

RZ-15 002

VAR. PARKING
LIS.



POSSIBLE UPDATE TO
ELEVATIONS (2 ELEV.
NOT SUBMITTED)

LAND USE PETITION CHECKLIST & APPLICATION FORM
REZONING, USE PERMIT & CONCURRENT VARIANCE

750
350
100

1200

INSTRUCTIONS

A properly completed application and fees are due at the time of submittal. The submittal deadline is the first Tuesday of each month. **An incomplete application will not be accepted.** Original signatures are required for the Application.

APPLICATION MATERIALS

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
Provide one (1) a digital copy of <u>all</u> submitted materials.	• One (1) CD in .JPEG, .TIFF, .PDF or .DOC format	<input type="checkbox"/> <input checked="" type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 14 for Requirements)	• Ten (10) Full-Size Site Plan Copies • One (1) 8 1/2" x 11" Site Plan ✓ • One (1) 8 1/2" x 11" Legal Description ✓	<input checked="" type="checkbox"/>
Building Elevations (Attached Residential & Non-Residential)	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Letter of Intent	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Zoning Impact Analysis Form	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Disclosure Form	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Public Participation Plan & Report—1/4 Mile List	• One (1) Copy ✓	<input checked="" type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>
Metropolitan River Protection	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>
MARTA Corridor Area Plan Review	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>
Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/> <input checked="" type="checkbox"/>

14-168
RZ-15-002

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City of Johns Creek
Planning & Zoning

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Jimmy Tester</u>	NAME: <u>JRG Associates LP</u>
ADDRESS: <u>2135 Old Milton Pkwy</u>	ADDRESS: <u>22 Edgewood Road</u>
CITY: <u>Alpharetta</u>	CITY: <u>Edison</u>
STATE: <u>GA</u> ZIP: <u>30004</u>	STATE: <u>NJ</u> ZIP: <u>08820</u>
PHONE: <u>678.591.0596</u>	PHONE: <u>732.735.7948</u>
CONTACT PERSON: <u>Lisa Glauber Shippel</u> PHONE: <u>678.615.3349</u>	
CONTACT'S E-MAIL: <u>lisa@lisashippellaw.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 1 LAND LOT(S): 33 ACREAGE: 1.2027

ADDRESS OF PROPERTY: Jones Bridge Road

PROPOSED DEVELOPMENT: hand car wash/detail and retail site

CONCURRENT VARIANCES: Reduce landscape strip on Jones Bridge Rd from 30-25 Sec 12E3A2/ Reduce Parking Sec. 18.2.1

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>6770</u>
Density: _____	Density: <u>5629 sq ft/acre</u>

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REZONING 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

December 1, 2014

Date

Jimmy Tester

Type or Print Name and Title



Signature of Notary Public

December 1, 2014

Date



Notary Seal

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Planning & Zoning

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, STATES UNDER OATH THAT THEY ARE THE OWNER OF THE PROPERTY CONSIDERED IN 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.

John Giaquinto 11/24/14
Signature of Property Owner Date

John Giaquinto, General Partner of JRG Associates LP
Type or Print Name and Title

Patricia A. Hulsey 11/24/14
Signature of Notary Public Date Notary Seal



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PRE-APPLICATION FORM

REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)

RZ-15 002

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Division by calling (678) 512 – 3200. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: Jimmy Tester

Site Address: Jones Bridge Parcel Size: 1.2707

Proposal Description: change from C-1 to C-2
for use as a hand car wash detail
facility.

