



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

16-2085
 R2-16-005
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 SEP 02 2016

City of Johns Creek
 Community Development

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 ✓
Provide one (1) a digital copy of <u>all</u> submitted materials.	<ul style="list-style-type: none"> One (1) CD in .JPEG, .TIFF, .PDF or .DOC format 	<input checked="" type="checkbox"/>
Pre-Application Meeting Form	<ul style="list-style-type: none"> One (1) Copy 	<input checked="" type="checkbox"/> ✓
Site Plan with Legal Description (See Page 16 for Requirements)	<ul style="list-style-type: none"> 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) <i>can get later.</i>	<ul style="list-style-type: none"> One (1) Copy 	<input type="checkbox"/>
Letter of Intent	<ul style="list-style-type: none"> One (1) Copy 	✓ <input checked="" type="checkbox"/>
Zoning Impact Analysis Form and/or SUP Form	<ul style="list-style-type: none"> One (1) Copy 	✓ <input type="checkbox"/>
Environmental Site Analysis Form	<ul style="list-style-type: none"> One (1) Copy 	✓ <input checked="" type="checkbox"/>
Disclosure Form	<ul style="list-style-type: none"> One (1) Copy 	✓ <input checked="" type="checkbox"/>
Public Participation Plan & Report	<ul style="list-style-type: none"> One (1) Copy <i>planner review -</i> 	<input checked="" type="checkbox"/> ✓
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input type="checkbox"/>
Peak-hour Trip Generation Count	<ul style="list-style-type: none"> One (1) Copy 	✓ <input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>
Metropolitan River Protection	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>
Environmental Impact Report	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>
Noise Study Report	<ul style="list-style-type: none"> Three (3) Copies 	<input type="checkbox"/>



Johns Creek

PRE-APPLICATION FORM

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City of Johns Creek
Community Development

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 Allison Tarpley at 678-512-3200 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: PACIFIC METRO BANK

Site Address: 11625 MEDLOCK BRIDGE ROAD Parcel Size: 1.3306 ACRES

Proposal Description: REQUEST FOR REZONING TO CHANGE AN EXISTING C-1 ZONING CONDITION THAT WILL PERMIT A DRIVE-THRU BANKING FACILITY FOR THE PROPOSED PACIFIC METRO BANK.

Existing Zoning Designation and Case Number: C-1 2001Z-0056

Proposed Zoning Designation: C-1

Comprehensive Land Use Map Designation: 141 CORRIDOR

Planner: Sharon L. Ebert Date: 8/19/16

WARNER SUMMERS

ARCHITECTURE & INTERIOR DESIGN

September 1, 2016

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City of Johns Creek
Community Development

Ms. Sharon Ebert
City of Johns Creek
Community Development
12000 Findley Road
Suite 400
Johns Creek, GA 30097

Re: Letter of Intent
Pacific Metro Bank
11625 Medlock Bridge Road
Zoning Condition Change
Project No.: 16072

Dear Ms. Ebert:

This letter is to notify the City of Johns Creek of our Request for Rezoning to change an existing C-1 Zoning Condition that will permit a drive-thru banking facility for the proposed Pacific Metro Bank to be located at 11625 Medlock Bridge Road, Johns Creek, GA 30097 (Parcel ID: 11 106003810332). The existing Building is a single-story structure and is zoned as C-1: Community Business.

The proposed scope of work includes adding a new building entry on the west side of the building facing Medlock Bridge Road and modifying existing parking spaces at the south side of the building to construct a single-lane drive-thru banking facility. The drive-thru lane will include an ATM and a Video Remote Teller Unit covered by a prefabricated freestanding canopy.

All work shall be done in a manner that complies with the Georgia State Minimum Standard Building Codes and current Amendments.

We respectfully request a review of the proposed modifications to the existing C-1 Zoning Conditions by the City of Johns Creek.

Sincerely,

Warner Summers Ditzel Benefield Ward & Associates, Inc.



