

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Ingenium Enterprises</u>	NAME: <u>CNF Community Holdings</u>
ADDRESS: <u>5995 Parkway North Boulevard, Suite B</u>	ADDRESS: <u>10180 Jones Bridge Road</u>
CITY: <u>Cumming</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30040</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>770-437-8850</u>	PHONE: <u>770-410-9000</u>
CONTACT PERSON: <u>Ryan Henderson</u> PHONE: <u>770-437-8850</u>	
CONTACT'S E-MAIL: <u>permitting@ingeniumenterprises.com</u>	

APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>C-1</u> REQUESTED ZONING DISTRICT: <u>R-4A</u>
DISTRICT/SECTION: <u>1/1</u> LAND LOT(S): <u>0154</u> ACREAGE: <u>2.886</u>
ADDRESS OF PROPERTY: <u>11085 State Bridge Road</u>
PROPOSED DEVELOPMENT: <u>Single-Family Residential</u>
CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>3/3</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>3,500 sf</u>	Total Building Sq. Ft. <u>N/A</u>
Density: <u>1.04 DUA</u>	Density: <u>N/A</u>

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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?

Any group or individual wishing to discuss the project will be encouraged to contact us prior to or after the public participation meeting.

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?

Any group or individual wishing to discuss the project will be encouraged to contact us prior to or after the public participation meeting.

Coordination will take place with the City to post the rezoning case on the Johns Creeks website and distribute information for the public participation meeting.

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 the community.

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

The public participation meeting will be coordinated with the City of Johns Creek once the application is submitted and accepted.

Interested parties may contact us any time prior to or after the Public Participation Meeting with concerns.

The public participation plan will be modified up to the meeting should any issues arise.

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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.

Ryan Henderson

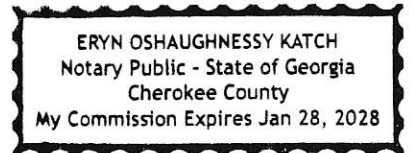
3/1/2024

Signature of Applicant

Date

Ryan Henderson - Engineer @ Ingenium Enterprises

Type or Print Name and Title



Eryn O'Shaughnessy Katch

3/1/24

Signature of Notary Public

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, Hirsch Minkowicz (CNF Community Holdings, LLC), authorize, Ingenium Enterprises, Inc.,
(Property Owner) (Applicant)
to file for RZ, at 11085 State Bridge Road, Johns Creek, GA 30022
(RZ, SUP, CV) (Address)

on this date _____, 20_____
(Month) (Day)

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- 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.



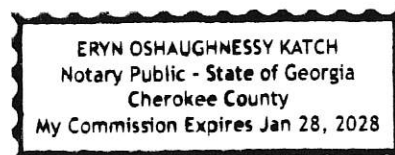
March 1, 2024

Signature of Property Owner

Date

Hirsch Minkowicz, CNF Community Holdings, LLC

Type or Print Name and Title




Signature of Notary Public

3/1/24
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:

1. CNF COMMUNITY HOLDINGS, LLC	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
NONE	N/A	N/A	N/A

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) **Hirsch Minkowicz**
 Signature: *[Handwritten Signature]* Date: **3/1/2024**



INGENIUM ENTERPRISES, INC.
5995 PARKWAY NORTH BLVD.
SUITE B
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850

GA CERT. OF AUTHORITY #PEF006172

INGENIUM PROJECT: 230128

PROJECT PM: EH

PROJECT RE: RH

ISSUE DATE: xx/xx/xxxx

DWG NAME: 230128 RZ.DWG

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT AS A RESULT. THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

CLIENT:
CHABAD OF NORTH FULTON
10180 JONES BRIDGE ROAD
JOHNS CREEK, GA 30022
PHONE: 770-410-9000

CHABAD OF NORTH FULTON
CHABAD OF NORTH FULTON
JOHNS CREEK, GA 30022

REV.	DATE	DESCRIPTION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERK HOUSTON, PE ON THE DATE ADJACENT TO THE SEAL ON THE COVER SHEET (02/19) USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL

SHEET NAME
REZONING
SIGHT DISTANCE PLAN

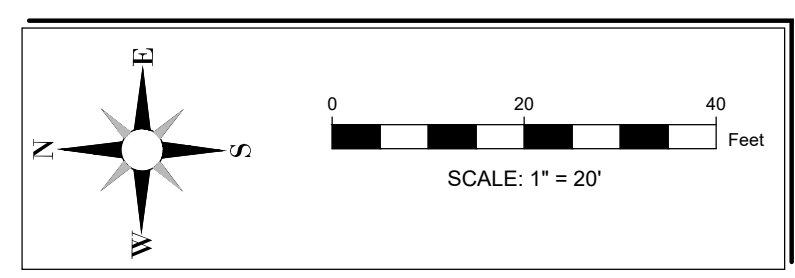
SHEET NUMBER

RZ-2

ISSUE FOR COORDINATION



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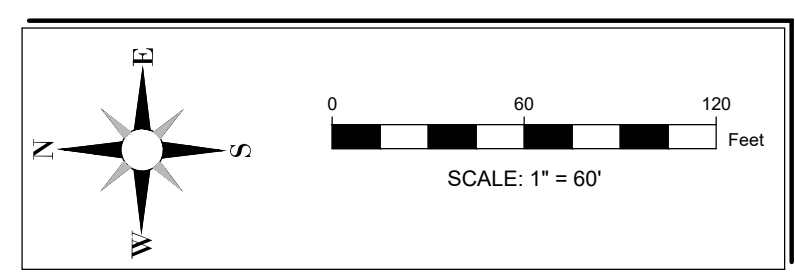


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NOTES:
1. ZONING AND BUILDING INFORMATION FOR ADJACENT PROPERTIES WAS OBTAINED FROM THE CITY OF JOHNS CREEK GIS AND FULTON COUNTY TAX ASSESSOR RECORDS.



SHEET NAME
REZONING
ADJACENT PROPERTIES
SHEET NUMBER

RZ-3

ISSUE FOR COORDINATION