

Rezoning Letter of Intent

July 4, 2019

City of Johns Creek
2000 Findley Road, Suite 5500
Johns Creek, Ga 30097

**RE: Rezoning Application for 10730, 10740 & 10750 Jones Bridge Road
Rezoning from AG-1 to R4**

Dear :

Please accept this Land Use / Rezoning Application for the above referenced parcels of land. The Applicant, TDS Holdings LLC, on behalf of the Owners requests a rezoning from AG-1 to R4 of approximately 3.69 acres of land located at 10730, 10740, 10750 Jones Bridge Road, Johns Creek, Georgia, respectively (the "Property"). The site is very similar to the rezoning less than .1 mile South at 10655 and 10725 Jones Bridge Road.

The Applicant proposes to improve the Property with eight (8) single family detached homes. The homes shall have a minimum of 2,200 heated square and not to exceed the building height as permitted by the City of Johns Creek. In the 2018 City of Johns Creek Comprehensive Plan, the Subject Property is in the Ocee Community on the Future Development Map which permits up to 3 units to the acre. The Property is also identified on page 114 of the Comprehensive Plan as No.6 and allows for up to 11 residential units.

The surrounding uses are as follows:

- North: Existing residential townhome community (5units or more)
- Rear: Existing single family homes and townhome community
- South: Newly rezoned residential site
- West: Utilities and Water tower

Respectfully, the Applicant and Owners request the City of Johns Creek Mayor and Council and Planning Commission and Planning Staff approval and support the rezoning request to allow for the AG-1 property to be changed to R4 to match neighboring properties, the most viable use of the Subject Property.

Respectfully,
TDS Holdings, LLC

Terrance Slade
Owner

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City of Johns Creek
Community Development