



Vaughn & Melton

Engineering • Surveying

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June 29, 2015

RECEIVED

JUL 07 2015

City of Johns Creek
Planning & Zoning

City of Johns Creek

12000 Finley Rd, Ste 400
Johns Creek, GA 30097

RE: Abbotts Bridge Rd – Self Storage Facility

Parcel #: 11 100003591083

LETTER OF INTENT

GreyBull, LLC cordially requests consideration to rezone the 1.77 acre parcel located at on the north side of Abbotts Bridge Rd, approximately 150 feet west of Medlock Bridge Rd (no street number assigned) from existing zoning O-I to C-1 for the purpose of constructing a single building, climate controlled, upscale self-storage facility. The building will be approximately 95,325 square feet and will be built in a style that conforms to the City's architectural requirements for this corridor. Please see the attached Site Plan.

In order to develop this property, as proposed, the following variances will be required:

1. City Regulations call for a *minimum separation of 1,500 feet between new and existing storage facilities*. Unfortunately, an existing facility exists on the south-east side of Medlock Bridge Rd, also on Abbotts Bridge Rd, approximately 840 feet away. We respectfully request relief from this requirement in the form of a variance.
2. City Regulations call for a 40 ft setback along all "streets", with a 25 ft landscape strip along the R/W. We will honor these requirements along the front of the property (Abbotts Bridge Rd), however, the R/W of the old abandoned Bell Rd exists along our westerly boundary. Although this is still considered R/W, the street no longer exists. It has been replaced with a pedestrian walking trail. We respectfully request relief from this requirement in the form of a variance. We request a 25 ft setback along that side of our property (still greater than the typical 20' side setback) along with a 15 ft landscape strip. There currently exists at least 10 ft of landscaping (shrubs and small ornamental trees) between the walking trail and our property. Combined with our proposed 15 ft strip, a full 25 ft of landscaping will still exist along that boundary line.
3. City Regulations call for a minimum of 1 parking space/5,000 sf of building + 1 space per employee. That equates to 23 parking spaces required for the site. Due to the shape of the property and the required landscape strips, we are requesting a maximum of 15 spaces. Greybull and its partners have



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developed and built numerous similar storage facilities, around the south-east, and 5 to 10 spaces has always sufficed in all the previous site. This facility will average 60 customer visits per day (5 visits / hr over a 12 hour day), hence we feel that even the shown 15 spaces is overkill. We therefore respectfully request relief from this requirement in the form of a variance.

Apart from the above requested variances, the development will be designed to meet all further applicable City of Johns Creek, Georgia DOT and State of Georgia standards and specifications.

Thank you for your consideration and feel free to call with any questions.

Respectfully submitted,

Frans van Leeuwen
Vaughn & Melton, Georgia
Office Leader

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