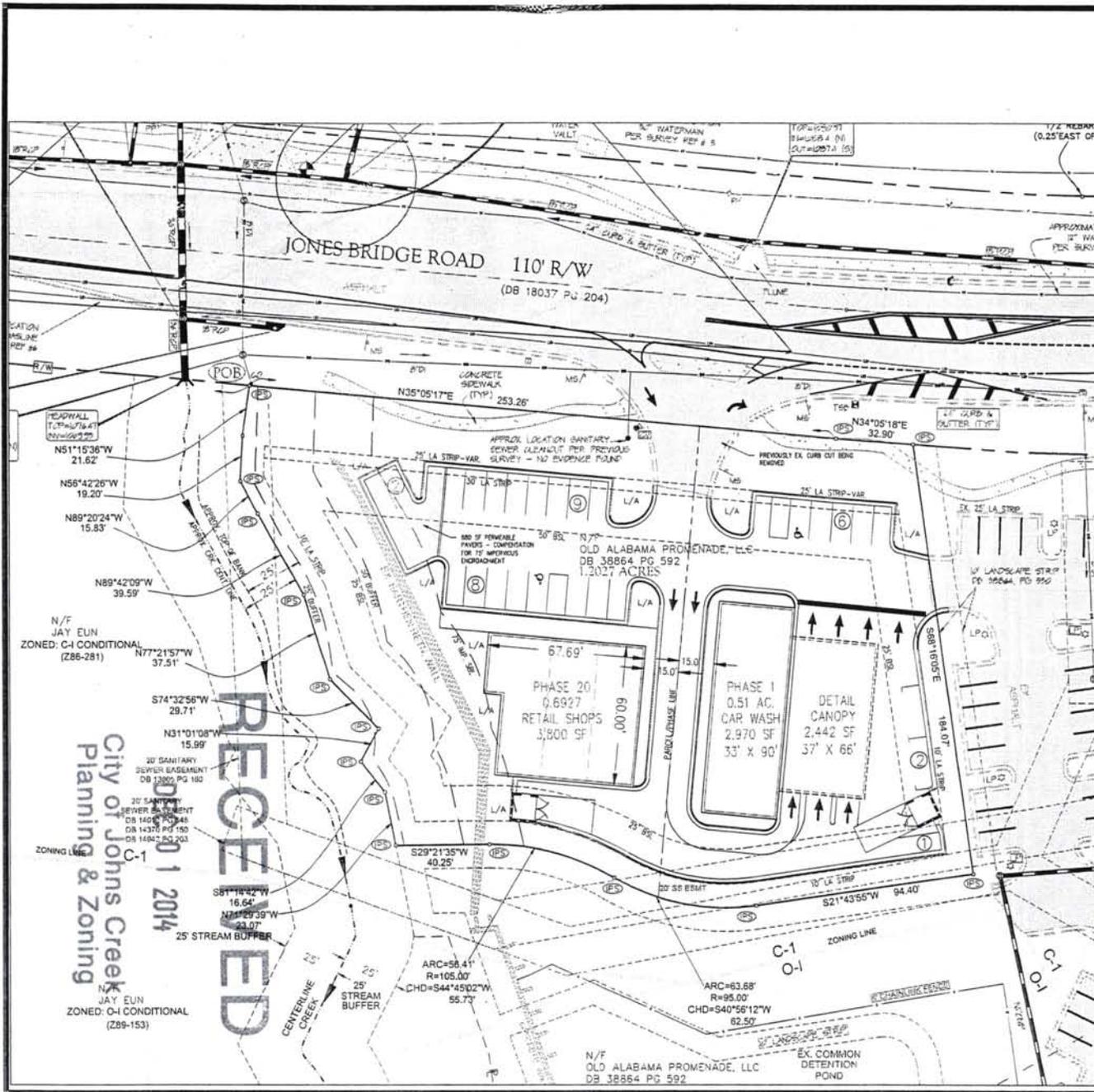
Existing Zoning Designation and Case Number: Z-86-282 / C-1

Proposed Zoning Designation: ~~Z-86-282~~ C-2

Comprehensive Land Use Map Designation: Area 6: Newtown

Planner: [Signature] Date: 11/11/14

Community Development



SITE DATA - ZONING NOTES:

TOTAL = 1.2027 ACRES
 EXISTING ZONING - C-1 W/CONDITIONS
 ZONING CASE # Z-86-281 (3-4-1987)
 PROPOSED ZONING - C-2 WITH CONDITIONS
 PROPOSED USE - CAR WASH WITH DETAILING & RETAIL SHOPS
 PROPOSED SIZES - TWO BUILDINGS
 PHASE 1 CAR WASH - 2,970 SF
 PHASE 2 RETAIL SHOPS - 3,800 SF
 PARKING REQUIRED CAR WASH - 15 SPACES
 PARKING PROVIDED 9 STAND., 9 UNDER CANOPY
 RETAIL SHOPS - 19 SPACES
 ALLOWABLE SF / DENSITY - CONDITIONAL (8,800 SF AVAILABLE)
 PROPOSED SF / DENSITY - 6,770 SF PROPOSED

