



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

July 31, 2019

Jeannie Peyton, Planner II
City of Johns Creek
Community Development
10700 Abbotts Bridge Road
Suite 190
Johns Creek, GA 30097

**RE: Letter of Intent
Terraces at Johns Creek**

EAI Job No.: 0118-110

Dear Ms. Peyton:

This proposed project is located within Tech Park at 6650 McGinnis Ferry Road on the 4.77-acre tract, and currently zoned C-1 with case number Z-14-012.

The Z-14-012 zoning case was specific to a Site Plan for a Daycare facility, that will no longer be built on this tract. The intent for this rezoning is to allow the proposed new retail/lifestyle village having approximately ten (10) tenants utilizing approximately 35,920 square feet of building including food and retail patios. The project also proposes approximately 146 surface parking spaces, drives, screened dumpsters, pedestrian pathways and amenity spaces.

There are no land use changes being requested, as this retail development is a permitted use within the underlying C-1 district. Based on our pre-application meeting, there is not a need for any concurrent variances from the zoning requirements needed for our development.

Of note, a separate impervious surface setback encroachment will be applied for to allow the desired pedestrian connectivity to the existing pathway running through our property for use by the Tech Park citizens.

Sincerely,

EBERLY & ASSOCIATES, INC.

Kevin S. Edwards, PE
Principal

RECEIVED

JUL 31 2019

**PERMITS
City of Johns Creek**

WWW.EBERLY.NET

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