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LETTER OF INTENT FOR CHANGE IN CONDITIONS
APPLICATION OF JOHN'S WALK AT JOHNS CREEK, LLC

The property which is the subject of this Application is currently zoned Mixed Use District with certain conditions of zoning for commercial development as a part of Zoning Case RZ-07-014 and Ordinance 2007-11-32 approved by the Mayor and City Council of Johns Creek, Georgia on November 26, 2007 (the "Ordinance"). Said Ordinance contained conditions governing the development of the subject property. Applicant is now in the process of further developing the property and files this Application requesting that one of the conditions of zoning be changed so as to be compatible with the manner in which the Applicant seeks to further develop its property.

Condition 1 of the Ordinance currently reads as follows:

"Restrict the use of the property to retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas at a total of 82,350 square feet, but excluding convenience stores with gas pumps, freestanding fast food restaurants, commercial amusements, entities that exclusively sell mattresses, deep-discount merchandise stores, cell phone and/or pager resellers, martial arts studios, entities that exclusively provide dry cleaning services, gas stations, entities that exclusively provide check cashing, laundries, consignment shops and grocery stores whose square footage is 40,000 square feet or greater."

Applicant respectfully requests that Condition 1 be modified to read as follows:

"Restrict the use of the property to retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas at a total of 82,350 square feet, but excluding convenience stores with gas pumps, freestanding fast food restaurants,

commercial amusements, entities that exclusively sell mattresses, deep-discount merchandise stores, cell phone and/or pager resellers, martial arts studios, entities that exclusively provide dry cleaning services, gas stations, entities that exclusively provide check cashing, laundries, consignment shops and grocery stores whose square footage is 40,000 square feet or greater.”

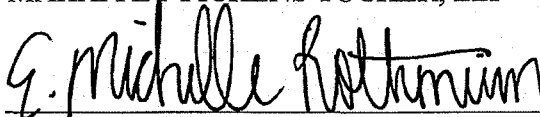
The requested change in condition would permit the Applicant to allow certain businesses in the Walk at John’s Creek commercial development that conform with the policy and intent of the City of Johns Creek Zoning Ordinance and the City of Johns Creek Comprehensive Plan 2030. Further, the proposed business types would be entirely consistent with those other commercial uses currently existing in the area surrounding the subject property. If the requested change in condition were granted, the proposed development would promote economic development and growth in the City of Johns Creek.

The Applicant respectfully requests your approval of the requested change of condition and hereby offers to meet with staff of the City of Johns Creek Planning and Zoning Department to address any concerns they may have.

This 22nd day of February, 2011.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



E. Michelle Rothmeier, Attorney for Applicant