

## REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____
DISTRICT/SECTION: _____ LAND LOT(S): _____ ACREAGE: _____
ADDRESS OF PROPERTY: _____
PROPOSED DEVELOPMENT: _____
CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Density: _____	Density: _____

RECEIVED

MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING

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MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING



# Johns Creek

## PRE-APPLICATION FORM

### REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)

#### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Marie Janvier at 678-512-3279 to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: Willow Capital Partners, LLC

Site Address: 5805 State Bridge Rd Parcel Size: 8.65

Proposal Description: Change in conditions to allow for a 3,500 SF Shake Shack Restaurant with a drive-through window as an outparcel in an existing shopping center with two concurrent variances: ① to reduce parking spaces by 51 spaces, ② to eliminate 15-foot internal landscape strip.

Existing Zoning Designation and Case Number: C-1, Z-90-044

Proposed Zoning Designation: C-1

Comprehensive Land Use Map Designation: Retail/Shopping Center, Medlock

Planner: Poochi Aggarwal Date: 3/9/23

#### Community Development

## **PUBLIC PARTICIPATION PLAN**

**1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?**

We will reach out to any people or groups requesting additional information about the project.

**2. How do plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?**

We will contact either via email or telephone

**3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?**

Yes, we will have additional discussions if requested by community following the Publix Participation Meeting.

**4. What is your schedule for completing the Public Participation Plan?**

We will contact members of the public requesting additional information prior to and following the April 6, 2023 Public Participation Meeting

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**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



Signature of Applicant

1/6/23

Date

Tyler Morris, Pres WCP Manager, Inc., its Manager

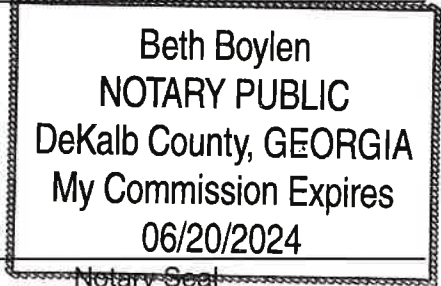
Type or Print Name and Title



Signature of Notary Public

1/6/23

Date



Notary Seal

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MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

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I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

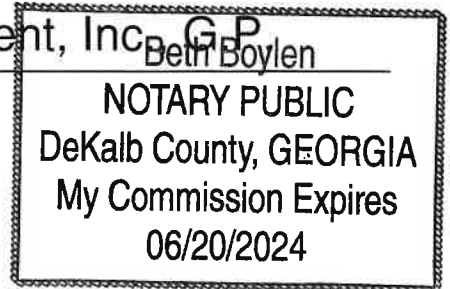
I, Medlock Associates, L.P., authorize, Willow Capital Partners, LLC,  
(Property Owner) (Applicant)  
to file for RZ, CV, at 5805 State Bridge Rd, Johns Creek, GA  
(RZ, SUP, CV) (Address)  
on this date January 6, 202023  
(Month) (Day)

- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

*Julian S. Betts Jr*  
Signature of Property Owner

1-6-23  
Date

Julian S. Betts, Jr., Pres of UC Development, Inc. G.P.  
Type or Print Name and Title



*Beth Boylen*  
Signature of Notary Public

1/6/23  
Date

Notary Seal

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

- 1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)
In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

Form with 8 numbered lines for listing individuals or business entities.

3. CAMPAIGN CONTRIBUTIONS:

Table with 4 columns: Name of Government Official, Total Dollar Amount, Date of Contribution, Enumeration and Description of Gift Valued at \$250.00 or more.

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Tyler Morris, Authorized Agent of Applicant

Signature: [Handwritten Signature] Date: 1/6/23

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)
In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- 1. Julian S. Betts, Jr.
2. Hal W Lamb, III
3. Elizabeth Nichols
4. Tom Quinn
5. Hal W Lamb III
6.
7.
8.

3. CAMPAIGN CONTRIBUTIONS:

Table with 4 columns: Name of Government Official, Total Dollar Amount, Date of Contribution, Enumeration and Description of Gift Valued at \$250.00 or more. Content: None

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Medlock Assoc, L.P. by Julian S Betts Jr Pres uc Dev. Inc. G.P.

Signature: [Handwritten Signature] Date: 3-14-2023

# Surrounding Buildings and Topography

