

Letter of Intent – Embry Parcel



Applicant: Ashton Atlanta Residential, LLC (dba Ashton Woods Homes)

Subject Property: 205.75 acres

Current Zoning: AG

Proposed Zoning: CUP

Proposed Use: 280 single family attached and detached homes

ROW Access: Embry Farm Road

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the City of Johns Creek, Georgia (the “Zoning Ordinance”), the City of Johns Creek Application for Rezoning, Use Permit and Concurrent Variances, and other City of Johns Creek Ordinances and Standards. The property contains approximately 205 acres of land located on the southeastern portion of Bell Road and Embry Farm Road (the “Property”). The property is currently zoned AG.

The Applicant seeks to develop the Proposed Use. To accomplish this, the Applicant requests the proposed Zoning and Proposed Use. The Applicant incorporates herein the statements contained in the Zoning Impact Analysis Form, submitted as part of the Application, to substantiate its request.

The Applicant requests a rezoning to a CUP classification for the development of 280 lot single family attached and detached residential community. The homes will range in size from 2500 to approximately 4800 square feet of heated floor area. The property will be subject to and will be controlled by a mandatory homeowners association, and feature ample open/green/recreational spaces along with an amenity area with pools, courts, and a clubhouse. The entire development has been created to emphasize open spaces and pedestrian trails throughout the community.

The community is intended to feature a unified architectural theme set within the English Cottage/Arts and Crafts vernacular. Use of brick, stone, shake, board and batten will all be incorporated into the exterior design elements. No vinyl siding will be allowed.

The subject property is bordered by a public school to the immediate north, a single family residential subdivision to the south, and the Chattahoochee River to the east. The subject property is located in the shake rag character area. The proposed development will contain a net density of 1.36 units per acre, falling well within the stated goals for the character area’s objective of density (1-3 units per acre).

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the application by supplementing further responses and documents.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Busher". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mike Busher

Division President – Ashton Woods Homes