

NewQuest PROPERTIES®

January 14, 2020

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

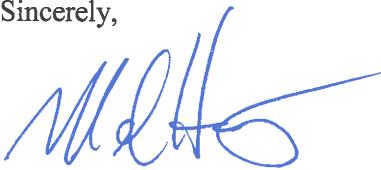
Re: Abbots Bridge Station
Zoning Application Letter of Intent

Dear Ms. Agarwal,

This proposed project is 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. At this time, there is not a need for any variances from the zoning conditions for the development.

Sincerely,



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

RZ-20-003
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