

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>The Providence Group of Georgia, LLC c/o Kathryn M. Zickert</u>	NAME: <u>Multiple, see attached</u>
ADDRESS: <u>1105 W Peachtree St NE. Ste 1000</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-906-2792</u>	PHONE: _____
CONTACT PERSON: <u>J. Alexander Brock</u> PHONE: <u>404-815-3603</u>	
CONTACT'S E-MAIL: <u>jabrock@sgrlaw.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>AG-1, C-1</u> REQUESTED ZONING DISTRICT: <u>NUP</u>	
DISTRICT/SECTION: <u>1</u> LAND LOT(S): <u>197</u> ACREAGE: <u>± 6.067</u>	
ADDRESS OF PROPERTY: <u>11705 Fox Road, 11720 Jones Bridge Road</u>	
PROPOSED DEVELOPMENT: <u>20 single-family detached homes</u>	
CONCURRENT VARIANCES: <u>Reduce interior side building separation from 14' to 10'.</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>20</u>	No. of Buildings/Lots: <u>-</u>
Dwelling Unit Size (Sq. Ft.): <u>± 3,200</u>	Total Building Sq. Ft. <u>-</u>
Density: <u>3.29 du/ac</u>	Density: <u>-</u>

Received
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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

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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.

Kathryn M Zickert

01/23/2025

Signature of Applicant

Date

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

Type or Print Name and Title

[Signature] 01/23/25



Signature of Notary Public

Date

Notary Seal

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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 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?

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 Public Participation Meeting.

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

Prior to the Planning Commission meeting.

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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, Samuel C. McCullough, authorize, The Providence Group of Georgia, LLC c/o Kathryn M. Zickert - Smith, Gambrell & Russell LLP,
(Property Owner) (Applicant)
 to file for RZ, at 11720 Jones Bridge Road
(RZ, SUP, CV) (Address)

on this date January, 20, 2025
(Month) (Day)

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- 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 of Property Owner

1-20-25

Date

SAMUEL C McCullough

Type or Print Name and Title

Signature of Notary Public

1/20/25

Date

Notary Seal



PROPERTY OWNER'S CERTIFICATION

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I, Patricia C. Warfel, authorize, The Providence Group of Georgia, LLC c/o Kathryn M. Zickert - Smith, Gambrell & Russell LLP,
(Property Owner) (Applicant)

to file for RZ at 11705 Fox Road
(RZ, SUP, CV) (Address)

on this date December, 19th, 2024
(Month) (Day)

Received
February 4, 2025
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Planning & Zoning

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- 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.
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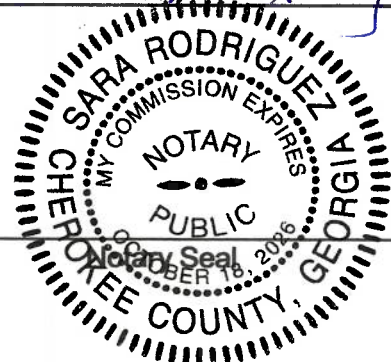
Patricia C. Warfel
Signature of Property Owner

12/19/24
Date

PATRICIA C. WARFEL, AS TRUSTEE OF HANSON FAMILY TRUST
Type or Print Name and Title

[Signature]
Signature of Notary Public

12/19/2024
Date



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:

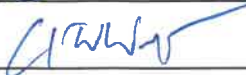
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3. CAMPAIGN CONTRIBUTIONS:

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) Cliff Wilton
 Signature:  Date: 1/27/25
 The Providence Group of Georgia, LLC

DISCLOSURE REPORT FORM

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Name (print) Patricia C. Wozel as Trustee of the Hargrove Family Trust
 Signature: Patricia C. Wozel Date: 12-19-24

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Name (print) Kathryn M. Zickert, Attorney at Law - Smith, Gambrell & Russell, LLP

Signature: *Kathryn M Zickert* Date: 02/03/2025

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Name (print) Dennis J. Webb, Jr., Attorney at Law - Smith, Gambrell & Russell, LLP

Signature:  Date: 02/03/2025

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Name (print) Alexander Brock, Attorney at Law - Smith, Gambrell & Russell, LLP

Signature:  Date: 02/03/2025

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Name (print) Kirk R. Fjelstul, Attorney at Law - Smith, Gambrell & Russell, LLP

Signature:  Date: 02/03/2025