



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

R2-16-002  
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 MAR 01 2016  
 City of Johns Creek  
 Planning & Zoning

## 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. **Note: Applicants are highly encouraged to meet with nearby property owners prior to filing an 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 checked="" type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 16 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 and/or SUP 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	• 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 <i>7. Peak hour?</i>	• Three (3) Copies	<input type="checkbox"/>
Metropolitan River Protection	• 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"/>



# Johns Creek

## PRE-APPLICATION FORM

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Planning & Zoning

### 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: \_\_\_\_\_

Site Address: 11635 MEDLOCK BRIDGE RD Parcel Size: \_\_\_\_\_

Proposal Description: Hampton Inn

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Zoning Designation and Case Number: C-1 Conditional (Z-01-131)

Proposed Zoning Designation: C-1

Comprehensive Land Use Map Designation: Tech Park

Planner: W. L. Date: 2-9-16

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>SOUTHERN STATES MANAGEMENT</u>	NAME: <u>COURT I</u>
ADDRESS: <u>4030 JOHNS CREEK PARKWAY</u>	ADDRESS: <u>4030 JOHNS CREEK PARKWAY</u>
CITY: <u>SUWANEE</u>	CITY: <u>SUWANEE</u>
STATE: <u>GEORGIA</u> ZIP: <u>30024</u>	STATE: <u>GEORGIA</u> ZIP: <u>30024</u>
PHONE: <u>770-497-4576</u>	PHONE: <u>770-497-4576</u>
CONTACT PERSON: <u>MIKE PFEIFFER</u> PHONE: <u>770-497-4576</u>	
CONTACT'S E-MAIL: <u>MIKE.PFEIFFER@HILTON.COM</u>	

**APPLICANT IS THE:**

OWNER'S AGENT  PROPERTY OWNER  CONTRACT PURCHASER

C-1 CONDITIONAL C-1 CONDITIONAL

PRESENT ZONING DISTRICTS(S): \_\_\_\_\_ REQUESTED ZONING DISTRICT: \_\_\_\_\_

LAND DISTRICT(S): 1ST LAND LOT(S): 380 & 381 ACREAGE: 3.33 AC

ADDRESS OF PROPERTY: 11685 MEDLOCK BRIDGE RD JOHNS CREEK, GA 30097

PROPOSED DEVELOPMENT: 5-STORY 100 ROOM HOTEL

CONCURRENT VARIANCES: PER ZONING CASE 2001Z-0131 NFC

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>59,640</u>
Density: _____	Density: <u>17,910 SF/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

