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September 11, 2025

Received
September 11, 2025
RZ-24-0012 & VC-24-0009
Planning & Zoning
City of Johns Creek

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) – Status update since deferral

Dear Ms. Agarwal:

I represent the applicant and property owner, Rivermont Station II, LLC, in its application for rezoning and a concurrent variance for its property located at 8483 Holcomb Bridge Road (RZ-24-0012 & VC-24-0009). The application seeks the development of a proposed Dutch Bros. Coffee drive-through on a portion of the existing Rivermont Station shopping center property. The application was heard at the Johns Creek Planning Commission's March 4, 2025 meeting where it was recommended for approval. The application was originally scheduled for the March 24, 2025 Mayor and City Council (MCC) meeting but has been deferred twice and is now on the September 22, 2025 MCC agenda. It is important to note, that there have been no design changes to the application since the March Planning Commission approval and the same application will be considered by the MCC. This letter is to serve as an update on the application in advance of the September MCC.

The applicant requested a deferral shortly after the March Planning Commission meeting to allow time to solidify negotiations on another site outside of Georgia, before moving forward with the Johns Creek location. The application was deferred again at the June 9, 2025 hearing for the same reason regarding a separate out-of-state location. Neither deferral resulted in any changes to the Johns Creek location's design, however. As noted in the paragraph above, the application and plans that were considered and recommended for approval by the Planning Commission are the same that will be considered by the MCC at its September 22, 2025 meeting. The applicant has come to a resolution on its negotiations and is fully committed to moving forward with the Johns Creek development.

In addition to the negotiations, the applicant also requested deferral at the June 9th MCC to allow time to work with its existing emissions testing tenant. Although the lease negotiations between the applicant and its existing tenant are outside of the scope and consideration of the

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rezoning, the applicant wanted to work toward a resolution with the tenant. At this time, the applicant is continuing to work with its tenant, however, the applicant will not seek further deferrals since the lease negotiation has no bearing on the merits of the rezoning.

We are excited to present our rezoning and concurrent variance request to the Mayor and City Council and look forward to answering any remaining questions that they may have. The Dutch Bros. Coffee will be a great addition to the Rivermont Station shopping center and to the City of Johns Creek.

Sincerely,

A handwritten signature in blue ink that reads "J. Alexander Brock". The signature is written in a cursive style with a large initial "J".

J. Alexander Brock
Attorney at Law

cc: Quinn Gadow, Phillips Edison & Company