DISTRICT REGULATIONS - C-2

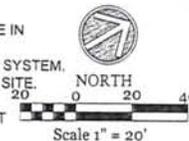
MIN. LOT SIZE - NONE
 MIN. LOT WIDTH - 35'
 MIN. FRONT SETBACK FROM JONES BRIDGE RD. - 50'
 MIN. SIDE YARD - 25'
 MIN. REAR YARD - 25'
 MAX. BLDG. HT. - 4 STORIES OR 60'
 FRONT LA STRIP - 25'
 SIDE & REAR LA STRIPS - 10'
 50' STREAM BUFFER TO THE WEST ALONG STREAM

VARIANCE REQUESTS

1. REDUCE FRONT LANDSCAPE STRIP FROM 30' TO 25' TO MATCH EX. LA STRIP WITH NEXT DOOR SHOPPING CENTER.
2. ENCOACH INTO THE 75' IMPERVIOUS SETBACK AND PROVIDE COMPENSATING PERMEABLE PAVER AREA EQUAL OR GREATER TO THE ACTUAL ENCOACHMENT.
3. REDUCTION IN REQUIRED PARKING SPACES FROM 15 TO 9 SINCE MOST VISITORS CARS ARE BEING SERVICED THROUGH THE CARWASH PROCESS AND NEVER NEED PARKING.
4. REDUCTION IN INTERNAL SIDE SETBACK FROM 25' TO 15'.

SITE INFORMATION

1. DETENTION PROVIDED OFF SITE IN COMMON POND.
2. SANITARY SEWER VIA GRAVITY SYSTEM.
3. STATE WATERS WITHIN 200' OF SITE.
4. SITE DIST. ADEQUATE BASED ON PREVIOUS EX. RIGHT IN RIGHT OUT LOCATION.



REZONING PLAN

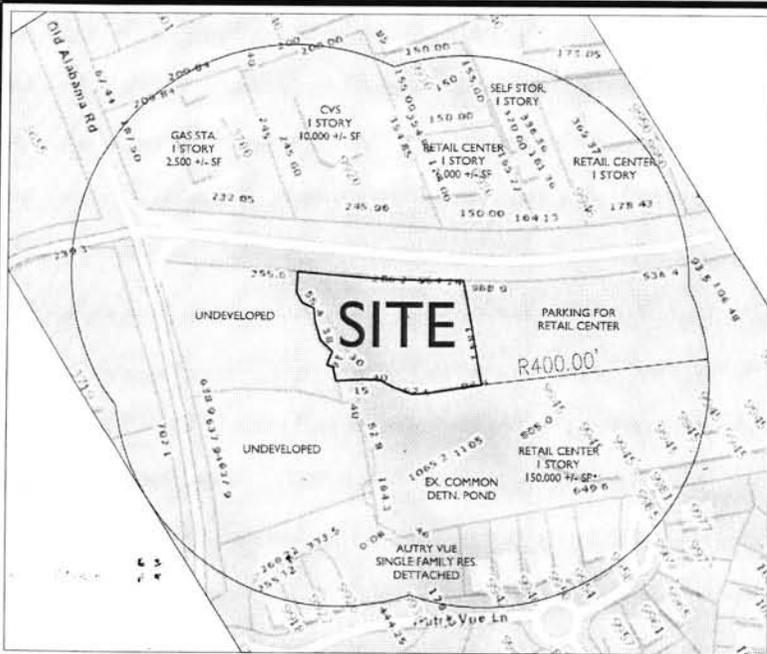
MAMMOTH DETAIL SALON
JOHNS CREEK, GEORGIA

