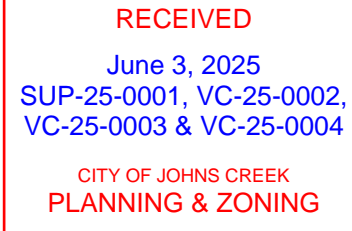


June 2, 2025

Ms. Ruchi Agarwal  
Planning & Zoning Manager  
City of Johns Creek  
11360 Lakefield Drive  
Johns Creek, GA 30097



**RE: Filing of Land Use Petition (Special Use Permit with concurrent variances) for  
10505-10625 Jones Bridge Rd, Johns Creek, GA 30022**

Dear Ms. Agarwal:

On behalf of Christ Fellowship Church of North Atlanta, Inc. (Owner), please accept this Letter of Intent as required in the Land Use Petition & Application Form (Rezoning, Use Permit & Concurrent Variance).

We are filing the Land Use Petition & Application Form seeking a Special Use Permit (“SUP”) and concurrent variances for the property known as 10505 and 10625 Jones Bridge Road to construct a master planned two building Church project totaling 22,500 SF.

Christ Fellowship Church is currently located in the Johns Creek/Roswell/Alpharetta, GA area and has been serving the Johns Creek community for over 7 years. The membership and leadership of the church includes numerous residents of Johns Creek, GA. The Land Use Petition is seeking to build a Church Facility in Johns Creek, GA to better continue to serve the Johns Creek community and execute the mission of the Church.

Christ Fellowship Church has purchased 10505 – 10625 Jones Bridge Road (tax parcel IDs - 11-0380-0134-186-3, 11-0380-0134-033-7, and 11-0380-0134-032-9). These three previously developed tracts of land totals 4.872 acres as evidenced by the Alta Survey included with the submittal. Our objective is to successfully obtain the necessary special use permit and requested concurrent variances to redevelop the property removing the two existing homes, filing a combination plat for the three parcels into one parcel, and build an initial phase of the master planned project.

The site plan is a master planned two building phased development totaling 22,500 SF. The initial single building will include worship, fellowship and educational space with 250-300 movable seats in the worship (assembly) area. The fully completed final phase of the master plan is for 22,500 SF in two buildings having a total of 500 movable seats in the 3,300 SF worship area.

The site has been a challenge for civil engineering due to the configuration of the site, the topo of the existing conditions and the buffer areas required in the development regulations. We appreciate the conversation with your team at our pre-submittal meeting.

Our submittal proposes and includes on the site plan concurrent requested variances as follows:

West Boundary:

- Variance to grade and replant in a 25' undisturbed buffer & 10' improvements setback.
- Variance to reduce 100' building setback to 50' building setback.

South Boundary:

- Variance to reduce 50' undisturbed buffer to 20' undisturbed buffer & grade detention pond in 10' improvements setback.

Eastern Boundary:

- None.

Please see the Environmental Site Analysis Form Answered on page three and four below and a pdf copy is in the Land Use Petition Application as well.

Christ Fellowship Church seeks to be a positive contributor to the community of Johns Creek and its neighbors. Although the construction process can be messy, the completed project, improved grounds and service to the community will produce benefits for years to come.

Thank you for the time you and the staff have spent meeting and corresponding with us to guide use on preparing a full and complete submittal.

Sincerely,

**RDW COMPANIES, INC.**



R. Duane Wood  
President

Cc: Christ Fellowship Church – John Wood, Elder  
Myrick Gurosky & Associates – Kaleb Reid, William D'Armond  
Croft Architects – Butch Birchfield, Taylor Steel, Tyler Quick  
Paulson-Mitchell-Wise – John Wise