

Letter of Intent  
Rezoning Applicant

REF: Request for rezoning from M-1A (Industrial Park) to C-2 (Community Business)  
11455 Lakefield Drive, Johns Creek, GA 30097

Applicant: Kedrin Edgerson, Hezli Holdings, LLC.  
Date: October 1, 2020

The property is an approximate 5.03 or 219,117 SF site which is currently zoned M-1A (Industrial Park District). It contains 126 parking spaces, including 6 ADA accessible parking as well as two offsite parking locations both containing 150 parking spaces, if needed and landscape. This applicant requests rezoning to a C-2 (Community Business District) for use of:

- (1) Assembly Halls
- (2) Brewery
- (3) Offices
- (4) Restaurants
- (5) gymnasiums

The proposed uses comply with the City of Johns Creek's zoning ordinance Section 9.1.2. The existing business/structure remains without exterior modification. The parking and landscape remain as is. No new development is required for this application.

The City's 2018 Comprehensive Land Use Plan designates the property Commercial Use Office. Given the zoning and development of neighboring and close by properties representing a mix of uses, this proposal is entirely appropriate and complies not only with the mix of uses in the immediate area but also with the current use of the property.

We also request three variances be granted for this project:

- 1) Building Materials: Allow existing CMU exterior façade with blocks, looks remarkably similar to stone and gives a professional and polished appearance.
- 2) Zoning Buffer: Eliminate requirement for 35' plus 10' improvement setback along east property line in lieu of 25' existing landscape strip. Our building was built before the Oaks Apartments plus there is almost 85 feet of preserved area within Oaks property that provides adequate buffer between the non-residential and residential uses.
- 3) Parking: Reduction of required spaces during Peak hours from 179 to 126. We have written agreements to utilize our neighbors parking lot to the South for overflow during Peak time. This additional parking spaces (70+) takes us well above the required number of spaces. In addition, we have another agreement to utilize another (75) parking spaces from another near-by neighbor in case of overflow, in the works. Our plan is to utilize Empower Parking for valet parking services.

Now, therefore, we request that this application for Rezoning be approved as submitted in order that we be able to proceed with the lawful use of the property.

  
Kedrin Edgerson

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City of Johns Creek  
Community Development