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City of Johns Creek
Community Development

Primary and Secondary Application

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Property Owner/Applicant Information

Property Owner: Timberton Properties, LLC Phone: (770) 441-9998

Address: 7775 McGinnis Ferry Road, Suite 201
Johns Creek, GA 30024

Email: timberton201901@gmail.com

Applicant: Carter Garrison Phone: (678) 730-1892

Address: 5074 Bristol Industrial Way, Suite A
Buford, GA 30518

Email: garrison.c@tandh.com

Contact Person: Carter Garrison Phone: (678) 730-1892

Email: garrison.c@tandh.com

Briefly Describe Variance Request

We are requesting a variance for the reduction of the 40-foot wide front landscape strip along McGinnis Ferry Road to a 20-foot wide
landscape strip. The reduction in front landscape strip width will allow the proposed shopping center to be
20-feet farther away from the existing residential homes to the south of the property. This reduction will also
allow the majority of the parking lot to be located behind the shopping center buildings and away from
McGinnis Ferry Road which will provide a more aesthetically pleasing development.

Parcel Information

Assessor's Parcel Identification Number (PIN): 11 125004832327

Land Lot & District: 11-0484 & 11-0483

Site Address: 7895 McGinnis Ferry Road

Subdivision Name (if applicable): N/A

Parcel Size: 3.812 AC.

Zoning and Land Use

Existing Zoning Designation and Case Number: MIX; RZ-13-015

Zoning of Surrounding Properties: (N) N/A (Forsyth) (S) MIX (E) MIX (W) MIX

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Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: [Signature] Date: 9/8/21

Applicant Signature: [Signature] Date: 9/8/21

Sworn to and subscribed before me this 8 Day of September 20 21

NOTARY PUBLIC:

Signature: [Signature]

Email: vang.s@tardh.com

Phone Number: 6788631294



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