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May 30, 2025

Received
May 30, 2025
RZ-24-0012 & VC-24-0009
Planning & Zoning

VIA E-MAIL RUCHI.AGARWAL@JOHNSCREEKGA.GOV

Ruchi Agarwal, Planning & Zoning Manager
City of Johns Creek
11360 Lakefield Drive
Johns Creek, GA 30097

Re: 8483 Holcomb Bridge Road (RZ-24-0012 & VC-24-0009) - Request to Defer to the
September 22 City Council Meeting

Dear Ms. Agarwal:

I represent the Applicant, Rivermont Station II, LLC, in its application for rezoning and a concurrent variance for the property located at 8483 Holcomb Bridge Road (RZ-24-0012 & VC-24-0009). The application seeks a rezoning to allow the development of a Dutch Bros. Coffee drive-through on a portion of the property. Phillips Edison & Company (parent company of Rivermont Station II, LLC) is currently finalizing agreements with Dutch Bros. Consequently, the Applicant must defer the City Council hearing to allow time to complete its discussions with its tenant. It is the Applicant's full intent to proceed with the rezoning as soon as possible.

Please accept this letter as a formal request to defer the application to the September 22, 2025 City Council meeting agenda.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock".

J. Alexander Brock
Attorney at Law

cc: Quinn Gadow, Phillips Edison & Company