NO.	REVISIONS	DATE

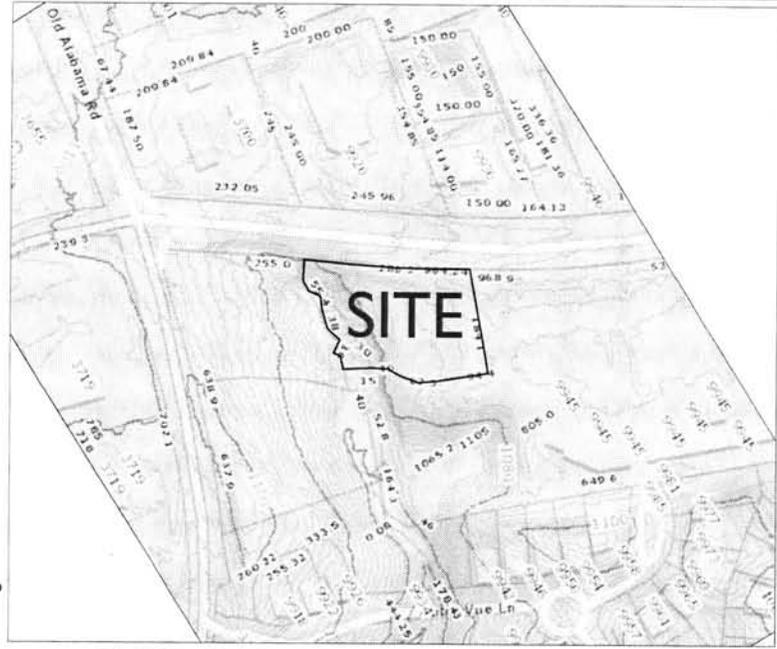
PROJECT NO. - 14-3696
 DRAWN - BDR
 DESIGNED - BDR
 CHECKED -
 DATE - 12-2-14

RZ-1.0

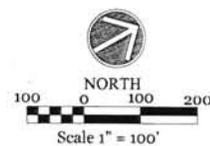
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SURROUNDING AREA - 400'



SURROUNDING TOPO - 200'



City Engineering Water Resources
 Land Planning Property Services
 Landmark Assessment Account Services
 50 Warm Springs Circle
 Roswell, Georgia 30075
 (770) 441-1941 • www.aec.com

REZONING
 SURROUNDING
 AREA SITE PLAN

MAMMOTH
 DETAIL SALON
 JOHNS CREEK, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO. - 14-366
 DRAWN - BDR
 DESIGNED - BDR
 CHECKED -
 DATE - 12-2-14

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City of Johns Creek
Planning & ZoningEXHIBIT "A"LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 1ST DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF JONES BRIDGE ROAD (110' RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF OLD ALABAMA ROAD (110' RIGHT-OF-WAY);

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JONES BRIDGE ROAD, NORTH 35 DEGREES 05 MINUTES 17 SECONDS EAST, 255.03 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET AT THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JONES BRIDGE ROAD, NORTH 35 DEGREES 05 MINUTES 17 SECONDS EAST, 253.26 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JONES BRIDGE ROAD, NORTH 34 DEGREES 05 MINUTES 18 SECONDS EAST, 32.90 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF JONES BRIDGE ROAD, SOUTH 68 DEGREES 16 MINUTES 05 SECONDS EAST, 184.07 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 21 DEGREES 43 MINUTES 55 SECONDS WEST, 94.4 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 63.68 FEET, (SAID CURVE HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 40 DEGREES 56 MINUTES 12 SECONDS WEST, 62.50 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 56.41 FEET (SAID CURVE HAVING A RADIUS OF 105.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 45 MINUTES 02 SECONDS WEST, 55.73 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 29 DEGREES 21 MINUTES 35 SECONDS WEST, 40.25 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 71 DEGREES 29 MINUTES 39 SECONDS WEST, 23.07 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 81 DEGREES 14 MINUTES 42 SECONDS WEST, 16.64 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 31 DEGREES 01 MINUTES 08 SECONDS WEST, 15.99 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 74 DEGREES 32 MINUTES 56 SECONDS WEST, 29.71 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 77 DEGREES 21 MINUTES 57 SECONDS WEST, 37.51 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 89 DEGREES 42 MINUTES 09 SECONDS WEST, 39.59 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST, 15.83 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 56 DEGREES 42 MINUTES 26 SECONDS WEST, 19.20 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE NORTH 51 DEGREES 15 MINUTES 36 SECONDS WEST, 21.62 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.2027 ACRES (52,388 SQUARE FEET)