2/26/16

\_\_\_\_\_  
Date

MIKE PFEIFFER      DIRECTOR OF OPERATIONS

\_\_\_\_\_  
Type or Print Name and Title



\_\_\_\_\_  
Signature of Notary Public

2/26/16

\_\_\_\_\_  
Date



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## LEGAL DESCRIPTION

**ALL THAT TRACT** or parcel of land lying and being in Land Lots 380 and 381 of the 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia, having 3.3217 acres, and being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING, COMMENCE** at a point located at the intersection of the easterly right-of-way line of Georgia Highway No. 141 (having a 119.95' right-of-way width at the point) and the northerly right-of-way line of East Johns Crossing (having an 88' right-of-way width); thence leaving said right-of-way line of Georgia Highway No. 141, run along the aforesaid northerly right-of-way line of East Johns Crossing in an easterly direction a distance of 253.53 feet to a 1/2" rebar found being **THE POINT OF BEGINNING; from the POINT OF BEGINNING AS THUS ESTABLISHED**, leave said northerly right-of-way line of East Johns Crossing and run along the following six (6) courses and distances: (1) North 76 Degrees 47 Minutes 50 Seconds East a distance of 32.91 feet to a 1/2" rebar found; (2) North 30 Degrees 50 Minutes 10 Seconds East a distance of 210.91 feet to a 1/2" rebar found; (3) North 29 Degrees 36 Minutes 44 Seconds East a distance of 80.53 feet to a drill hole found; (4) North 29 Degrees 36 Minutes 29 Seconds East a distance of 226.29 feet to a nail set; (5) South 60 Degrees 23 Minutes 31 Seconds East a distance of 445.49 feet to a 1/2" rebar set; and (6) South 21 Degrees 45 Minutes 00 Seconds West a distance of 304.65 feet to a 1/2" rebar set located on the northerly boundary line of property now or formerly owned by JC Land Investments LLC; thence run along said northerly boundary line, North 60 Degrees 23 Minutes 31 Seconds West a distance 234.54 feet to a 1/2" rebar set located on the easterly boundary line of property now of formerly owned by 6450 East John's Crossing, LLC; thence leaving said northerly boundary line of JC Land Investments LLC, run along the easterly, northerly and westerly boundary line of said 6450 East John's Crossing, LLC property the following five (5) courses and distances; (1) North 29 Degrees 36 Minutes 29 Seconds East a distance of 20.00 feet to a 1/2" rebar found; (2) North 60 Degrees 23 Minutes 31 Seconds West a distance of 197.10 feet to a 1/2" rebar found; (3) South 74 Degrees 49 Minutes 47 Seconds West a distance of 34.51 feet to a 1/2" rebar set; (4) South 30 Degrees 03 Minutes 05 Seconds West a distance of 216.24 feet to a punch hole found; and (5) South 13 Degrees 35 Minutes 43 Seconds East a distance of 30.24 feet to a 1/2" rebar set located on the the northerly right-of-way line of East Johns Crossing; thence leaving said boundary line of 6450 East John's Crossing, LLC property, run along the aforesaid northerly right-of-way line of East Johns Crossing, North 57 Degrees 14 Minutes 30 Seconds West a distance of 78.82 feet to a 1/2" rebar found, said 1/2" rebar found being **THE POINT OF BEGINNING**

**SAID TRACT** or parcel of land containing 3.3271 acres or 144,928 square feet.

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**ZONING APPLICATION**  
**LETTER OF INTENT**

March 1, 2016

City of Johns Creek  
Planning and zoning  
12000 Findley Road  
Suite 400  
Johns Creek, GA 30097

Ref: Hampton Inn  
11685 Medlock Bridge Road  
Johns Creek, GA 30097  
Change of Conditions/rezoning

Dear Sir:

The original site was zoned O-I, with the intent to build a 3-story, 90 room hotel. The intent is to now to build a 5-story hotel, with 100 rooms, to serve the surrounding commercial, office, and retail developments.

Total new square footage will be 59,640, with a site density of 17,910 sf per acre. The original zoning called for a total of 54,000 sf, with a site density of 16,413 sf per acre.

Thank you for your consideration of this request to change the conditions of the original zoning application.

Sincerely,  
**SOUTHERN STATES MANAGEMENT**

  
Mike Pfeiffer  
Director of Operations

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# 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. THERE ARE COMMERCIAL, OFFICE, RETAIL, AND HOTEL USES ADJACENT TO THE PROPERTY.  
\_\_\_\_\_
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
NO. THE HOTEL SHOULD FIT IN WITH THE SURROUNDING PROPERTY USES.  
\_\_\_\_\_
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
THE EXISTING PROPERTY WILL RETAIN ITS EXISTING ZONING OF O-I.  
\_\_\_\_\_
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. THE ORIGINAL ZONING INCLUDED A 3-STORY HOTEL WITH 90 ROOMS. THE NEW ZONING WILL ADD 2-STORIES AND 10 ROOMS.  
\_\_\_\_\_
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
YES. THE ORIGINAL HOTEL USE IS NOT CHANGING.  
\_\_\_\_\_
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?  
EXISTING INFRA-STRUCTURE (INCLUDING STREETS, STORM SEWER, SANITARY SEWER, & WATER MAINS), ARE IN PLACE, TO SUPPORT THE NEW HOTEL.  
\_\_\_\_\_
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?  
THE INCREASE IN BUILDING HEIGHT AND NUMBER OF ROOMS, SHOULD NOT ADVERSELY AFFECT THE NATURAL RESOURCES, ENVIRONMENT, AND CITIZENS OF JOHNS CREEK.  
\_\_\_\_\_

