



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). 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: The Providence Group of Georgia, LLC

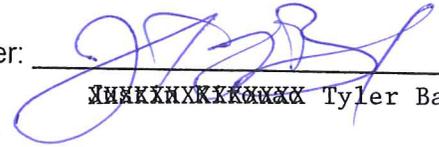
Site Address: 11885 and 11895 Douglas Road Parcel Size: 7.98± Acres

Proposal Description: The Applicant intends to develop an attached townhome neighborhood containing 47 townhomes which results in a density of 5.89 units per acre. The development will contain eight (8) individual townhome buildings each containing between 4 to 8 units.

Existing Zoning Designation and Case Number: ~~XXXXXX(2008)XXXXXX~~ NUP (2008-02-03)

Proposed Zoning Designation: TR

Comprehensive Land Use Map Designation: Jones Bridge Road at State Bridge Road (10)

Planner: 
~~XXXXXXXXXXXX~~ Tyler Baxter

Date: February 23, 2015
~~January 21, 2015~~

Community Development



www.JohnsCreekGA.gov
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Suite 400, Johns Creek, GA 30097

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

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"/>
In addition to required items listed below, provide one (1) a digital copy of <u>all</u> submitted materials in .JPEG, .TIFF, .PDF or .DOC format.		
Pre-Application Meeting Form	• One (1) Copy	<input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 14 for Requirements)	• Ten (10) Full-Size Site Plan Copies • One (1) 8 ½" x 11" Site Plan • One (1) 8 ½" 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—¼ Mile List	• One (1) Copy	<input checked="" type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	• Three (3) Copies	<input type="checkbox"/>
Metropolitan River Protection	• Three (3) Copies	<input type="checkbox"/>
MARTA Corridor Area Plan Review	• Three (3) Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
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>The Providence Group of Georgia LLC</u>	NAME: <u>Douglas Road Partners, LP</u> C/O Mr. Gary Eplan-Manager
ADDRESS: <u>11340 Lakefield Drive</u> Suite 250	ADDRESS: <u>55 Morton Road</u>
CITY: <u>Johns Creek</u>	CITY: <u>Johns Creek</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Georgia</u> ZIP: <u>30022</u>
PHONE: <u>(678) 990-8572</u>	PHONE: <u>(770) 442-9790</u>
CONTACT PERSON: <u>Dave Boccolucci</u> PHONE: <u>(678) 990-8572</u>	
CONTACT'S E-MAIL: <u>dbocco@theprovidencegroup.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): NUP REQUESTED ZONING DISTRICT: TR

LAND DISTRICT(S): 1st LAND LOT(S): 232 and 233 ACREAGE: 7.90
1st Section

ADDRESS OF PROPERTY: 11885 and 11895 Douglas Road
49 Townhomes under the control and direction of

PROPOSED DEVELOPMENT: a Mandatory Homeowners Association

CONCURRENT VARIANCES: See Exhibit "A" attached hereto

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>49</u>	No. of Buildings/Lots: <u>NONE</u>
Dwelling Unit Size (Sq. Ft.): <u>2,100 Sq. Ft. of</u> heated floor area exclusive of garages	Total Building Sq. Ft. _____
Density: <u>6.20 Units per Acre</u>	Density: _____

Exhibit "A"

CONCURRENT VARIANCES:

1. Pursuant to Article 7.2.3.H.2., reduce the required Minimum Perimeter Setback for the north side yard from 30' to 20'.
2. Pursuant to Article 7.2.3.H.2., reduce the required Minimum Perimeter Setback for the south side yard from 30' to 10'.
3. Pursuant to Article 7.2.3.I.1., reduce the required Minimum Interior Setback for the front yard of all lots from 20' to 10'.

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.

The Providence Group of Georgia, LLC

By: Warren SAW Pres. February 23, 2015
Signature of Applicant Date

WARREN JOEL President
Type or Print Name and Title

Karen Signature of Notary Public
Date Notary Seal



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.