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PRE-FINISHED ALUMINUM CANOPY
WITH DEEP FASCIA

BRICK
COLUMN

CAST STONE ACCENTS

BUILDING SIGN
ON E.I.F.S. PANEL

BRICK VENEER - B-1

PRE-FINISHED ALUMINUM COPING

E.I.F.S. CORNICE

FABRIC AWNING

ACCENT BRICK - B-2

BLACK ALUMINUM STOREFRONT

RZ-15 002

FRONT ELEVATION

MAMMOTH DETAIL SALON

OLD MILTON PARKWAY
ALPHARETTA, GEORGIA

HUG & ASSOCIATES, LLC

ARCHITECTURE • PLANNING • INTERIORS
3010 Royal Boulevard South, Suite 250, Alpharetta, Georgia 30022
www.HugArchitects.com



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 **NOW OPEN**
Hand Car Wash. Detail Salon.
www.mammothdetail.com

Don't forget to support
the community
Lutheran Day
Friday, July 11th
10am - 4pm
at the
Lutheran Church of the
Cross and Crown



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City of Johns Creek
Planning & Zoning

RZ-15 002

December 1, 2014

Mayor and City Council
City of Johns Creek, Georgia
12000 Findley Road
Suite 400
Johns Creek, Georgia 30097-1412

RE: Application of Jimmy Tester Rezoning of 1.2707 acres on Jones Bridge Road, City of Johns Creek, Fulton County, Georgia C-1 to C-2 (Concurrent Variance for Reduction of Landscape Strip and Reduction of Parking)

Dear Mayor and Councilpersons:

This firm represents Jimmy Tester, the Applicant seeking to rezone the above referenced property from C-1 to C-2. This letter shall be construed as the Letter of Intent for this Application for Rezoning with request for concurrent variances.

The subject property is located near the corner of Jones Bridge Road and Old Alabama Road. The property contains approximately 1.2027 acres and has been vacant in the City of Johns Creek with the current zoning. This property had been originally zoned in 1987 with the retail site to the north on Jones Bridge Road, which is currently zoned C-1 and has had numerous retail businesses open and close since it was developed. The Applicant seeks to change the zoning to allow for the development of his Mammoth Car Wash business. It will be owner operated and the third location in North Fulton for the Applicant.

The property adjoining this site to the north is owned by the successor to Old Alabama Promenade, LLC and is currently zoned C-1. It is developed as a retail shopping center in Johns Creek. The property across Jones Bridge Road, is also zoned C-1 and has uses including a service station that previously included a hand car wash business. Also across the street are the CVS and the BP station at the corner of Jones Bridge Road and Old Alabama Road, which contains a drive through car wash. To the south the adjoining property is owned by Jay Eun and is currently zoned C-1 Conditional and O-I Conditional and this property has remained undeveloped as such. The property adjoining to the east is also owned by the successor to Old Alabama Promenade, LLC and while zoned C-1 and O-I it is an open area between the subject site and the common detention pond for Old Alabama Promenade and this site.

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Mayor and City Council
City of Johns Creek
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City of Johns Creek
Planning & Zoning

The Applicant also seeks two variances. Applicant seeks to reduce the landscape strip in the front of the property to match the existing landscape strip for the property to the north. Recently the City landscape strip requirement has been changed from 25' to 30'; however, for conformity both sites should have the same setback along Jones Bridge Road. The Applicant also seeks to reduce the required parking from 15 spaces to 9 spaces. Due to the primary use of the property, most of the customer's cars are not parked in official parking spaces, but rather are lined along the building as they enter the car wash and lined up in three rows while they are being washed. Due to the lack of long term C-1 tenants/uses in the immediate area, specifically the adjoining shopping center, the C-1 zoning is not desirable. Here the Applicant intends to use the Property with a predetermined use, which he will operate. The remainder of the property will be used as C-1 and the intent is for the second half to be developed with ancillary uses to the Mammoth Car Wash after Mammoth is open for business. The impact on the surrounding area as a result of this application would be positive since the requested use is needed in the area. Currently, Applicant has many clients that drive from the immediate vicinity to his locations in the City of Alpharetta. Further, much of the typical car wash client is local and currently uses these roads for commuting.

Further, the Applicant intends to request to encroach into the 75' impervious setback and provide compensating permeable paver area equal to the actual encroachment on the south side of the site the Board of Zoning Appeals according to City Code; Chapter 109: Natural Resources & Environmental Protection; Article V: Stream Buffer Protection: Section 109-118: Land Development Requirements. Currently there is an earthen retaining wall in place and located outside of the 50' stream buffer.