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**ZONING APPLICATION  
ENVIRONMENTL SITE ANALYSIS (ESA) FORM**

**1. CONFORMANCE WITH THE COMPREHENSIVE PLAN.**

The proposed 5-story (100 room) hotel will be located on a 3.33 acre site that was previously cleared for development. Surrounding the site are commercial, office and retail developments (that include a hotel, day care center, bank, medical office buildings, a drug store and various retail uses. The hotel use does conform to the intent of the Medlock Bridge Road (SR 141) Corridor (09), of the City Comprehensive Plan (2009-2030).

**2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.**

- a. Wetlands: There are no wetlands on the subject property.
- b. Floodplain: Property is not located in a 100-year flood plain per the FEMA mapping system.
- c. Streams and Buffers: There is a defined stream located along the southwest property line of the site (which has a total of a 75 foot buffer into the hotel property).
- d. Slopes exceeding 25%: There are slopes exceeding 25%, over a 10-foot rise in elevation, located at the southwest side of the property, that extend down to the previously mentioned stream.
- e. Vegetation: The existing site was previously cleared, and presently does have trees along the property frontage, and at the rear (southwest), along the existing strteam. The site is grassed with a few small trees spread out over its expanse.
- f. Wildlife Species: There are no known wildlife species inhabiting the property.
- g. Archeological/Historical Sites: There are no known archeological or historical artifacts to found on the property.

**3. PROJECT IMPLEMENTATION MEASURES.**

- a. Steep slopes at the stream will be left undisturbed, with existing trees. There will be no impact on the stream buffer.
- b. Water quality will be provided to meet City standards.
- c. There should be minimum impact on the existing infra-structure.
- d. There are no archeological or historical artifacts on the property.
- e. There should be no impact on any environmentally stressed communities.
- f. Green space will be provided to meet City standards.

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- g. There should be minimum negative impact on citizens due to noise and site lighting.
- h. There should be no negative impact on nearby parks and recreational green space.
- i. There should be no impact on any wildlife habitats.

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## 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?

SOUTHERN STATES MANAGEMENT HAS ALREADY DISCUSSED THE RE-ZONING WITH THE ADJACENT DAY CARE CENTER OWNER. SOUTHERN STATES MANAGES THE ADJACENT GARDEN INN. ALSO WILL BE TALKING TO ADJACENT PANERA BREAD MUZE SALON.

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?

SOUTHERN STATES MANAGEMENT HAS BEEN IN CONTACT WITH IMMEDIATE NEIGHBORS, AND IS EXCITED TO SPEAK TO OTHERS AT THE NEIGHBORHOOD MEETING.

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?

SOUTHERN STATES MANAGEMENT WILL ADDRESS ANY REQUESTS FOR INFORMATION ABOUT THE REZONING FROM ANY ADJACENT BUSINESSES.

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

BASICALLY, THE SCHEDULE HAS BEEN COMPLETED.

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City of Johns Creek  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: JHNCMNJ                      3/01/16 01                      Receipt no:                      2924

Year	Number	Type	SvcCd	Description	Amount
2016	29	PZ		PLANNING/ZONING PAYMENTS	\$750.00

RZ-16-002-RECEIPT

Tender detail

CK Ref#:	4548	\$750.00
Total tendered:		\$750.00
Total payment:		\$750.00

Trans date:    3/01/16                      Time: 15:44:41

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*



# Johns Creek

## LAND USE PETITION APPLICANT'S ACKNOWLEDGEMENT FORM

RZ-16-002  
Case Number

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

Neighborhood Meeting Date: 4/7/2016

Planning Commission Date: 5/3/2016

Mayor & Council Date: 5/23/2016

HAROLD SCHRAIBMAN Harold Schraibman 3/1/14  
Applicant's Printed Name and Signature Date

### Community Development