## **REZONING/SUP/CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION			
NAME: The Providence Group of Georgia, LLC c/o Kathryn M. Zickert	NAME: Multiple, see attached			
ADDRESS: 1105 W Peachtree St NE. Ste 1000	ADDRESS:			
<sub>CITY:</sub> Atlanta	CITY:			
STATE: GA ZIP: 30309	STATE:ZIP:			
PHONE: 404-906-2792	PHONE:			
CONTACT PERSON: J. Alexander Bro				
CONTACT'S E-MAIL: jabrock@sgrla	aw.com			
APPLICAN	NT IS THE:			
OWNER'S AGENT PROPERTY OWN	NER CONTRACT PURCHASER			
PRESENT ZONING DISTRICTS(S): AG-1, C-1 REC	QUESTED ZONING DISTRICT: NUP			
DISTRICT/SECTION: 1 LAND LOT(S): 19	7ACREAGE: ± 6.067			
ADDRESS OF PROPERTY: 11705 Fox R	oad, 11720 Jones Bridge Road			
PROPOSED DEVELOPMENT: 20 single	-family detached homes			
CONCURRENT VARIANCES: Reduce interior	side building separation from 14' to 10'.			
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT			
No. of Lots/Dwelling Units: 20	_			
	No. of Buildings/Lots:			
Dwelling Unit Size (Sq. Ft.): ± 3,200	Total Building Sq. Ft.			
Density: 3.29 du/ac	Density:			

# Owner 1:

Name: Patricia C. Warfel, Trustee of Harson Family Trust

Address: 11705 Fox Road

City: Johns Creek

State: Georgia

Zip: 30005

Parcel ID: 11 054001970205

# Owner 2:

Name: Samuel C. McCullough

Address: 11720 Jones Bridge Road

City: Johns Creek

State: Georgia

Zip: 30005

Parcel ID: 11 054001972136

### **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.

Kathyn M & chot

01/23/2025

Signature of Applicant

Date

Kathryn M. Zickert. Attorney at Law - Smith, Gambrell & Russell, LLP

Type or Print Name and Title

Signature of Notary Public

## **PUBLIC PARTICIPATION PLAN**

1.	groups do you intend to contact?	nei
	The Applicant will reach out to known 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?	С
	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 otl opportunities for discussion with interested parties before the PC and M&CC hearings?	hei
	We will meet with community groups, as needed, based upon feedback received at the	
	Public Participation Meeting.	
4.	What is your schedule for completing the Public Participation Plan?	
	Prior to the Planning Commission meeting.	

#### **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,Samuel C. McCullough		The Providence Group of Georgia, LLC c/o Kathryn M. Zickert - Smith, Gambrell & Russell LLF , authorize,,				
(Property Owner)		(Applican	it)			
to file for RZ	, at 11720 J	ones Bridge Ro	pad			
(RZ, SUP, CV)		(Address	)			
on this date <u>January</u> (Month)	20 (Day)	, 2025	Received February 4, 2025 RZ-25-0001 & VC-25-0001 Planning & Zoning			

- 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.

ful		1-20-25
Signature of Property Owner		Date
SAMUEL C Mc Collorsh		
Type or Print Name and Title		
Jh Sh	1/20/25	EXPIRES  GEORGIA  08/17/2028
Signature of Notary Public	Date	Notary Seal UBLIC
$\nu$		THE COUNTRY

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',	in C. Warfel roperty Owner)		Group of Georgia, LLC c/o t - Smith, Gambrell & Russell LLP
D'			•
to file for	(RZ, SUP, CV)	, at 11705 Fox Roa (Addres	
	<b>n</b>	Addres	Received
on this date _	December (Month)	(Day), 20 29	February 4, 2025 RZ-25-0001 & VC-25-0001
			Planning & Zoning

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Patricia C. Warfel, As Trustee of harger family Trust

Type or Print Name and Title

Patricia C. Warfel, As Trustee of harger family Trust

Type or Print Name and Title

PODRIC

Signature of Notary Public

Patricia C. Warfel, As Trustee of harger family Trust

Policy County and Title

Policy County Public

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.

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

**CIRCLE ONE:** 

Signature:\_\_\_

The Providence Group of Georgia, LLC

NO (if NO, complete only point 4)

CIRCLE ONE:	raity to retition	i (ii party to pei	лиоп, сотрю	ete sections 2, 3 and 4 below)
	In Opposition to	Petition (If	in opposition	n, proceed to sections 3 and 4 below)
ist all individuals.	or business entities v	vhich have a	n ownersl	nip interest in the property which
subject of this rez	oning petition:			
1.			5.	
2.			6.	
3.			7.	Described.
4.			8.	Received February 4, 2025
			· ·	RZ-25-0001 & VC-25-000
CAMPAIGN CON	TRIBUTIONS:			Planning & Zoning
Name of Govern	ment Total Dolla	ar Date	of	Enumeration and Description o
Official	Amount		ibution	Valued at \$250.00 or more

