24	REVISION 2
2	01.30.24	REVISION 1
1	04.28.24	ISSUE FOR REVIEW 1



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TREINIS ARCHITECTURE, LLC 2024

DRAWING TITLE:

PROPOSED
EXTERIOR ELEVATIONS

ISSUE DATE:

DRAWN BY:

DT

SHEET NUMBER:

A1.00



1 BUILDING FRONT ELEVATION

SCALE: NTS



2 BUILDING RIGHT ELEVATION

SCALE: NTS



3 BUILDING LEFT ELEVATION

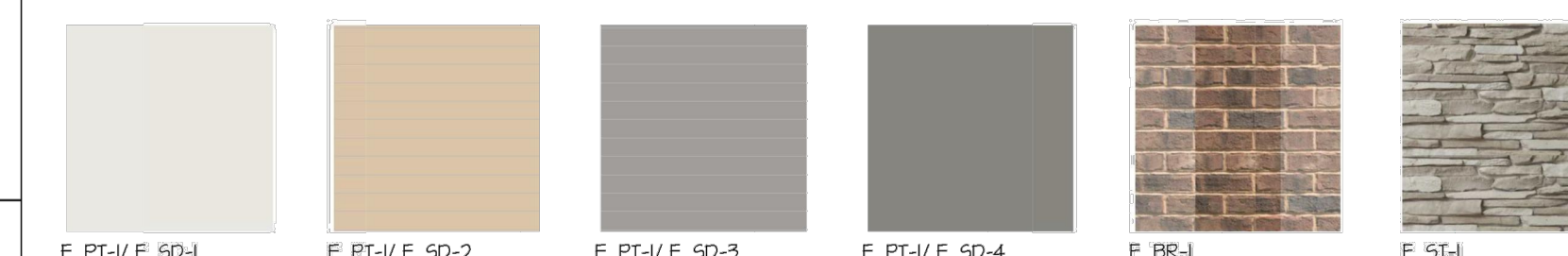
SCALE: NTS



4 BUILDING BACK ELEVATION

SCALE: NTS

FINISH SCHEDULE			
KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SD-1	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH PANELS	COLOR TO MATCH E_PT-1
E_SD-2	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-2
E_SD-3	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_SD-4	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 EIDER WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1644 DROMEDARY CAMEL
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 GAUNTLET GRAY
E_PT-4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1049 URBANE BRONZE
E_BR-1	BRICK VENEER	TRIANGLE BRICK	WILMINGTON, QUEEN SIZE, GROUT: COLOR: BOND: COLOR: BUFF
E_ST-1	CAST STONE	HORIZON STONE	LEDGE STONE, COLOR: HERMITAGE, DRY STACK
ML-1	METAL CANOPIES & STOREFRONT COLOR		DARK BRONZE



5 PROPOSED EXTERIOR FINISHES