Douglas Road Partners, LP



Signature of Property Owner

2/16/15

Date



Type or Print Name and Title

GARY EPLAN

MANAGER

Allison L. Jolly *2/26/15*

Signature of Notary Public

Date



Notary Seal

LETTER OF INTENT

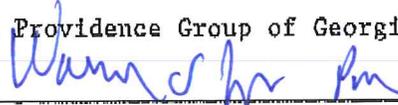
The subject property contains approximately 7.90 acres and is located on the westerly side of Douglas Road just to the north of its intersection with Jones Bridge Road (the "Property"). The Property is currently zoned to the NUP Classification pursuant to Petition Number 2008-02-03.

The Applicant requests a rezoning to the TR (Townhouse Residential) Classification for the development of a 49 fee simple townhome community. The community will be gated and governed and controlled by a Mandatory Homeowners Association. This results in a low maintenance life style for the residents. The Property suffers from real and significant hardships consisting of a drop in elevation of over 60 feet from its highest point at the easterly side of the Property to the westerly side of the Property and several streams burdening the westerly portion of the Property. Additionally, the shape of the Property is narrow and elongated further restricting customary and normal development practices. Accordingly, the Applicant requests a three (3) part Concurrent Variance as more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The approval of these Concurrent Variances will not cause any harm to the health and safety of the general public and will conform with the policies and intent of the Zoning Ordinance. The Johns Creek Comprehensive Land Use Plan has the Property designated under the Johns Creek North (12) Character Area which suggests residential townhome development in this area at a density of 5 to 8 units per acre. The request for the development of a 49 townhome community on the Property results in a density of 6.20 units per acre which conforms with the type of development and level of density suggested under the referenced Character Area. Therefore, this Application for Rezoning and Concurrent Variances is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

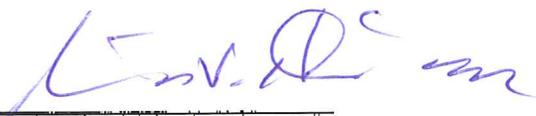
APPLICANT:

The Providence Group of Georgia, LLC

By: 

Warren S. Jolly

Its: President


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Atlanta, Georgia 30328
(404) 255-5161

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Exhibit "B"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of the City of Johns Creek as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Johns Creek to the Property which restricts the use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate State interests.

A denial of this Application would constitute an arbitrary and capricious act by the Johns Creek City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Johns Creek City Council to approve this Rezoning Application as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of this Application subject to conditions which are different from the conditions requested by the applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any rezoning of the Property without the simultaneous approval of the Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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. Given the residential use and development of other property to the north and west in Alpharetta and the commercial use and development of other property to the south and east in Johns Creek, this zoning proposal is suitable.

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No. Given the uses and developments above referenced, this zoning proposal will not adversely affect same.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

As zoned and conditioned, the Property does not have a reasonable economic use.

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. This zoning proposal will not result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

Yes. This zoning proposal conforms with the suggestion of the Johns Creek North (12) Character Area for townhome development at a density range of 5 to 8 units per acre.

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?

Yes. The uses and developments of adjacent and nearby other properties above referenced give supporting grounds for the approval of this zoning proposal.

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. This zoning proposal will not permit a use that could be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek.

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:

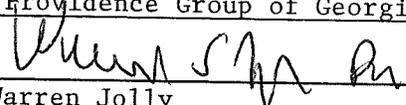
1.	5.
2.	6.
3.	7.
4.	8.

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) The Providence Group of Georgia, LLC

Signature: By:  Date: February 23, 2015

Warren Jolly
Its: President

DISCLOSURE REPORT FORM

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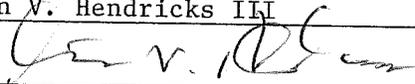
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Name (print) Nathan V. Hendricks III
 Signature:  Date: February 23, 2015

**ENVIRONMENTAL SITE ANALYSIS (ESA)
FORM A**

Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission.

