

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>McKinley Homes</u>	NAME: <u>THOMAS B REYNOLDS</u>
ADDRESS: <u>655 Engineering Drive Ste 208</u>	ADDRESS: <u>8915 ETCHING OVERLOOK</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>JOHNS CREEK</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>470-268-4202</u>	PHONE: _____
CONTACT PERSON: <u>HAYLEY TODD, PEC+</u> PHONE: <u>757-508-6593</u>	
CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>AG-1</u>	REQUESTED ZONING DISTRICT: <u>CUP</u>
DISTRICT/SECTION: <u>11</u>	LAND LOT(S): <u>310</u> ACREAGE: <u>37.79 AC</u>
ADDRESS OF PROPERTY: <u>5825 ABBOTTS BRIDGE RD, JOHNS CREEK, GA</u>	
PROPOSED DEVELOPMENT: <u>A NEW, 38 -LOT SINGLE FAMILY SUBDIVISON</u>	
CONCURRENT VARIANCES: <u>NONE</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>38</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>6000 SF LOT</u>	Total Building Sq. Ft. <u>N/A</u>
Density: <u>1.0 UPA</u>	Density: <u>N/A</u>

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January 2, 2024
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ZONING IMPACT ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

SEE ATTACHMENT FOR RESPONSES

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
-
-

3. Does the property to be rezoned have a reasonable economic use as currently zoned?
-
-

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
-
-

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
-
-

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?
-
-

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?
-
-

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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?

Major stakeholders such as elected officials, representatives from the Standard Club, surrounding HOAs

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 distribute a sign-in sheet at the city-sponsored public meeting. Afterward, we will send emails and meeting minutes

using the sign in sheet from public meetings held to stay in contact. If neighbors are interested and there are enough comments to address, we will hold follow-up meetings with neighbors either in person or via zoom to show plan changes based on comments.

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?

See above. If there is interest in subsequent meetings/review of changing plans based on community feedback, we will

hold follow up meetings with the community.

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


Subsequent meetings would take place 2-4 weeks after the first meeting. We understand that community feedback is an ongoing

process, so we are open to receiving it and adjusting until the hearings to create the best possible plan.

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APPLICANT'S CERTIFICATION

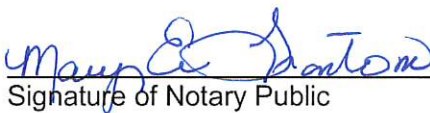
THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.


Signature of Applicant

1-2-24
Date

HAYLEY TODD, ZONING MANAGER - PEC+

Type or Print Name and Title


Signature of Notary Public

1-2-2024
Date

Notary Seal



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PROPERTY OWNER'S CERTIFICATION

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, THOMAS B REYNOLDS, authorize, HENRY W. MASSIE,
(Property Owner) (Applicant)
to file for A REZONING, at 5825 ABBOTTS BRIDGE ROAD
(RZ, SUP, CV) (Address)
on this date JANUARY 2, 2024
(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.

Thomas Reynolds - Executor
Signature of Property Owner

1/1/24
Date

THOMAS B REYNOLDS, PROPERTY OWNER

Type or Print Name and Title

Henry W. Massie
Signature of Notary Public

1/1/24
Date



Notary Seal

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Thomas Reynolds - Executor
Signature of Property Owner

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Date

THOMAS B REYNOLDS, PROPERTY OWNER

Type or Print Name and Title

[Signature]
Signature of Notary Public

1/1/24
Date



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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. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____


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3. CAMPAIGN CONTRIBUTIONS:

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) HENRY W. MASSIE, ON BEHALF OF MCKINLEY HOMES

Signature:  Date: 12/28/23

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.

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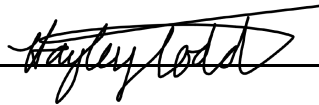
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Name (print) HAYLEY TODD
 Signature:  Date: 1-2-24