

**Letter of Intent**

**Rezoning of 14.38 Acres on McGinnis Ferry Road from AG-1 to R4  
Land Lot 463, 1<sup>st</sup> District, City of Johns Creek, Georgia**

**Applicant:**

**E. Howard Carson, Jr.  
Carson Developments, Inc.  
3082 East Shadowlawn Avenue  
Atlanta, GA 30305  
404-264-0930**

The property that is the subject of this rezoning request is a 14.38 acre tract on the south side of McGinnis Ferry Road in Johns Creek. The site was formerly a large pasture that had one house which burned several years ago. It is bounded on the north by McGinnis Ferry Road, recently widened to four lanes with turn lanes, on the east by a Georgia Power substation, and on the south and west by Huntington and Bellemont Farms subdivisions.

Johns Creek's Future Land Use Plan anticipates the land use of the property to be both as an Activity Node and medium density residential. The existence of the Georgia Power substation to the east effectively precludes the inclusion of the property in the Shakerag Activity Node. The proposed rezoning at 2.29 units per acre is well within the intent of medium density residential as contemplated by the Land Use Plan.

The requested rezoning will allow the development of the property into a 33 lot single family residential subdivision at a density of 2.29 units per acre. Homes within the development will have a minimum square footage of 2,400 square feet. The price range is expected to start in the high \$200's.

The lots in the subdivision will have a minimum square footage of 9,000' but will average well over 12,000'. Because the site is bounded on the north by McGinnis Ferry and east by the Georgia Power substation, our site plan attempts to minimize lot sizes on the interior of the site in order to minimize the effects of a major thoroughfare and a power substation on the lots within the development. The site plan anticipates larger lots backing up to McGinnis Ferry in order to accommodate a 40' landscape strip adjacent to the McGinnis Ferry right-of-way as is required by Johns Creek. The site plan also minimizes the number of lots that back up to the power substation. The site plan anticipates a minimum 25' buffer to the east, south and western property lines. Where appropriate it is our intent to allow the trees in that area to remain undisturbed. In any area where there is not sufficient tree coverage, we anticipate tree plantings to supplement existing tree cover.

Huntington Subdivision (1989Z-0014) which is on the western and southern border of the property is zoned R4A and was developed at a density of 2.62 units per acre. Bellemont Farms Subdivision (1994Z-0124), on the southeast side of the property is zoned CUP and is developed at a density of 2.02 units per

acre. The development of the subject property will provide the ideal buffer from McGinnis Ferry to the adjoining subdivisions. There are several subdivisions along McGinnis Ferry to the east and west that have similar and much higher densities in Johns Creek and on the north side of McGinnis Ferry in Forsyth County.

Fulton County sanitary sewer and water are available adjacent to the site. There are no State Waters or wetlands on the site. The development will include one detention pond backing up to the south property line adjacent to Bellemont Farms and there is sufficient land available for that normally dry detention pond to have an earthen dam. The adjacent Bellemont Farms homeowners will not see a concrete wall through the buffer between the developments. There may be a need for a second detention pond adjacent to the power substation and the site plan allows for that should it be needed.

I appreciate your consideration of the proposed rezoning and respectfully request your approval of the rezoning as submitted.