This development will not unduly tax any City of Johns Creek services, including, but not limited to, fire and police protection, water service and garbage collection. The Property currently has easements for drainage to the existing detention facility developed by the C-1 retail use to the northwest. Presently sewer is available through Fulton County. The development will have no impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Johns Creek, Georgia while causing a financial burden upon the property owner and the Applicant.

It is the position of the Applicant that the City of Johns Creek Zoning Ordinance, in zoning the property C-1 is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking of the property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). Owner further challenges the denial of the variances or the affixing of any significant conditions or restrictions

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Mayor and City Council
City of Johns Creek
December 1, 2014

that are burdensome or excessive, in that such acts would represent arbitrary and capricious acts on behalf of the City, and would deny the property owner the equal protection of the laws and due process of law.

The Applicant and Owner respectfully request that the Mayor and City Council approve this Application for Rezoning and grant the requested variances.

Sincerely,
Lisa Shippel Law, LLC


Lisa G. Shippel, Esq., Member

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Answers to Zoning Impact Analysis Form

1. The proposed use is suitable in light of the surrounding uses. To the north the property is zoned C-1 retail. Across Jones Bridge Road to the west the property is also zoned C-1 and uses include a vehicle service and repair station and BP Gas station. The property to the south is zoned C-1 and is currently vacant and the property bordering this parcel to the east is C-1.
2. This use does not adversely affect the usability of the adjacent properties. It will provide a needed service on a parcel that has remained undeveloped. More than one half the site will have C-1 uses.
3. The property does not have a reasonable economic use as currently zoned. The property to the north has vacant and constantly changing retail. This property once zoned will be owner occupied and the second phase of development will have ancillary uses.
4. This is a neighborhood use in that people will use this facility on their way to and from home and work. It will have zero effect on the schools.
5. The Land Use Plan calls for C-1. This property will be used more than half by C-1 uses. The C-2 use requested is a light C-2 use of the property.
6. There is a need in the area for a hand car wash and detail facility. Currently the applicant's customers drive from Johns Creek to Alpharetta to obtain this service.
7. No there are environmental controls in place within the facility and the property is served by a shared detention facility that is already in place.

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Environmental Site Analysis
Form A
Mammoth Detail Salon

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1. **Conformance with the Comprehensive Plan.**

The property is located on 1.2 acres on Jones Bridge Road next door to a retail shopping center located at 9945 Jones Bridge Road. The site was pad graded and is undeveloped. It is currently zoned C-1 and surrounded by C-1 zoned property.

The property does conform to the Comprehensive Land Use Plan occurring within a Commercial area. The Comprehensive Land Use Map with Nodes indicates this tract as being within an Activity Node at Old Alabama Road and Jones Bridge Road.

2. **Environmental Impacts of the Proposed Project.**

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a. *Wetlands*

There are no wetlands on site.

b. *Floodplain*

There is no floodplain indicated on FEMA map 13121C0088 G and 13121C0069 F, effective date: 9/18/2013

c. *Streams/Stream Buffers*

There are no state waters on-site, however there is a state waters very close to the site, and all applicable buffering and impervious setback is being applied.

d. *Slopes exceeding 25 percent over a 10 foot rise in elevation*

No, according to the field run topography there are slopes at or steeper than 25%. The site has been pad graded and an Earthen Retaining wall installed in-between the 50' Stream Buffer and 75' impervious setback.

e. *Vegetation*

The vegetation is new growth pines since the site was pad graded several years ago. Except for the older established material in the stream buffer area.

f. *Wildlife Species (including fish)*

No unusual wildlife on the property

g. *Archeological/Historical Sites*

Through field observation there appear to be no Archeological or Historical sites.

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City of Johns Creek
Planning & Zoning3. **Project Implementation Measures.**

- a.
- Protection of environmental sensitive areas, i.e. floodplain, slopes exceeding 25 %, river corridors*

Not Applicable

- b.
- Protection of Water Quality*

Currently there appears to be no Water Quality treatment applications on site for the existing pad graded site. It is understood that the developments impervious areas will require water quality and detention measures compliant with Johns creek and State of Georgia regulations. Unless provided for in the common detention pond.

- c.
- Minimization of negative impacts on existing infrastructure*

All existing infrastructure systems are capable of handling the proposed development needs.

