



Johns Creek

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 Marie Janvier at 678-512-3279 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: Ashton Woods Homes

Site Address: Embry Farm Road Parcel Size: 205.7

Proposal Description: To rezone the subject property to a cup designation to allow for a total of 377 residential units.

Existing Zoning Designation and Case Number: _____

Proposed Zoning Designation: CUP

Comprehensive Land Use Map Designation: Low Density Residential

Planner: [Signature] Date: 4/12/18.

RECEIVED
By Planning & Zoning at 12:43 pm, May 01, 2018

Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/>

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Ashton Woods Homes</u>	NAME: <u>Marlene Crowe Embry Trust</u>
ADDRESS: <u>3820 Mansell Road, Suite 300</u>	ADDRESS: <u>10555 Embry Farm Road</u>
CITY: <u>Alpharetta</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>678-781-3166</u>	PHONE: _____
CONTACT PERSON: <u>Carl Westmoreland</u> PHONE: <u>404-233-7000</u>	
CONTACT'S E-MAIL: <u>cwestmoreland@mmmlaw.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): AG-1 REQUESTED ZONING DISTRICT: CUP

LAND DISTRICT(S): 11 LAND LOT(S): 127 ACREAGE: 205.75

ADDRESS OF PROPERTY: Embry Farm Road (11127000530244 and 11127000540250)

PROPOSED DEVELOPMENT: SINGLE FAMILY DEVELOPMENT

CONCURRENT VARIANCES: NOTE


RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>377 290</u>	No. of Buildings/Lots: <u>n/a</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>n/a</u>
Density: <u>1.83 1.56</u>	Density: <u>n/a</u>
<u>MS</u> <u>12.15.18</u>	

PAGE 2 REVISED 12/19/2018

RECEIVED
By Planning & Zoning at 9:49 am, May 01, 2018

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

4/21/18

Date

Ashton Woods Homes

Type or Print Name and Title



Signature of Notary Public

4-23-18

Date



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, Marlene C. Embry, authorize, Ashton Atlanta Residential LLC,
(Property Owner) (Applicant)

to file for R2, at Embry Farm Road
(RZ, SUP, CV) (Address)

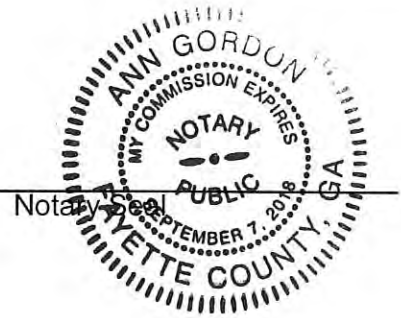
on this date April, 20, 2018
(Month) (Day)

- 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.

Marlene C. Embry, Trustee 4/20/18
Signature of Property Owner Date

Marlene C. Embry
Type or Print Name and Title

Ann Gordon 4/20/18
Signature of Notary Public Date



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 contact owners of properties located within 1/4 mile of the subject property, Homeowners associations for subdivisions within 1/4 mile of the subject property.

City Officials including members of the Planning Commission and City Council, all affected government departments. If the City maintains a list of interested parties said individuals will also be notified.

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?

The Applicant will notify the individuals listed in 1. above by directly mailing letters and holding meetings.

The Applicant will hold all required public participation meetings and is willing to hold meetings with individual stake holders and City officials.

Furthermore, the Applicant will utilize e-mail and phone calls to correspond with any interested stake holders.

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?

The Applicant may hold a public participation meeting of their own to discuss the project before the PC and M & CC hearings.

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

The Applicant will complete the Public Participation Plan within 15 days prior to the Planning Commission hearing.

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)

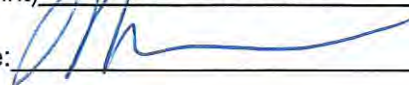
2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1.	5.
2.	6.
3.	7.
4.	8.

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) Ashton Woods Homes
 Signature:  Date: 4/23/16