

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

| APPLICANT INFORMATION | OWNER INFORMATION |
|---|---|
| NAME: <u>JOHN JAMONT</u> | NAME: <u>NORTHCORNER, LLC</u> |
| ADDRESS: <u>P.O. BOX 9261</u> | ADDRESS: <u>P.O. BOX 9261</u> |
| CITY: <u>MARIETTA</u> | CITY: <u>MARIETTA</u> |
| STATE: <u>GEORGIA</u> ZIP: <u>30065</u> | STATE: <u>GEORGIA</u> ZIP: <u>30065</u> |
| PHONE: <u>678-760-0642</u> | PHONE: <u>678-760-0642</u> |
| CONTACT PERSON: <u>JOHN JAMONT</u> PHONE: <u>678-760-0642</u> | |
| CONTACT'S E-MAIL: <u>JOHNJAMONT@YAHOO.COM</u> | |

| APPLICANT IS THE: |
|--|
| <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER |
| PRESENT ZONING DISTRICTS(S): <u>AG-1</u> REQUESTED ZONING DISTRICT: <u>R4A</u> |
| DISTRICT/SECTION: <u>12</u> LAND LOT(S): <u>0925</u> ACREAGE: <u>1.0</u> |
| ADDRESS OF PROPERTY: <u>9675 BRUMBELOW RD</u> |
| PROPOSED DEVELOPMENT: <u>TWO (2) SINGLE-FAMILY-HOME DWELLINGS</u> |
| CONCURRENT VARIANCES: <u>ELIMINATION OF COMMON OPEN SPACE REQ.</u> |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|------------------------------|
| No. of Lots/Dwelling Units: <u>2</u> | No. of Buildings/Lots: _____ |
| Dwelling Unit Size (Sq. Ft.): <u>3,000 SQ. FT. MIN.</u> | Total Building Sq. Ft. _____ |
| Density: <u>2/ACRE</u> | Density: _____ |

Received
 August 6, 2024
 RZ-24-0008 &
 VC-24-0007
 Planning &
 Zoning

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

3/28/2024

Date

JOHN JAMONT

Type or Print Name and Title


Signature of Notary Public

3/28/24

Date

Danny Lynn Coleman
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 14, 2025

Notary Seal

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, NORTHCORNER, LLC, authorize, JOHN JAMONT,
(Property Owner) (Applicant)

to file for R-4, at 9675 BRUMBELOW RD.
(RZ, SUP, CV) (Address)

on this date March 28, 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.

John Jamont
Signature of Property Owner

3/28/2024
Date

JOHN JAMONT Managing Member
Type or Print Name and Title

D. Coleman
Signature of Notary Public

3/28/24
Date

Danny Lynn Coleman
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 14, 2025

Notary Seal

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 Letter of Intent and Zoning Impact Analysis._____

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
See Letter of Intent and Zoning Impact Analysis._____

3. Does the property to be rezoned have a reasonable economic use as currently zoned?
See Letter of Intent and Zoning Impact Analysis._____

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?
See Letter of Intent and Zoning Impact Analysis._____

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
See Letter of Intent and Zoning Impact Analysis._____

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?
See Letter of Intent and Zoning Impact Analysis._____

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?
See Letter of Intent and Zoning Impact Analysis._____

PUBLIC PARTICIPATION PLAN & REPORT

GENERAL REQUIREMENTS

The Public Participation Plan is to ensure that applicants pursue early and effective public participation in conjunction with their petitions, ensure that the citizens of the City of Johns Creek have an adequate opportunity to learn about petitions that may affect them, and to ensure ongoing communication between applicants, adjoining property owners, environmentally stressed communities, community associations and other organizations, elected officials and City staff. Potentially affected parties should be discussed by the applicant and current planner at the time of the pre-application review. Applicants are required to submit a Public Participation Plan for meeting with interested citizens to advise of pending rezoning/use permit applications and to allow citizens the opportunity to discuss concerns and provide input about project design or development. An

applicant's responsibilities are to inform the public, solicit input, and provide a summary of these activities in the form of a written report (Public Participation Report).

The City of Johns Creek will host a Public Participation Meeting for every land use petition, which will count towards the applicant's required public participation plan. The meetings will be held approximately 1 month after the filing deadline. The applicant is required to attend the meeting to present their project to public and answer questions that may arise. The City of Johns Creek will mail a postcard notification to all property owners within ¼ mile to notify them of the Public Participation Meeting, the Planning Commission hearing, and Mayor & City Council hearing. ***While the City of Johns Creek will be hosting a Public Participation Meeting for the land use petition, the applicant is welcome to set up additional community meetings to ensure the citizens of the City of Johns Creek have adequate opportunity to participate in the land use petition process. Please note that applicants are highly encouraged to meet with nearby properties prior to filing an application.***

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. A refusal by the community to meet with applicants does not mean that the applicants fail to meet the requirements of the Public Participation Plan.

The Public Participation Plan must be filed simultaneously with the application. The Public Participation Report is required to be filed no later than seven (7) calendar days after to the Public Participation Meeting.

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 intend on contacting the adjacent property owners to initiate a conversation about the proposed development.

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 seek to contact the adjacent owners in person through phone or email.

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?

After the public participation meeting, we can respond to any questions via virtual meetings or meet in person, whichever is preferred.

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

We plan on having all discussions with interested parties concluded prior to the Public Participation report being due on 9/12/24.
