

## 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  
February 4, 2025  
RZ-25-0001 & VC-25-0001  
Planning & Zoning

**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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## 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 2025, 2025  
(Month) (Day)

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.



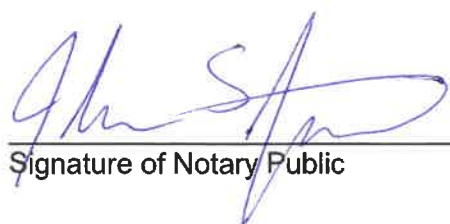
Signature of Property Owner

1-20-25

Date

SAMUEL C McCullough

Type or Print Name and Title



Signature of Notary Public

1/20/25

Date

Notary Seal



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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, 19<sup>th</sup>, 2024  
(Month) (Day)

Received  
February 4, 2025  
RZ-25-0001 & VC-25-0001  
Planning & Zoning

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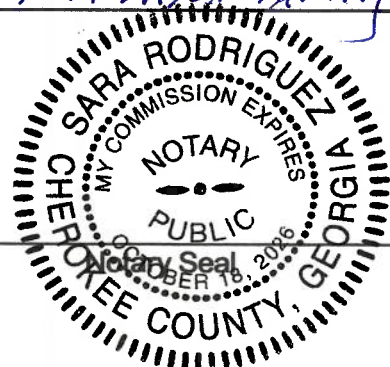
Patricia C. Warfel  
Signature of Property Owner

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:

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) CLIF WILSON

Signature: [Signature]

Date: 1/27/25

The Providence Group of Georgia, LLC

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Name (print) Samuel C McCullough

Signature: [Signature] Date: 1-20-25

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Name (print) Patricia C. Wargel as Trustee of the Larson Family Trust  
Signature: Patricia C. Wargel      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

## 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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## 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:  
Public notifications were sent by City of Johns Creek Planning Staff to nearby property owners. The  
Applicant also knocked on doors of the adjacent homes to discuss the development prior to the Public  
Participation meeting.
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 attended the Public Participation Meeting at Johns Creek City Hall on March 6, 2025.  
Based upon feedback received at that meeting the Applicant intends to hold further meetings and  
onsite discussions with adjacent neighbors.
3. What issues and concerns were expressed at the meetings?  
See attached.
4. What are the applicant's responses to the issues and concerns that were expressed at the meetings?  
See attached.
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.

Received  
March 14, 2025  
RZ-25-0001 & VC-25-0001  
Planning & Zoning

**RZ-22-0003 & VC-24-0001 (11705 Fox Road)**  
**March 6, 2025 Public Participation Meeting**  
**Comments and Responses**

The Applicant held a Public Participation Meeting on March 6, 2025 at the City of Johns Creek City Hall. There were approximately 20 residents of the adjacent Fox Glen subdivision in attendance (as indicated on the sign-in sheets). The following is a list of questions/concerns from the attendees and the Applicant's responses:

- There was a question regarding how the sanitary sewer and stormwater drainage was being provided.
  - RESPONSE: The Applicant noted that the sanitary sewer will tie into the existing public sewer manholes. Also, the stormwater will be captured and detained in underground stormwater ponds. The discharge from the stormwater ponds will be piped to nearby, existing storm sewers.
- There were concerns regarding disturbance during construction and the length of construction.
  - RESPONSE: The Applicant noted that construction is anticipated to be 2 years (6 months of land development and 18 months of home construction). The City of Johns Creek Staff noted that the hours of construction are limited to 7 am to 7 pm. The Applicant indicated that they will be held to that.
- There was a question about creating a barrier between the existing Fox Glen lots and the new homes during construction.
  - RESPONSE: The Applicant offered to meet with the adjacent homeowners onsite to walk the site to discuss potential solutions. The Applicant indicated a willingness to include evergreen landscaping to provide a sound and visual buffer from the proposed development.
- The attendees asked how high the new homes will be in relation to the existing Fox Glen homes.
  - RESPONSE: The Applicant noted that the proposed homes will be two stories and that the grading has not been finalized yet. The Applicant also offered to meet on site so the residents can better visualize how the proposed homes may be situated in relation to their adjacent homes.
- There was a question regarding whether the lots abutting Fox Glen could be constructed first to shorten the construction impacts on the existing homes.
  - RESPONSE: The Applicant could not commit to a schedule but understood the residents concerns. The order of home construction is driven by market demand and all of the lots adjacent to Fox Glen may not be built first.
- There was a comment that Fox Glen does not have school bus service to Lake Windward Elementary School.
  - RESPONSE: The Applicant made note of the comment and indicated that Fulton County Schools coordinates the bus service.

