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V-21-010
SEP 13 2021

City of Johns Creek
Community Development

September 1, 2021

City of Johns Creek Planning
11360 Lakefield Drive
Johns Creek, Georgia 30097

RE: Variance Application for:
7895 McGinnis Ferry Road Parcel (11 125004832327)

To Whom it may Concern:

Please accept this letter of appeal to request a Variance for the property located at 7895 McGinnis Ferry Road Parcel (11 125004832327). The property is currently zoned MIX and is approximately 3.812 acres in size. The property is under the ownership of Timberton Properties.

We are requesting a variance for the reduction of the required 40-foot wide front landscape strip along McGinnis Ferry Road to 20-foot wide landscape strip as enumerated per section:

4.23.2. *Minimum Landscape strips.*

A. Landscape Strips along Rights-of-Way.

1. A minimum 40-foot wide landscape strip shall be provided along the rights-of-way of Georgia Highway 141 (a.k.a. Medlock Bridge Road), Highway 120 (including the portion of Kimball Bridge Road and Abbots Bridge Road), McGinnis Ferry Road and Old Alabama Road.

The builder is proposing to build a quality shopping center that will be an asset to the surrounding community. 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.

We appreciate your consideration of this variance request, and please do not hesitate to contact me with any questions.

Sincerely,

Carter Garrison, P.E.
Thomas and Hutton