

LETTER OF INTENT

This Letter of Intent is respectfully submitted on behalf of Emory Johns Creek Hospital ("EJCH"). EJCH proposes to acquire the property located at 12050 Findley Road ("Property") immediately adjacent to the EJCH campus. (Emory University will technically be the property owner, as it is for all the hospitals in the Emory Healthcare system, including EJCH.) The Property is currently zoned O-I and is conditioned for use as a Memory Care facility. EJCH proposes to maintain the existing O-I zoning but to amend the use from Memory Care to "Residential Wellness and Recovery Center." This use would fall within the Group Residence/Shelter provisions under the O-I zoning district.

Ordinance 2015-08-25 that approved the current Memory Care facility on the Property authorized a 48-unit facility totaling 35,361 square feet in size. This application does not propose to enlarge the building. There are currently 96 beds authorized in the existing facility, and that number of beds would remain unchanged. No variances are required for this application, and all existing landscape strips and setbacks will be maintained with the proposed use.

As shown in the Trip Generation analysis submitted in connection with this application, the number of daily vehicle trips would actually be reduced by 25% with the change from a Memory Care facility to a Residential Wellness and Recovery Center ("Center").

The Center will employ 50 employees and be staffed 24/7. Normal business hours will be 8 AM to 5 PM. Typical admission hours range from 7 AM to 11 PM.

Importantly, the nature of the resident population would also create a less intensive use of the Property than the current Memory Care facility. The Center serves individuals with a non-violent background who voluntarily seek treatment and demonstrate a commitment to the therapeutic process. The Center specializes in providing services to a discerning clientele who value premium, private-pay treatment options. The average age of residents is 35-38, and the facility accommodates both male and female residents. Upon completion of treatment, discharge planning is conducted collaboratively with family members and designated support persons to ensure continuity of care. If a resident leaves the Center prior to completion of treatment, their discharge is similarly done in coordination with family and designated support persons.

The operator of the Center has substantial experience with similar facilities across the South including in Georgia. It is expected that approximately 85% of the residents will be from Georgia, and over half will come from within 30 miles of the Center. The average length of stay is 22-24 days, with some residents staying as long as 30-45 days. More detailed information about the Center's services and program structure is provided in the attached Overview.

EJCH will work closely with the Center. EJCH also expects the number of emergency room calls to be substantially reduced from what is generated by the residents of the current Memory Care facility.

EJCH believes this Center is needed in the Johns Creek community, and EJCH would not propose to acquire the Property and to submit this request to modify the existing zoning condition if it were not completely supportive of the proposed use.

EJCH respectfully requests the City to approve this application.

RESIDENTIAL WELLNESS AND RECOVERY CENTER

Operated by: TRT Recovery, LLC 12050 Findley Road, Johns Creek, Georgia

OVERVIEW

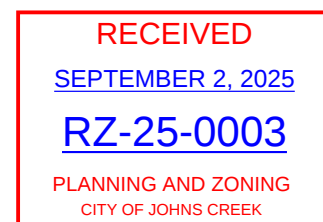
The residential wellness and recovery center is a 96-bed licensed medical facility providing comprehensive wellness and recovery services for adults. Operating 24/7 under medical supervision, the facility offers evidence-based treatment programs in a structured residential setting.

SERVICES PROVIDED

- Medically supervised wellness and recovery programs
- Individual and group therapeutic services
- Psychiatric and medical care
- Family programming
- Comprehensive discharge planning

PROGRAM STRUCTURE

- Average length of stay: 22-24 days
- Structured daily therapeutic programming
- Medical model with 24/7 clinical supervision
- 50 professional staff members on-site
- Individualized treatment planning



FACILITY FEATURES

The 35,361 square foot facility includes residential accommodations, therapeutic spaces, medical areas, and wellness amenities. All services are provided on-site to create a focused treatment environment.

OPERATIONS

- Planned admissions by appointment
- Weekly family visiting hours
- Licensed by Georgia Department of Community Health
- National accreditation (JCAHO/CARF)
- Professional, discreet environment

The facility operates as a self-contained medical treatment center, maintaining a quiet presence in the community while providing essential healthcare services to those in need.