

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Teresa Curry</u>	NAME: <u>SUSO 4 Abbots LP</u>
ADDRESS: <u>70 Mansell Ct, Suite 200</u>	ADDRESS: <u>121 King St W, Suite 200</u>
CITY: <u>Roswell</u>	CITY: <u>Toronto</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>Ontario</u> ZIP: <u>M5H 3T9</u>
PHONE: <u>678-237-2764</u>	PHONE: _____
CONTACT PERSON: <u>Teresa Curry</u> PHONE: <u>678-237-2764</u>	
CONTACT'S E-MAIL: <u>teresacurry@axiscompanies.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>C-1</u>
DISTRICT/SECTION: <u>1/1</u> LAND LOT(S): <u>198</u> ACREAGE: <u>0.75</u>
ADDRESS OF PROPERTY: <u>11605 Jones Bridge Rd</u>
PROPOSED DEVELOPMENT: <u>Dunkin Donuts drive-thru restaurant/coffee shop</u>
CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1982 sq ft</u>
Density: _____	Density: <u>2642.67 SF/acre</u>

* - We will submit the approval letter from the property owner regarding encroachment into adjacent property to construct sidewalk upon receipt.

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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?
Yes, zoning proposal permits a community business use.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No, it does not adversely affect existing use or usability of adjacent or nearby property.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
Yes it has a reasonable economic use as currently zoned, but would have a greater economic use after rezoning.
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?
No, zoning proposal will not 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?
Yes, zoning proposal is in conformity with 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?
Yes, changing conditions support approval because increased business after rezoning would benefit neighboring properties.
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?
No, proposed use will not be environmentally adverse to 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?

None.

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 meet with any interested parties.

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?

By email.

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

Submit required documents for review.

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Address	Owner Info	Owner Address
11585 Jones Bridge Rd Units 100-740	Suso 4 Abbots LP	121 1 King St W, Toronto, ON M5h 3t9
5025 Abbots Bridge Rd	Giblin Thomas R lii & Rebecca N	8432 Paulston Rd, Charlotte, NC 28277
11550 Jones Bridge Rd	11550 Jones Bridge LLC	5755 N Point Pkwy Ste 42, Alpharetta, GA 30022
11580 Jones Bridge Rd	Metro Business Enterprises Inc	1837 Doverhill Dr, Lawrenceville, GA 30043.
1000 Abbots Bridge Rd	Darian Atlanta Properties LLC	5631 D Burke Center Pkwy, Burke, VA 22015
5075 Abbots Bridge Rd	Darian Atlanta Properties LLC	5631 D Burke Center Pkwy, Burke, VA 22015
5005 Kimball Bridge Rd	Rettig Helen B	5035 Kimball Bridge Rd, Alpharetta, GA 30005
5035 Kimball Bridge Rd	Rettig Helen B	5035 Kimball Bridge Rd, Alpharetta, GA 30005
513 Penman Way	Kulkarni Mahesh Kulkarni Maneesha	521 Penman Way Alpharetta Ga 30022
509 Penman Way	Patadia Bhavin & Patadia Dimple	509 Penman Way Alpharetta Ga 30022

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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.



04/17/2024

Signature of Applicant

Date

Teresa Curry - P.E. & Partner

Type or Print Name and Title



4-17-2024

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, SUSO 4 Abbotts LP, authorize, Teresa Curry,
(Property Owner) (Applicant)

to file for RZ, at 11605 Jones Bridge Road
(RZ, SUP, CV) (Address)

on this date April, 12, 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.

SUSO 4 ABBOTTS LP, a Delaware limited partnership
By: SUSO 4 Abbotts GP LLC, its general partner
By: Slate Grocery Holding (No. 4) L.P., its manager
By: Slate Grocery Holding (No. 4) GP LLC, its general partner

By: 
Signature of Property Owner

4/12/2024
Date

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Paul F. Wells, Manager
Type or Print Name and Title

Marcia Zgoda
Signature of Notary Public

4/12/2024
Date

Notary Seal