- d.
- Minimization on archeological/historically significant areas*

Not Applicable

- e.
- Minimization of negative impacts on environmentally stressed communities where env. Stressed communities are defined as communities exposed to a min. of two env. Adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.*

Not Applicable

- f.
- Creation and preservation of green space and open space*

This development will follow standard industry applications for commercially zoned properties. Approximately 10-15% of the site will remain undisturbed as a result of the stream buffering area between the earthen retaining wall and the stream.

g. *Protection of citizens from negative impacts of noise and lighting*

The proposed development will have no negative impact of noise and lighting to surrounding citizens. This site is several hundred feet from the nearest residential subdivision.

h. *Protection of parks and recreational green space*

Not Applicable

i. *Minimization of impacts to wildlife habitats*

Not Applicable

M:\2014 JOBS\14-3696 MAMMOTH-DETAIL-JOHNS-CRK\14-3696-Environmental Site Analysis-Form-A.doc

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Public Participation Plan & Report

1. The property owners within a quarter of a mile will be delivered to the applicant after filing.
2. Those on the list and any future interested parties will be informed of the rezoning and variance application by letter to be mailed by Applicant's attorney representative.
3. The letter will state that interested parties may call or email Lisa G. Shippel, Esq. for information and will include the information regarding the time and place for an informative meeting with the applicant and representatives. This meeting shall be held at Chabad of North Fulton at 7:30 on January 5, 2015. Further instructions will be included in the notice.

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City of Johns Creek
Planning & Zoning



www.cityofjohnscreekga.us
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Johns Creek, GA 30097

APPLICANT'S ACKNOWLEDGEMENT FORM

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The applicant's attendance is required during the following public hearings:

Planning Commission Date: 3 MAR 2015

Mayor & Council Date: 16 MAR 2015

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Pursuant to Article 28.3 Public Hearing and Notice Requirements of the Johns Creek Zoning Ordinance, the applicant in a rezoning, zoning modification, special use permit or variance requiring a public hearing must post a public notice sign on the subject property at least 20 days prior to the first public hearing by 8:30 a.m.

The applicant shall pick up the sign at:

Compelling Signs
1901 Montreal Road
Tucker, Georgia 30084
Phone: (678) 580-2452
Fax: 678-580-0934
Hours of Operation: Monday-Friday 9:00 a.m. - 5:00 p.m.

CITY WILL ORDER SIGN & EMAIL YOU WHEN READY. LET CITY KNOW IF YOU WILL INSTALL SIGN.

The applicant hereby certifies that they understand they must pick up the appropriate public hearing sign from Compelling Signs and post it correctly on the subject property no less than 20 days and no more than 45 days prior to the first public hearing. On the required date of posting, please take a digital photograph of the posted sign and e-mail the date-stamped photo to Marie.Janvier@johnscreekga.gov. This photograph is necessary for public record. Further the applicant certifies that the sign will be maintained in such a way that the sign is clearly visible from the right-of-way while on the property and that the applicant is responsible for reposting the sign, should it fall down or become obscured. Additionally, the applicant understands that attendance is required during the above listed public hearings.

Lisa Shippel [Signature]
Applicant's Printed Name and Signature

12.1.14.
Date

22-15-002
Case Number

10 FEB. 2015 - 14 FEB 2015
Deadline date for sign posting by applicant Deadline date for 300 ft mailing by applicant PPR

Sign Posting Instruction: Signs must be posted with the sign face facing the road right-of-way. Signs must be clearly visible from the right-of-way and free of obstruction. Signs must be securely fastened to posts driven into the ground and must be independent of other structures. Signs shall not be posted on trees, utility poles, or other similar objects. Failure to comply with these regulations may result in the application being withdrawn.

City of Johns Creek
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: JHNCMNJ 12/01/14 01 Receipt no: 2776

Year	Number	Type	SvcCd	Description	Amount
2014	168	PZ		PLANNING/ZONING PAYMENTS	\$1200.00

RZ-15-002 FEES

Tender detail

CK Ref#:	5875	\$1200.00
Total tendered:		\$1200.00
Total payment:		\$1200.00

Trans date: 12/01/14 Time: 13:38:14

*** THANK YOU FOR YOUR PAYMENT ***

RECEIVED

DEC 01 2014

City of Johns Creek
Planning & Zoning