

## LETTER OF INTENT

The subject property contains approximately 7.90 acres and is located on the westerly side of Douglas Road just to the north of its intersection with Jones Bridge Road (the "Property"). The Property is currently zoned to the NUP Classification pursuant to Petition Number 2008-02-03.

The Applicant requests a rezoning to the TR (Townhouse Residential) Classification for the development of a 49 fee simple townhome community. The community will be gated and governed and controlled by a Mandatory Homeowners Association. This results in a low maintenance life style for the residents. The Property suffers from real and significant hardships consisting of a drop in elevation of over 60 feet from its highest point at the easterly side of the Property to the westerly side of the Property and several streams burdening the westerly portion of the Property. Additionally, the shape of the Property is narrow and elongated further restricting customary and normal development practices. Accordingly, the Applicant requests a three (3) part Concurrent Variance as more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The approval of these Concurrent Variances will not cause any harm to the health and safety of the general public and will conform with the policies and intent of the Zoning Ordinance. The Johns Creek Comprehensive Land Use Plan has the Property designated under the Johns Creek North (12) Character Area which suggests residential townhome development in this area at a density of 5 to 8 units per acre. The request for the development of a 49 townhome community on the Property results in a density of 6.20 units per acre which conforms with the type of development and level of density suggested under the referenced Character Area. Therefore, this Application for Rezoning and Concurrent Variances is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

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RZ-15 007

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

The Providence Group of Georgia, LLC

By: Warren S. Jolly  
Warren S. Jolly  
Its: President

Nathan V. Hendricks III  
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