Other Comments (not directed at the Applicant or the Proposed Development)

- Several attendees noted the noise disturbance from the nearby pickleball courts in the City of Alpharetta's Webb Bridge Park.
  - The City of Johns Creek Staff noted that residents will need to reach out to the City of Alpharetta Parks Department.
- There was a question directed to Johns Creek Staff to ask if the City has considered a Rec Center for the subject property.
  - Johns Creek Staff noted that Newtown Park is currently the closest rec center and that there were no plans for a public use on the subject property as noted in the City's long range planning documents (e.g. the Comprehensive Plan).

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# Johns Creek

March 6, 2025 – 7:00 p.m.

Council Chambers, 11360 Lakefield Drive, Johns Creek, GA 30097

## Public Participation Meeting

RZ-25-0001 & VC-24-0001 | 11705 Fox Road and 11720 Jones Bridge Road

✓

Name	Address	Email & Phone
Alex Broad	1105 W. Peachtree St. Atlanta GA	jabroad@sgrlaw.com (404) 815-3603
Sudip Shah	750 Vinca Ct Johns Creek GA	ssshu16@hotmail.com 7-309-125
* Raj Rajendra	940 SNOWBERRY TRL	678-762-7795 rajerx@gmail.com
Kuan Yang Lin	755 Vinca Ct	joseph.lyle@hotmail.com
to 24 reside * Roy Thomas	355 CROWN VETCH	404-394-0033 royopen@gmail.com
* Nick Evans	360 Crown Vetch	nicholasbevanse@gmail.com 770-851-1978
Courtney Evans	360 Crown Vetch	4-293- cadunn6788@gmail.com 0199
* Srinivasan Seetharaman	380 Crown Vetch	srinivaas.eee@gmail.com
Suman HALDER	375 Crown Vetch	suman.iitr@gmail.com
T Nguyen	385 Crown Vetch	thunguyen385@yahoo.com
Anh Nguyen	"	apnguyen.law@gmail.com



# Johns Creek

March 6, 2025 – 7:00 p.m.

Council Chambers, 11360 Lakefield Drive, Johns Creek, GA 30097

## Public Participation Meeting

RZ-25-0001 & VC-24-0001 | 11705 Fox Road and 11720 Jones Bridge Road

Name	Address	Email & Phone
Edmond Tambura	920 Snowberry Trail	tamburae@hotmail.com
Becky Guber	900 Snowberry	rpbrisson@gmail.com
Kamal Dhingra	350 Crown Vetch	kdhingra80@gmail.com
Uri Brodetzki	710 Vincu Ct.	uri.brodetzki@gmail.com
Hani Habashy	105 Hydrangia Ct	hanihabashy@gmail.com
Sandra Quinn	930 Snowberry Tr	smolquinn@gmail.com
Sofi Creek	340 Crown Vetch Ln	soficreek1225@gmail.com
Brett Landis	2010 Roswell Road	brettxlandis@gmail.com
* Ibrahim Hajaj	935 Snowberry Trail	ibrahimhajaj@gmail.com
* AP. NGUYEN	385 CROWN VETCH LN	APNGUYEN.LAW@Gmail.com
* Syed Khundmiri	370 CROWN VETCH LN	gsyedk@gmail