REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION				
Baik Properties, LLC (c/o J. Alexander Brock - NAME: Smith, Gambrell & Russell, LLP)	NAME:				
ADDRESS:	ADDRESS:				
CITY:	CITY:				
STATE:ZIP:	STATE: ZIP:				
PHONE:	PHONE:				
CONTACT PERSON:PHONE:					
CONTACT'S E-MAIL:					
APPLICAI	NT IS THE:				
OWNER'S AGENT PROPERTY OWI	NER CONTRACT PURCHASER				
PRESENT ZONING DISTRICTS(S):REG	QUESTED ZONING DISTRICT:				
DISTRICT/SECTION:LAND LOT(S):	ACREAGE:				
ADDRESS OF PROPERTY:					
PROPOSED DEVELOPMENT:					
CONCURRENT VARIANCES:					
RESIDENTIAL DEVELOPMENT	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 November 5, 2024 RZ-24-0011 & VC-24-0008 Planning & Zoning

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.

PAUD	MELMON	J.Alexander Brock - Smith, Gambrell, and Russell, LLP , authorize,	
(Pr	operty Owner)	(Applicant)	
to file for	7	at 3730 Old Alabama Road	
10 1110 101	(RZ, SUP, CV)	(Address)	
on this date _	(Month)		

- 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.

	11/4/2024
Signature of Property Owner	Date
DAYD MEINAW - CLURE	Received November 5, 2024 RZ-24-0011 & VC-24-0008 Planning & Zoning
Type or Print Name and Title	ZACHARY MARZO Notary Public - State of Georgia Fulton County My Commission Expires Aug 11, 2026
Signature of Motary Public	Date 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?
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.	groups do you intend to contact?
	The Applicant will reach out to community groups in proximity to the subject property.
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 make an effort to identify any community groups in the area as well as reach out to
	interested parties that attend the public hearing.
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?
	We will meet with community groups, as needed, based upon feedback received at the CZIM or as requested.
4.	What is your schedule for completing the Public Participation Plan?
	Prior to the Planning Commission meeting.

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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.

NO (if NO, complete only point 4)

YES (if YES, complete points 1 through 4);

CIRCLE ONE:	Party	to Petition If par	ty to petition	complete	e sections 2, 3 and 4 be	elow)
	In O	pposition to Pe	etition (If in	oppositio	n, proceed to sections	3 and 4 below)
			h have an	owners	hip interest in the p	property which is the
subject of this rezult.	oning pet	ition:		5.	R	eceived
2.						nber 5, 2024
				6.		1 & VC-24-0008
3.				7.	Fidilii	ing & Zoning
4.				8.		
Name of Governr Official		Total Dollar Amount	Date of Contribu		Valued at \$250.0	Description of Gift or more
Georgia, Section 3	36-6 7 A-1	et. seq. Conflict	t of interes	t in zoni		n the Official Code o at the information se
Name (print)	DAVID	MECMAN				(for XYZ Realty, l
Signature:	2		>		Date:	11/5/2024

CIRCLE ONE:

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CIRCL	LE ONE:	YES (if YES, co	omplete points 1 thr	ough 4);	NO	if NO, complete	only point 4)
1.	CIRCLE ONE	: Party	to Petition (If pa	rty to petitior	n, complet	e sections 2,3 and	4 below)
		In Op	position to Pet	ition (If in o	opposition	, proceed to section	ns 3 and 4 below)
2.	List all individu	uals or busines	s entities which	have an	ownersh	nip interest in the	e property which is the
	subject of this	rezoning petit	ion:				Received
	1.				5.		vember 5, 2024
	2.				6.		0011 & VC-24-0008 anning & Zoning
	3.				7.	Fla	anning & Zoning
	4.				8.		
3.	CAMPAIGN C	ONTRIBUTIO	NS:			Ţ	
	Name of Gov Official	ernment	Total Dollar Amount	Date of Contribu	tion	Enumeration a Valued at \$250	nd Description of Gift
	Official		Amount	Continbu	ILION	valueu at \$250	0.00 of more
				 			
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4.	Georgia, Secti	ion 36-67A-1 e	et. seq. Conflict	of interest	in zonir		rith the Official Code of that the information set ef.
	Name (print)	Mima H	ajiba: k			annillina.	(for Baik Properties, LLC)
	Signature:	Jul	0		Manufacturity Co.	TEPHON TO	[0/21/24
		Notary: x	Redor Ke	ith	Se	OEORGIA	
LAND USE	PETITION APPLICATION	N Date: 10/3	Keplor Ke	PAGE 9	WIND WAR	CBLIC BLIC	UPDATED 02/08/24

6 mm 15, 100 Expires. 191/08/2078

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		complete points 1 th	3 ,,			NO, complete only point 4)
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	In O	pposition to Pe	tition (If in	oppositio	on, pro	oceed to sections 3 and 4 below)
List all individua	als or busine	ess entities whic	h have an	owners	ship i	nterest in the property which is th
subject of this r	rezoning pet	ition:				Received
1.				5.		November 5, 2024
2.				6.		RZ-24-0011 & VC-24-0008
3.		-		7.		Planning & Zoning
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The undersign Georgia, Section	ed acknowle	Amount	sclosure i	s made	in acing a	ccordance with the Official Code actions, and that the information se
The undersigned Georgia, Section forth herein is to	ed acknowle on 36-67A-1 true to the ur	Amount edges that this di et. seq. Conflict	sclosure i of interes	s made	in acing a	ccordance with the Official Code actions, and that the information se

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Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

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YES (if YES, complete points 1 through 4);

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CIRCLE ONE:

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CIRCLE ONE:

List all individuals or busir subject of this rezoning pe		h have an owne	rship ir	nterest in the property which is t
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4.		8.		
Georgia, Section 36-6/A-	1 et. seq. Conflict	of interest in zo	ning a	ccordance with the Official Code ctions, and that the information ion and belief.

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	TIONS:	8.	
4. CAMPAIGN CONTRIBUT Name of Government Official	TONS: Total Dollar Amount	Date of Contribution	Enumeration and Description of Valued at \$250.00 or more
CAMPAIGN CONTRIBUT	Total Dollar	Date of	

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) Kirk R. Fjelstul	(Smith, Gambrell & Russell LLP)
Signature:	