



March 27, 2020

Ruchi Agarwal, Planner III
City of Johns Creek
Community Development
11360 Lakefield Drive
Johns Creek, Georgia 30097

Re: Abbots Bridge Station
Zoning Application Letter of Intent

Dear Ms. Agarwal,

This letter is an update to the previous Zoning Letter of Intent submitted on January 14, 2020, submitted for the proposed project located at 10820 Abbots Bridge Road on a 13.4184 acre tract and currently zoned as C-1 with case number 1994Z-0097. The existing zoning case allowed for the development of the existing commercial retail center which totals approximately 83,656 square feet. The intent of this zoning request is to allow the development of two additional commercial buildings totaling approximately 14,000 square feet. The proposed development will include improvements to the overall center to encourage pedestrian circulation and provide additional open space to create a village center environment.

No land use changes are requested with this zoning request, the existing underlying C-1 zoning district allows for the intended uses of restaurant, retail and commercial office uses. A concurrent variance is also now being requested as part of this application because it has been identified that Georgia Department of Transportation has intentions to acquire land along Abbots Bridge Road that will not allow for the required landscape strip along a portion of the existing site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Harney', with a long horizontal flourish extending to the right.

Michael Harney, P.E. (Texas)
Development Manager

RZ-20-003
VC-20-003-01
RECEIVED

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