



Loyd Development Services
4651 Woodstock Road, Suite 208-106
Roswell, Georgia 30075

Ms. Sharon Ebert
Development Director
City of Johns Creek
12000 Findley Road, Suite 400
Johns Creek, GA 30097

June 23, 2017

Re: Letter of Intent, Rezoning and Concurrent Variance
11085 State Bridge Road, Johns Creek GA
LL154, 1st Section of Fulton County, Georgia

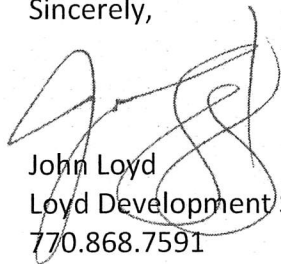
Dear Ms. Ebbett,

On behalf of the current land owner, we are seeking rezoning of the above-mentioned property from its current Zoning Classification of C-1 to R-5A for the purposes of developing a 12 home neighborhood.

The 2.88 acre parcel is currently an unleased commercial building and would be removed as part of the redevelopment. Overall density of the proposed development would be 4.16 units/acre. Stone, brick, and other mixed architecture would be required on three sides of all homes. Requested with this rezoning is a variance to reduce distance between structures from 14 feet to 10 feet.

Attached is our proposed site plan and application for your review.

Sincerely,



John Loyd
Loyd Development Services
770.868.7591

RZ-17-010
17-1243
RECEIVED

JUL 05 2017

City of Johns Creek
Planning & Zoning