ESA Revision Number: _____

Applicant: The Providence Group of Georgia, LLC Phone Number: (678) 990-8572

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

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

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

- e. Vegetation
 - United States Department of Agriculture, Nature Resource Conservation Service
 - Field observation
- f. Wildlife Species (including fish)
 - United States Fish and Wildlife Service
 - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
 - Field observation
- g. Archeological/Historical Sites
 - Historic Resources Survey
 - Georgia Department of Natural Resources, Historic Preservation Division
 - Field observation and verification

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally 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.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats

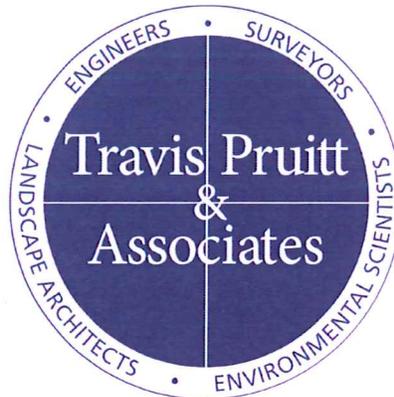
Environmental Site Analysis Report

For

Douglas Road Tract Residential Development

*Prepared for:
Providence Group of Georgia, LLC*

*February 26, 2015
Jn: 140436*



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1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The site consists of approximately 7.9 acres, and is located on Douglas Road. Based on information obtained from the Fulton County GIS maps, records, and visual observations, neighborhoods north and west of the site are zoned CUP.

The Comprehensive Future Development Map 2030 for the City of Johns Creek designates this site as part of the Johns Creek North development Area. It is also located in one of two Activity Nodes in this area. The proposed development is a residential TR development meeting the appropriate residential density and will serve as a transition from the commercial center on Jones Bridge Road and the residential area to the North of the site.

The proposed residential use conforms to the appropriate uses and scales established in the Comprehensive Plan 2009-2030.

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

a. WETLANDS

Field reconnaissance of the site revealed streams and an existing stormwater pond on the western portion of the site. The existing pond will be utilized as a stormwater management facility for the site. The smaller stream begins at a headwall to the south of the site below a large retaining wall and joins a larger unnamed stream that travels along the west boundary of the site.

b. FLOODPLAIN

The Fulton County GIS Maps and the FEMA flood insurance rate maps were used to determine that the site does not lie within a 100-year Zone X flood plain.

c. STREAMS/ STREAM BUFFERS

The USGS Quadrangle Topographic map for Duluth, Georgia was used to determine that a blue line stream does not exist on the site. Field observations reveal an intermittent stream existing in the southeastern portion of the site. A 50' undisturbed buffer and a 25' impervious setback has been

provided along this water course. Any disturbance to the stream buffers will be isolated to utility construction only.

d. TOPOGRAPHY

The site is currently undeveloped and consists mainly of woodlands. The site does not contain slopes greater than 25%. The proposed development will adhere to all applicable grading standards.

e. VEGETATION

The site is currently undeveloped and consists mainly of woodlands. Existing vegetation on the majority of the site consists of a natural mix of mature hardwoods and pine trees. There are specimen trees located on the site, most of which are located within protected buffer zones. The proposed development will impact the trees that exist on the site. However, project will be required to comply with the City of Johns Creek Tree Preservation Ordinance, which provides mitigation for loss of tree canopy.

f. WILDLIFE SPECIES

Several protected species are known to exist in Fulton County. These species are:

Bird – The Bald Eagle

Invertabrates – Gulf moccasinshell mussel and Shiny-rayed pocketbook mussel

Fish – Bluestripe shiner, Cherokee darter, and Highscale shiner

Plants – Bay star-vine and Piedmont barren strawberry

Based on field reconnaissance, there is no evidence of protected and/ or endangered species located on this parcel of land.

g. ARCHEOLOGICAL/ HISTORICAL SITES

Based on information obtained from the Fulton County Department of Environment and Community Development, the site is not listed on the Fulton County Historic Resources Survey Map as having historical significance. No buildings on this site appear on the National Register of Historic Places.

3. PROJECT IMPLEMENTATION MEASURES

a. ENVIRONMENTALLY SENSITIVE AREAS

The site does not lie within the Chattahoochee River corridor. This site does not lie within a 100-year Zone X flood plain as defined by FEMA. The proposed development is not expected to negatively impact the flood plain or adjacent properties. Therefore, no negative impact is expected. All applicable grading standards will be adhered to in these areas.

b. WATER QUALITY

The design considerations used for the stormwater control on the proposed site, as approved by the EPD, will treat the runoff from the site. Water quality will be addressed through the construction of one water quality and stormwater detention facility in the location of the existing pond. This project will be required to comply with the Georgia Stormwater Management Manual, which regulates water quality, TSS removal, channel protection, and stormwater detention for developments of this nature.