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CIRCI	E ONE:	YES (if YES, c	complete points 1 thr	ough 4);	N	O (if NO, complete only point 4)	
1.	CIRCLE ONE	: Party	to Petition (If pa	arty to petition	on, compl	ete sections 2, 3 and 4 below)	
		In Op	position to Pet	t <b>ition</b> (If in	oppositio	n, proceed to sections 3 and 4 below)	
2.	List all individ	uals or busine	ss entities which	n have an	owners	hip interest in the property which	is the
	subject of this	rezoning peti	tion:				
	1.				5.		
	2.				6.		
	3. 4.				7.		
					8.	Received	
3.	CAMPAIGN CONTRIBUTIONS:					February 4, 2025 RZ-25-0001 & VC-25-0001 Planning & Zoning	
	Name of Gov Official	/ernment	Total Dollar Amount	Date of Contribu		Enumeration and Description of Valued at \$250.00 or more	of Gift
	100		-			-	

forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Samuel C McCullous

Signature: Date: 1-20-35

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

4.

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IRC	LE ONE: YES	if YES, complete	points 1 thro	ough 4);	NO)(i	f NO, complete only point 4)
	CIRCLE ONE:	Party to Pe	<b>tition</b> (If pa	rty to petition, o	complete :	sections 2, 3 and 4 below)
		In Oppositi	ion to Peti	<b>ition</b> (If in opp	osition, pr	roceed to sections 3 and 4 below)
	List all individuals or subject of this rezoni		ities which	have an ow	nership	interest in the property which is the
	1.			5		
	2.			6	•	
	3.			7	•	Received
	4.			8		February 4, 2025
	CAMPAIGN CONTR	IBUTIONS:		447-94-74-7	***************************************	RZ-25-0001 & VC-25-0001 Planning & Zoning
	Name of Governme	nt Total	Dollar	Date of	E	numeration and Description of Gift

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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	forth herein is true to the undersigned's best knowledge, information and belief.	
	Name (print) PA FRICIA CWARELAS TRUSTEE OF the LARSON FAIR TRUS	÷f
	Signature: Tatricie C. Worde Date: 12-19-24	

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

NO (if NO, complete only point 4)

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

**CIRCLE ONE:** 

**CIRCLE ONE:** 

1.

	In O <sub>l</sub>	oposition to Pet	t <b>ition</b> (If in	opposition	n, proceed	to sections 3 and 4 below)	
List all individua	ls or busine	ess entities which	n have an	ownersl	hip inter	est in the property which is t	he
subject of this re	zoning peti	tion:					
1.				5.			7
2.				6.		Received	
3.						February 4, 2025 Z-25-0001 & VC-25-0001	
4.					1\2	Planning & Zoning	
-							
CAMPAIGN CO	NTRIBUTIO	DNS:					
Name of Gover Official	nment	Total Dollar Amount	Date of Contrib			eration and Description of Gif I at \$250.00 or more	ft
Georgia, Section forth herein is true	n 36-67A-1 ue to the un	et. seq. Conflict idersigned's bes	of interes t knowled	t in zonii ge, infor	ng action mation a		set
Name (print)Ka	thryn M.	Zickert, Atto	rney at	Law -	Smith	n, Gambrell & Russell	, LLP
Signature:	athy	m M & de	4		D	oate: 02/03/2025	

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CIRC	SLE ONE:	YES (if YES, o	complete points 1 th	rough 4);	(N	(if NO, complete only point 4)			
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	3.				7.	Planning & Zoning			
	4.				8.				
3.	CAMPAIGN C	CONTRIBUTIO	DNS:						
	Name of Gov Official	vernment	Total Dollar Amount	Date of Contribu	ution	Enumeration and Description of OValued at \$250.00 or more	Gift		
4.	Georgia, Sect forth herein is	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)	Dennis J. W	Vebb, Jr., Att	orney a	t Law	- Smith, Gambrell & Russe	ell, LLF		
	Signature:/	<u> MR/</u>				Date: 02/03/2025	5		

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Official	Amount	Contrib	IDUIIOII		ued at \$250.00 or more					
Georgia, Section 3 forth herein is true	36-67A-1 et. seq. Conflict to the undersigned's be	ct of interes est knowled	t in zoni ge, infor	ng ac						
Name (print)Alex	ander Brock, Atto	rney at I	_aw -	Smi	th, Gambrell & Russell,					
Signature:	Alf Brok				th, Gambrell & Russell,  Date: 02/03/2025					

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1.	CIRCLE ONE:	CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)									
		In Op	position to Pet	ition (If in	oppositio	n, 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.	Received February 4, 2025					
	2.				6.	RZ-25-0001 & VC-25-0001					
	3.	3.				Planning & Zoning					
	4.										
3.	CAMPAIGN CONT	[RIBUTION	NS:								
	Name of Governm Official	Name of Government Total I Official Amoun		Date of Contribu	ıtion	Enumeration and Description of Gift Valued at \$250.00 or more					
				•							
						<u> </u>					
4.	Georgia, Section 3 forth herein is true	36-67A-1 e to the unc	t. seq. Conflict of lersigned's best	of interest knowled	in zoni ge, infor	in accordance with the Official C ng actions, and that the informati rmation and belief. Smith, Gambrell & Russ	ion set				
	Signature:					Date: 02/03/202					