

## REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <small>JWG, Inc. (TN) c/o J. Alexander Brock - Smith, Gambrell &amp; Russell, LLP</small>	NAME: <u>JWG, Inc. (TN)</u>
ADDRESS: <u>1105 W. Peachtree St NE, Suite 1000</u>	ADDRESS: <u>11300 Johns Creek Pkwy</u>
CITY: <u>Atlanta</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>404.815.3603</u>	PHONE: _____
CONTACT PERSON: <u>Alex 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 checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>M-1A</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
DISTRICT/SECTION: <u>11th</u> LAND LOT(S): <u>398</u> ACREAGE: <u>±2.00</u>	
ADDRESS OF PROPERTY: <u>11300 Johns Creek Pkwy, Johns Creek, GA 30097</u>	
PROPOSED DEVELOPMENT: <u>College</u>	
CONCURRENT VARIANCES: <u>§18.2.1; §18.3.1.d</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>17,158 sf</u>
Density: _____	Density: <u>8,579 sf/ac</u>

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

## 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

---

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

## 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?  
See attached Letter of Intent  

---

---
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
See attached Letter of Intent  

---

---
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
See attached Letter of Intent  

---

---
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?  
See attached Letter of Intent  

---

---
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
See attached Letter of Intent  

---

---
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?  
See attached Letter of Intent  

---

---
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?  
See attached Letter of Intent  

---

---

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
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, Mike Sim for JWG, Inc. (TN), authorize, J. Alexander Brock - Smith, Gambrell & Russell, LLP  
(Property Owner) (Applicant)  
to file for RZ at 11300 Johns Creek Parkway  
(RZ, SUP, CV) (Address)  
on this date July 30th, 2025  
(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.

68718  
  
07/31/25 11:17 AM EDT

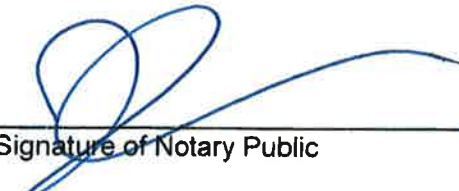
Signature of Property Owner

Jul 31, 2025

Date

Mike Sim for JWG, Inc. (TN)

Type or Print Name and Title



Signature of Notary Public

7/31/25

Date



Notary Seal

## 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.

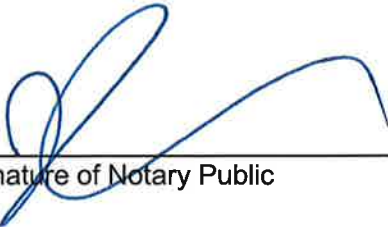
  
\_\_\_\_\_  
Signature of Applicant

8/4/2025

\_\_\_\_\_  
Date

J. Alexander Brock - Attorney - Smith, Gambrell & Russell, LLP

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/4/25

\_\_\_\_\_  
Date



Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

## 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.

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

3.      CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
None			

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) Mike Sim for JWG, Inc. (TN)

Signature:       Date: Jul 31, 2025



## 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. _____

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

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) Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Signature:  Date: 8/4/2025

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:

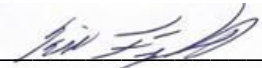
1. _____	5. _____	<div>Received August 5, 2025 RZ-25-0002, VC-25-0010 &amp; VC-25-0011 City of Johns Creek Planning &amp; Zoning</div>
2. _____	6. _____	
3. _____	7. _____	
4. _____	8. _____	

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) Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Signature:  Date: 8/4/2025



## 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.	
2.	
3.	
4.	

5.
6.
7.
8.

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

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) Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Signature: Kathryn M Zickert

Date: 8/4/2025

## 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. _____


Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

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) J. Alexander Brock - Smith, Gambrell & Russell, LLP

Signature: 

Date: 8/4/2025

## Brock, Alex

---

**Subject:** Rezoning PRE-APP-25-0082 (11300 Johns Creek PKWY Johns Creek, GA 30097)  
**Location:** Conference Shakerag

**Start:** Wed 7/30/2025 3:00 PM  
**End:** Wed 7/30/2025 4:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Sarah Coveney  
**Resources:** Conference Shakerag

Received  
August 5, 2025  
RZ-25-0002,  
VC-25-0010 & VC-25-0011  
City of Johns Creek  
Planning & Zoning

You don't often get email from sarah.coveney@johnscreekga.gov. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Your pre-application/submittal meeting has been scheduled for **Wednesday, 07/30/2025 at 3:00 PM**. When you arrive at City Hall, please check in at the IPAD that is next to the reception desk. To check in, please follow these instructions:

- Select pre-application meeting
- Enter your name
- An email will then be sent to notify staff of your arrival.

As a reminder, please bring as much information as possible to provide your scope of work. Feel free to reach out if you have any questions.

### Sarah Coveney

Administrative Assistant | City of Johns Creek, GA | 678-512-3305 | [www.JohnsCreekGA.gov](http://www.JohnsCreekGA.gov)

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#) | [Subscribe for City News!](#)

Customers can now submit permit applications, request inspections, pay fees, and more in the City's [Customer Self Service Portal](#).