



LAND PLANNING  
▼  
CIVIL ENGINEERING  
▼  
LANDSCAPE ARCHITECTURE

July 8, 2019

Jeannie Peyton, Planner II  
City of Johns Creek  
Community Development  
10700 Abbotts Bridge Road  
Suite 190  
Johns Creek, GA 30097

**RE: Letter of Intent  
The Villages at Johns Creek**

**EAI Job No.: 0118-110**

Dear Ms. Peyton:

This proposed project is located within Tech Park at 6650 McGinnis Ferry Road on the 4.77-acre tract, and currently zoned C-1 with case number Z-14-012.

The Z-14-012 zoning case was specific to a Site Plan for a Daycare facility, that will no longer be built on this tract. The intent for this rezoning is to allow the proposed new retail/lifestyle village having approximately ten (10) tenants utilizing approximately 35,920 square feet of building plus food and retail patios. The project also proposes approximately 146 surface parking spaces, drives, screened dumpsters, pedestrian pathways and amenity spaces.

PRINCIPALS

DANIEL L. EBERLY  
SCOTT L. GARDNER  
KEVIN S. EDWARDS  
BRIAN K. BRUMFIELD

ASSOCIATES

MICHAEL A. WRIGHT  
JEREMIAH C. PHILLIPS  
WESLEY S. REED  
ARLENE Z. MOHAMMED

There are no land use changes being requested, as this retail development is a permitted use within the underlying C-1 district. Based on our pre-application meeting, there is not a need for any concurrent variances from the zoning requirements needed for our development.

Of note, a separate impervious surface setback encroachment will be applied for to allow the desired pedestrian connectivity to the existing pathway running through our property for use by the Tech Park citizens.

Sincerely,

**EBERLY & ASSOCIATES, INC.**

Kevin S. Edwards, PE  
Principal

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City of Johns Creek  
Community Development

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