

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____
DISTRICT/SECTION: _____ LAND LOT(S): _____ ACREAGE: _____
ADDRESS OF PROPERTY: _____
PROPOSED DEVELOPMENT: _____
CONCURRENT VARIANCES: _____

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
 January 7, 2025
 RZ-24-0011 & VC-24-0008
 Planning & Zoning

APPLICANT'S CERTIFICATION

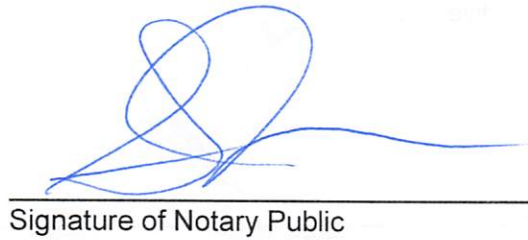
THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



1/13/25
Date

Dr. Nima Hajibaik (Baik Properties, LLC)

Type or Print Name and Title



1-13-25
Date



Received
January 13, 2025
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.

I, DAVID MEYMAN, authorize, J.Alexander Brock - Smith, Gambrell, and Russell, LLP,
(Property Owner) (Applicant)

to file for RZ, at 3730 Old Alabama Road
(RZ, SUP, CV) (Address)

on this date 11 04, 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.

[Signature] 11/4/2024
Signature of Property Owner Date

Received
November 5, 2024
RZ-24-0011 & VC-24-0008
Planning & Zoning

DAVID MEYMAN - OWNER
Type or Print Name and Title

ZACHARY MARZO
Notary Public - State of Georgia
Fulton County
My Commission Expires Aug 11, 2026

[Signature] 11/4/2024
Signature of Notary 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. 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?

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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PUBLIC PARTICIPATION REPORT

(Due no later than seven (7) calendar days after the Public Participation Meeting)

1. Other than the property owners included in the quarter mile mailing that was provided by the City of Johns Creek, list any other groups that you notified of the requested rezoning/use permit:

The Applicant attended the Public Participation Meeting at Johns Creek City Hall on December 19, 2024. Public notifications were sent by City of Johns Creek Planning Staff to nearby property owners.

2. Other than the City of Johns Creek Public Participation Meeting, what other meetings did you hold regarding this petition (include date, time and meeting location)?

The Applicant has not held any additional meetings as of the date of this Report. However, based upon feedback recieved at the Public Participation Meeting, the Applicant is planning on meeting with residents of the Falls at Autry Mills and the Enclave subdivisions.

3. What issues and concerns were expressed at the meetings?

The residents who attended the 12/19/2024 Public Participation meeting expressed concerns with the potential effects of runoff and sedimentation on downstream ponds.

4. What are the applicant's responses to the issues and concerns that were expressed at the meetings?

The Applicant is providing stormwater quality and quantity management, as well, as will be providing a hydrology design and an erosion and sediment control design. The Applicant will also host additional public participation meetings as noted in the response to item #2 above.

5. Please attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

See attached Exhibit A.

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December 26, 2024
RZ-24-0011 & VC-24-0008
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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) DAVID MEEMAN (for XYZ Realty, LLC)

Signature:  Date: 11/5/2024

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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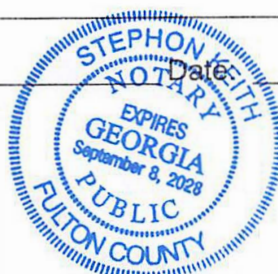
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Name (print) Nima Hajibak (for Baik Properties, LLC)

Signature: *Nima Hajibak* Date: 10/21/24



Notary: Stephon Keith
Date: 10/21/2024
Comm. Expires: 09/08/2028