c. EXISTING INFRASTRUCTURE

The existing site consists mainly of woodlands. No infrastructure exists on the site.

d. ARCHAEOLOGICAL/ HISTORICAL AREAS

This site does not contain any historically/ archaeologically sensitive areas. No sensitive areas are located within the area of potential impact.

e. ENVIRONMENTALLY STRESSED COMMUNITIES

The subject site is not located within an environmentally stressed community.

f. GREEN SPACE AND OPEN SPACE

All buffered areas on the site will remain undisturbed. The stream buffer will remain as a wooded park at the west side of the site to enhance and beautify the neighborhood.

g. NOISE AND LIGHTING

The potential for noise and lighting impact resulting from the proposed development is minor. The proposed development is a quiet, residential community where it borders residential properties. No sensitive areas are located within the area of potential impact.

h. PROTECTION OF PARKS AND REC GREEN SPACE

No parks or recreational areas will be impacted by the proposed development.

i. WILDLIFE HABITATS

The most significant habitats for wildlife on this site exist in and around the stream. No sensitive areas are located within the area of potential impact.

**PUBLIC PARTICIPATION PLAN
FORM D**

Applicant: The Providence Group of Georgia, LLC

1. The following individuals (property owners within a quarter mile of the property), homeowners associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Zoning Ordinance: See Exhibit "A" attached hereto and by reference thereto made a part hereof.

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)
The individuals and others listed in 1. above will be notified of the requested rezoning/use permit by any combination of letters, meeting notices, telephone calls and e-mails as is appropriate.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The Applicant shall notify the individuals and others listed in 1. above of an initial information meeting at a time, date and location which is reasonably convenient and shall have additional meetings as should be determined to be needed.

Exhibit "A"

Applicant shall coordinate with Staff prior to the Neighborhood Meeting to mutually agree upon a list of those parties necessary to be contacted for the Neighborhood Meeting. Applicant shall notify those parties in the manner stated and provided for under Paragraph 2. herein above. Accordingly, the Neighborhood Meeting shall serve to comply with the public meeting requirements of the Public Participation Plan.

DESCRIPTION OF

Total Tract Alternative

All that tract or parcel of land lying and being in Land Lots 232 and 233 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the line common to Land Lots 233 and 1255 and the southwestern right of way line of Douglas Road (60 foot right of way at this point); thence proceeding along said right of way line of Douglas Road the following courses and distances: along a curve to the right with a radius of 2186.67 feet and an arc length of 237.69 feet (said curve having a chord bearing of South 27 degrees 27 minutes 49 seconds East and a chord distance of 237.57 feet) to a 1/2 inch rebar found, South 13 degrees 53 minutes 44 seconds East a distance of 50.37 feet to a 1/2 inch rebar set, South 13 degrees 53 minutes 44 seconds East a distance of 113.57 feet to a 1/2 inch rebar set, South 13 degrees 53 minutes 44 seconds East a distance of 48.13 feet and South 87 degrees 09 minutes 21 seconds West a distance of 15.01 feet to a 1/2 inch rebar found at the northeastern property corner of Read-Retail LLC as recorded in Deed Book 51248, Page 618; thence proceeding with the northern property line of Read-Retail LLC as recorded in Deed Book 51248, Page 618, the following courses and distances: South 87 degrees 09 minutes 21 seconds West a distance of 194.99 feet to a 1 inch crimp top pipe found and South 89 degrees 49 minutes 16 seconds West a distance of 667.50 feet to a 1/2 inch rebar found on the eastern boundary line of Pod 39 Blocks I, J & K Windward/Southpointe subdivision as recorded in Plat Book 159, Page 130; thence proceeding with the eastern and the southern boundary of Pod 39 Blocks I, J & K Windward/Southpointe subdivision as recorded in Plat Book 159, Page 130, and further with the southern boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, the following courses and distances: North 00 degrees 41 minutes 46 seconds East a distance of 424.52 feet to a 1 inch rod found, North 89 degrees 37 minutes 22 seconds East a distance of 500.00 feet to a 1/2 inch rebar set and North 89 degrees 37 minutes 22 seconds East a distance of 211.60 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

Said tract contains 344460 square feet or 7.91 acres.









