

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Brew1129 LLC c/o Julie L. Sellers</u>	NAME: <u>Medlock Corners Associates LLC</u>
ADDRESS: <u>1776 Peachtree Street, NW, Suite 415S</u>	ADDRESS: <u>114 Chestnut Street, 5th Floor</u>
CITY: <u>Atlanta</u>	CITY: <u>Philadelphia</u>
STATE: <u>Georgia</u> ZIP: <u>30309</u>	STATE: <u>Pennsylvania</u> ZIP: <u>19106</u>
PHONE: <u>404-665-1242</u>	PHONE: _____
CONTACT PERSON: <u>Julie L. Sellers</u> PHONE: <u>404-665-1242</u>	
CONTACT'S E-MAIL: <u>jsellers@dillardsellers.com</u>	

APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>C-1</u> REQUESTED ZONING DISTRICT: <u>C-1</u>
DISTRICT/SECTION: <u>1</u> LAND LOT(S): <u>330 and 331</u> ACREAGE: <u>15.26</u>
ADDRESS OF PROPERTY: <u>5805 State Bridge Road</u>
PROPOSED DEVELOPMENT: <u>Scooter's Coffee ~ 664 sq. ft. new building</u>
CONCURRENT VARIANCES: <u>Sec. 18.2 (parking reduction)</u>

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>1 building</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>664 sq. ft. (Scooter's (2) Sec)</u>
Density: _____	Density: <u>147,373 SF total</u> <u>9,681.32 SF/acre</u>

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PRE-APPLICATION FORM

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

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). Please contact Ruchi Agarwal at 678-512-3293 to schedule an appointment. 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: Brew 1129 LLC c/o Julie L. Sellers

Site Address: 5805 State Bridge Road Parcel Size: 15.26 acres

Proposal Description: Change in conditions to allow for a 664 SF Scooter's Coffee building, with a drive-through window in an existing shopping center with one concurrent variance for reduction in parking

Existing Zoning Designation and Case Number: C-1, RZ-19-005

Proposed Zoning Designation: C-1

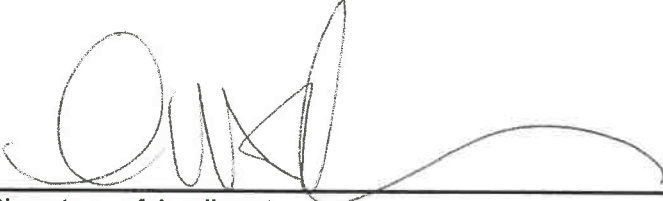
Comprehensive Land Use Map Designation: Commercial-Retail/Shopping/Medlock

Planner: Ruchi Agarwal Date: 3/21/22


Community Development

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 11 Jun 22
Date

Amber Martin-Ross owner
Type or Print Name and Title

 06/11/2022
Signature of Notary Public Date Notary Seal
Expires: April 13, 2025

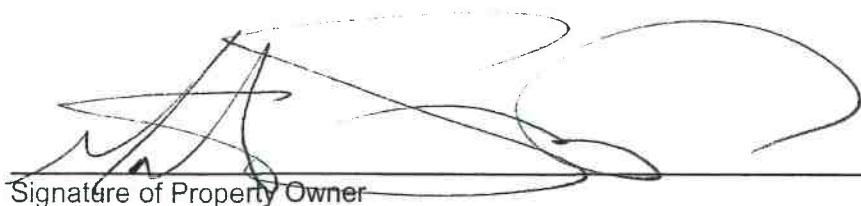


PROPERTY OWNER'S CERTIFICATION

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, Medlock Corners Associates LLC, authorize, Brew1129 LLC c/o Dillard Sellers,
(Property Owner) (Applicant)
to file for RZ & CV, at 5805 State Bridge Road
(RZ, SUP, CV) (Address)
on this date June 13, 2022
(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.


Signature of Property Owner

6-13-22

Date

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Medlock Corners Associates LLC

Type or Print Name and Title


Signature of Notary Public

6-13-2022
Date

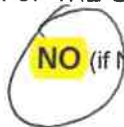
Commonwealth of Pennsylvania - Notary Seal
ARLENE VINCENT, Notary Public
Philadelphia County
My Commission Expires April 23, 2024
Commission Number 1241464

Notary Seal

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. _____

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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) Amber Martin Ross

Signature: Date: 11 Jun 22

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Name (print) R. Baxter Russell w/ Julie Sellers for Pillard Sellers LLC
 Signature:  Date: 6/13/2022

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?

Johns Creek Community Association

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 contact JCCA via email.

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?

Yes, if community input requests additional discussions.

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

Contact JCCA representative by June 24th.

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