

**REZONING/SUP/CHANGE IN CONDITIONS
APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Cornerstone Design Dev. Inc.</u>	NAME: <u>Green Implementation Group LLC</u>
ADDRESS: <u>196 Simonton Rd., SE</u>	ADDRESS: <u>300 Smoke Tree Terrace</u>
CITY: <u>Lawrenceville, GA</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30005</u>
PHONE: <u>404-561-4267</u>	PHONE: <u>404-216-6513</u>
CONTACT PERSON: <u>Darrell Vaughn</u> PHONE: <u>404-561-4267</u>	
CONTACT'S E-MAIL: <u>kmv.darrell@bellsouth.net</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): AG-1 REQUESTED ZONING DISTRICT: R4A

LAND DISTRICT(S): 12th LAND LOT(S): B20 ACREAGE: 8.629

ADDRESS OF PROPERTY: 9435 Nesbit Ferry Road

PROPOSED DEVELOPMENT: Single Family detached residences

CONCURRENT VARIANCES: none

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>19</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3000-4000sf</u>	Total Building Sq. Ft. _____
Density: <u>2.20 lots/ac</u>	Density: _____

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UPDATED 1/2015
R2-16-003

Legal Description

All that tract or parcel of land lying and being in Land Lot 820, 12th District, Fulton County, Georgia, City of Johns Creek and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Nesbitt Ferry Road, said right-of-way being thirty feet from the centerline of Nesbitt Ferry Road, and the southern line of Land Lot 820, 12th District, Fulton County, Georgia and running thence along said land lot line on a bearing of N 89°00'36" E a distance of 685.90 feet to a point; running thence on a bearing of S 01°48'40" E a distance of 593.55 feet to a point; running thence on a bearing of N 89°24'17" W a distance of 209.73 feet to a point; running thence on a bearing of S 01°18'04" E a distance of 274.40 feet to a point on the eastern right-of-way of Nesbitt Ferry Road; running thence along said right-of-way on a bearing of N 40°59'07" W a distance of 296.96 feet to a point; running thence along said right-of-way an arc distance of 483.90 feet, said arc being defined by a chord having a bearing of N 30°00'16" W and a distance of 480.94 feet, to a point; running thence on a bearing of N 17°10'32" W a distance of 222.83 feet to the Point of Beginning.

Said tract containing 8.629 acres.

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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?

Have met with Howard Jarvis, outgoing president of the Mayfair - St Clair HOA. Planning to attend annual meeting of Mayfair - St Clair HOA on April 19th

2. How do plan to contact any interested parties, either before making application or after the city neighborhood meeting, regarding the rezoning/use permit application?

As mentioned, attending HOA annual meeting. Additionally, responding to any phone or email contacts from interested individual parties

3. In addition to the City of Johns Creek neighborhood meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

Mayfair - St Clair HOA annual meeting and any other meetings that may be required

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

April 19 HOA meeting
Scheduling any other meetings prior to Planning Commission hearing

* Attended public hearing on May 5, 2016 at which time a deferral was requested in order to address several City of John's Creek comments

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UPDATED 2/8/2016

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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?
yes, it matched surrounding uses
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
no
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
no, due to existing land fill
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?
no, due to the low density of the development
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
yes, the density matched the long use plan & the use matches the intent of the long use plan
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?
the removal of the existing land fill during the construction of this project will enhance existing environmental conditions
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?
no, the low density residential use will have minimal impact on the natural resources of the surrounding area

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UPDATED 2/8/2016

R2-16-003

Nesbit Ferry Road Tract
R4A Rezoning
Single Family Residential
Environmental Site Analysis

Conformance with Comprehensive Plan

This site lies within the Newtown District and is accord with the Comprehensive Plan by providing a context sensitive infill low impact residential use.

Environmental Impact

The site is currently undeveloped, but has been used a inorganic landfill in the past. An Environmental Assessment conducted by United Technologies, Inc can be provided to show the extent and depth of the landfill area. The owner intents to completely remove the landfill material and import suitable material onto the site as part of the development process.

The property is bounded on the north an east by a R4A residential neighborhood. However, the majority of the subdivision on the eastern boundary is a low lying portion of the subdivision recreational area.

The southeastern portion is bounded by three large AG-1 tracts.

The opposite side of Nesbitt Ferry Road to the west lies within the city limits of Roswell and is primarily single family subdivisions.

A review of the National Wetlands Inventory Map indicates that there are no wetlands on this site.

A review of the Federal Emergency Management Agency website indicates that there are no floodplain areas on this site.

There are also no streams on this site.

There is a substantial slope along the rear property line adjacent to the Mayfair-St Clair Neighborhood Association property. This slope will be removed in conjunction with the removal of the landfill material. The replacement slope will meet all City, County, and State requirements for slope, vegetation, and erosion control measures.

The site is primarily heavily wooded with pines and underbrush.

There are no endangered wildlife species on this site.

Due to filling of the site for the landfill, any historical or archeological sites which may have existed have been destroyed.

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Nesbit Ferry Road Tract
R4A Rezoning
Single Family Residential
Environmental Site Analysis

Project Implementation Measures

As mentioned previously, the only environmentally sensitive area impacted by this project will be the slope along the rear property line. This area will be replaced to meet all City, County, and State requirements for slope, vegetation, and erosion controls.

Storm water detention and water quality measures will be installed to protect the downstream properties and meet State and Federal water quality standards. In addition, the removal of the landfill material should also enhance downstream water quality

This project will not have any negative impact on the City and County infrastructures. The existing sanitary sewer system and water distribution system are adequate to service this project.

A deceleration lane and additional right-of-way will be provided by this development. The City of Roswell Department of Transportation has requested that we investigate the possibility of aligning the subdivision entrance with Arden Place. The results of that analysis will be forwarded to the City of Johns Creek.

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