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RZ-23-0002

PLANNING & ZONING

J. Ethan Underwood
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Environment Site Analysis

Applicant:	Miles, Hansford & Tallant, LLC c/o Billy Morgan Jr.
Subject Property:	4.44 Acres Designated as Fulton County Tax Parcel(s): 11 080002801420, 11 080002800182, 11 080002801321, 11 080002801339, 11 080002801347, 11 080002801354, 11 080002801362, 11 080002801370, 11 080002801388, 11 080002801396, 11 080002801404, 11 080002801412
Current Zoning:	R-4A – Single Family Dwelling District
Proposed Use:	Single-Family Dwellings
Application:	Change In Condition
ROW Access:	Pauls Walk
Governing Jurisdiction:	Johns Creek

This statement is intended to comply with the application procedures established by the Zoning Ordinance of Johns Creek (the “Zoning Ordinance”), the Johns Creek Application for Public Hearing, and other Johns Creek Ordinances and Standards. The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the “Application”) as its letter of intent required by Johns Creek.

The Subject Property is located at Pauls Walk, Johns Creek Georgia 30097. The Applicant requests a Change In Condition to remove Condition #7 of RZ-17-012 which states:

“Provide pedestrian access to existing trail on southwestern portion of site. Access shall be contained in an easement to be maintained by the mandatory homeowners’ association for the subdivision. The final location and design shall be subject to the review and approval of the Director of Community Development.”

Conformance With the Comprehensive Plan

The Subject Property is located between the Randolph Hall and Stonehaven subdivisions along Parsons Road.

The Subject Property is located in the Medlock Community Area. The Johns Creek Comprehensive Plan 2018 (“Comprehensive Plan”) Current Land Use Map designates the Subject Property as Residential – 3 units or less. See Comprehensive Plan p. 82. The Future Land Use Map designates the property as Residential – 2 units or less. See Comprehensive Plan p. 83. The Subject Property has a current density of 2.25 units to the acre with ten (10) existing dwellings located on 4.44 acres.

The Residents of Parsons Retreat Homeowners Association have voted to remove Condition #7 to remove an access easement located on the southwestern portion of the Subject Property. The removal of the conditions will not alter the current land use.

Environmental Impacts of the Proposed Project

a. Wetlands

According to the U.S. Fish and Wildlife National Wetlands Inventory Map, there are no wetlands located on the Subject Property.

b. Floodplain

According to the Johns Creek GIS Map and Federal Emergency Management Agency Floodplain Map, there are no floodplains located on the Subject Property.

c. Streams/Stream Buffers

There is a small stream flowing from the Randolph Hall detention pond that runs through the southeastern corner of the Subject Property. Proper state and local stream buffers are in effect.

d. Slopes exceeding 25% over a 10-foot rise in elevation

There are changes in elevation of ten-to-twenty feet located near the southern and eastern boundaries of the Subject Property. The Application does not propose altering the existing slope and elevation conditions of the Subject Property. The Application does not propose any additional uses that would alter the Subject Property from its existing state.

e. Vegetation

The Subject Property consists of vegetation and tree canopy located along the exterior property boundaries of existing dwellings. The Application does not propose to alter the existing vegetation.

f. Wildlife Species

Any wildlife species located on the Subject Property would not be impacted by the Application.

g. Archeological/Historical Sites

Any archeological or historical sites located on the Subject Property will not be impacted by the Application.

Project Implementation Measures

The Applicant is proposing to remove Condition #7 to remove an access easement located on the Subject Property. The existing use of the Subject Property will remain and the Application will not have any effect on the environment, water quality, existing infrastructure, archeological or historical sites, green or open space, noise or lighting, parks or recreational space, or wildlife.

Sincerely,

Ethan Underwood

Ethan Underwood
Attorney for Applicant

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