



RECEIVED

Ethan Underwood
eunderwood@mhtlegal.com

NOV 01 2016

November 1, 2016

City of Johns Creek
LETTER OF INTENT REGARDING LAND USE APPLICATION
Planning & Zoning

Re: Applicant: Piedmont Atlantic Capital, LLC
Subject Property: 2.187 Acres Designated as Fulton County Tax Parcel(s): 11-047001671450 and 11-047001672409
Current Zoning: O-I
Proposed Zoning: C-1, with a Special Use Permit for Self-Storage
Proposed Use: Self Storage/Multi
ROW Access: Taylor Road & Jones Bridge Road

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the City of Johns Creek, Georgia (the "Zoning Ordinance"), the City of Johns Creek Application for Rezoning, Use Permit, & Concurrent Variances, and other City of Johns Creek Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the "Application") as its letter of intent required by the City of Johns Creek.

The Applicant seeks a Use Permit for *Self Storage/Multi*, pursuant to Zoning Ord. § 19.4.41(1). To accomplish this, the Applicant requests the Proposed Zoning and Proposed Use. The Applicant incorporates herein the statements contained in the Zoning Impact Analysis Form, submitted as part of the Application, to substantiate its zoning request. The Applicant also incorporates herein the statements contained in the Special Use Permit Consideration Form, submitted as part of the Application, to substantiate its Special Use Permit request.

The Subject Property is located in Land Lots 166, 167, 189 & 190 of Jones Bridge Road and Taylor Road, and was zoned O-I pursuant to Johns Creek Zoning Case No. RZ-10-003 and Concurrent Variance No. VC-10-003-1. The Subject Property is currently zoned to allow up to 35,000 square feet of office space.

The Current Zoning allows for moderately intense commercial use (which would cause significant traffic from workers and customers). The existing traffic during rush hours from nearby schools makes commercial development of the subject property infeasible. The Applicant's proposal and the limited traffic generated from it will allow commercial development that will serve surrounding residents, improve the City's tax digest, and have little to no negative effect upon traffic in the area.

The Proposed Use is consistent with the Comprehensive Plan and the Future Development Map. Located in the Ocee Character Area of the Johns Creek 2030 Comprehensive Plan, which calls for "transitional land uses and buffering to avoid impacts upon existing single family neighborhoods." The

RZ-16 007

Page 2 of 2
November 1, 2016

Subject Property adjoins other property located along its southern boundary that is zoned C-1; thus, the Proposed Zoning would not be out of character for the area. As the Proposed Use will provide significant buffering and generate less traffic than the Current Zoning, the Proposed Use is consistent with the Comprehensive Plan's objective of reducing the intensity of the current zoning along nearby residential uses, while allowing an economically feasible use that is compatible with surrounding uses.

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

The Applicant also reserves the right to amend this Letter of Intent and the Application by supplementing further responses and documents.

Sincerely,

Ethan Underwood

Ethan Underwood,
Attorney for the Applicant

RECEIVED

NOV 01 2016

City of Johns Creek
Planning & Zoning

RZ-16-007