

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Abid Khutliwala</u>	NAME: <u>Hudgens Company, LP</u>
ADDRESS: <u>4788 Jonesboro Road</u>	ADDRESS: <u>PO Box 988</u>
CITY: <u>Union City</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30291</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>(770) 546-4660</u>	PHONE: <u>770-813-8111</u>
CONTACT PERSON: <u>Nick Griffiths</u> PHONE: <u>(678) 435-5871</u>	
CONTACT'S E-MAIL: <u>earthdesignengineering@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C1 REQUESTED ZONING DISTRICT: C1

DISTRICT/SECTION: 1st LAND LOT(S): 169 ACREAGE: 0.84

ADDRESS OF PROPERTY: 10805 State Bridge Road

PROPOSED DEVELOPMENT: Tim Hortons

CONCURRENT VARIANCES: None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1,610</u>
Density: _____	Density: <u>1,917 sq.ft./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: Abid Khutliwala

Site Address: 10805 State Bridge Road Parcel Size: 0.84

Proposal Description: The proposed site is currently zoned C-1 with a site plan
that allows for 4,800 sq.ft. building of retail and/or services which are consistent
with the C-1 zoning. The proposed rezoning will maintain the C-1 zoning and
reduce the allowable building size to 1,610 sq.ft. and specify the use to services
consistent with the C-1 zoning.

Existing Zoning Designation and Case Number: C-1 RZ15-006

Proposed Zoning Designation: C-1

Comprehensive Land Use Map Designation: Commercial Retail/Shopping Center

Planner: Ruchi Agarwal Date: 12/7/22

Community Development

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?

We are planning to meet with the neighboring community during the Public Participation Meeting and share the vision of the proposed development. Following the Public Participation Meeting we will be available to answer questions.

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

During the Public Participation Meeting if a citizen group within the community expresses a desire to meet separately, we will coordinate with them to try set a meeting either in person or virtually within 2 weeks following the Public Participation Meeting.

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, as mentioned above, we will be willing to meet either virtually or in person.

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

We are planning to have the Public Participation Plan complete 2 weeks after the Public Participation Meeting.

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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, Hudgens Company, LP, authorize, Nicholas Griffiths,
(Property Owner) (Applicant)
to file for rezoning, at 10805 State Bridge Rd., Johns Creek GA
(RZ, SUP, CV) (Address)
on this date November 11, 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.

[Handwritten Signature]
Signature of Property Owner

11/11/2022

Date

William A. Brogdon, Executive V.P., Hudgens Company, LP

Type or Print Name and Title

[Handwritten Signature]
Signature of Notary Public

11/11/2022

Date



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.



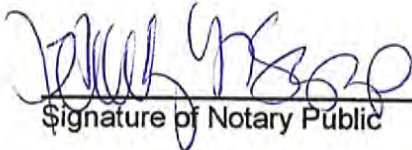
Signature of Applicant

11/3/22

Date

Abid Khutliwala & Managing member

Type or Print Name and Title



Signature of Notary Public

11/3/22

Date

Notary Seal



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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:

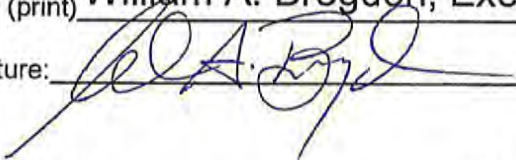
1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

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) William A. Brogdon, Executive V.P., Hudgens Company, LP

Signature:  Date: 11/11/2022

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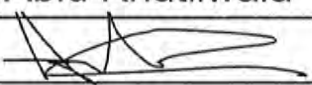
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Name (print) Abid Khutliwala

Signature:  Date: 12-12-2022

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.

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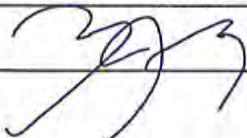
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Name (print) Nick Griffiths

Signature:  Date: 12/12/2022