Dale Friedly, AIA, LEED AP
Senior Project Architect



ACREAGE CHART

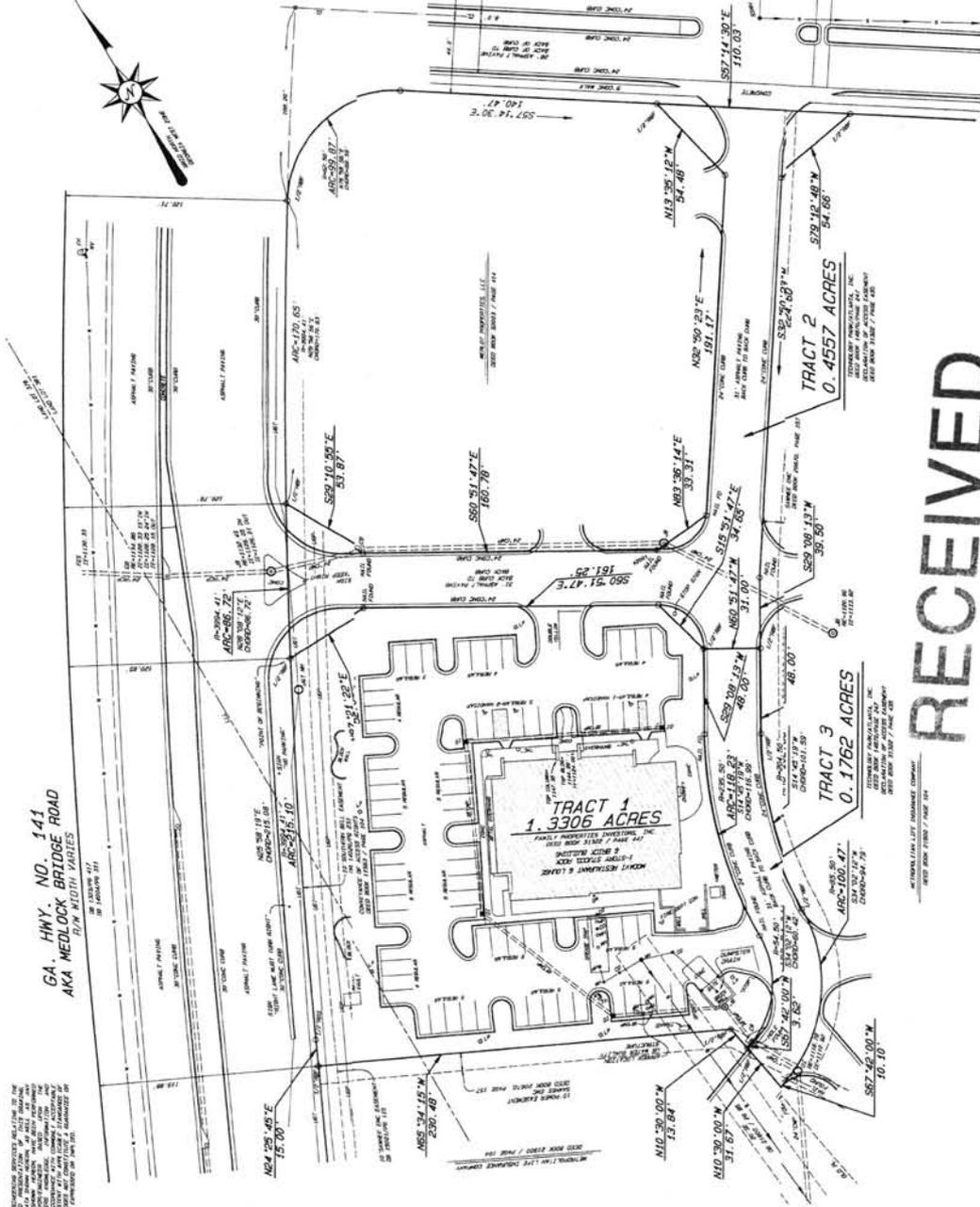
TRACT	ACRES
1	1.3306
2	0.4557
3	0.1762
TOTAL	1.9625

OVERALL SURVEY DESCRIPTION:

THIS SURVEY IS A RE-SURVEY OF THE TRACTS DESCRIBED IN THE DEEDS REFERRED TO IN THE NOTES HEREON. THE TRACTS ARE BOUND BY THE STATE ROUTE 16 RIGHT-OF-WAY TO THE NORTH AND WEST, BY THE STATE ROUTE 160 RIGHT-OF-WAY TO THE SOUTH, AND BY JOHN'S CREEK TO THE EAST. THE TRACTS ARE BOUND BY THE STATE ROUTE 16 RIGHT-OF-WAY TO THE NORTH AND WEST, BY THE STATE ROUTE 160 RIGHT-OF-WAY TO THE SOUTH, AND BY JOHN'S CREEK TO THE EAST. THE TRACTS ARE BOUND BY THE STATE ROUTE 16 RIGHT-OF-WAY TO THE NORTH AND WEST, BY THE STATE ROUTE 160 RIGHT-OF-WAY TO THE SOUTH, AND BY JOHN'S CREEK TO THE EAST.



HANCOCK MEERS & BAGWELL SURVEYORS & ENGINEERS, INC.
 1100 W. BERRY ST., SUITE 100
 ATLANTA, GEORGIA 30335
 PHONE: 404.525.1100
 FAX: 404.525.1101
 LICENSE NO. 1100



GA. HWY. NO. 141
AKA MEDLOCK BRIDGE ROAD
 17.5' MIDDLE BARRIERS

LEGEND:

1. CENTERLINE OF STATE ROUTE 16
2. CENTERLINE OF STATE ROUTE 160
3. CENTERLINE OF JOHN'S CREEK
4. PROPERTY BOUNDARIES
5. EASEMENTS
6. RIGHT-OF-WAY BOUNDARIES
7. EXISTING BUILDINGS
8. EXISTING DRIVEWAYS
9. EXISTING UTILITIES
10. EXISTING FENCES
11. EXISTING SETBACKS
12. EXISTING CURBS
13. EXISTING SIDEWALKS
14. EXISTING PAVEMENT
15. EXISTING LANDSCAPE
16. EXISTING TREES
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22. EXISTING SIDEWALKS
23. EXISTING PAVEMENT
24. EXISTING LANDSCAPE
25. EXISTING TREES
26. EXISTING ROCKS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
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City of Johns Creek
Planning & Zoning

ALTA / ACSW LAND TITLE SURVEY FOR
FAMILY PROPERTIES INVESTORS, INC.,
MAIN STREET BANK,
CAPITAL PARTNERS CERTIFIED DEVELOPMENT COMPANY
ZIONS NATIONAL BANK, AND
CHICAGO TITLE INSURANCE COMPANY

PART OF TRACT 3, PHASE 1, JOHN'S CREEK - PLAT BOOK 178 / PAGE 33
 LAND LOTS 376 & 381 OF THE FIRST DISTRICT, FIRST SECTION
 1.9625 ACRES, INCLUDING AREA IN EASEMENTS
 FULTON COUNTY, GEORGIA

DATE: 11-18-01
 SCALE: 1"=30'

WRITTEN LEGAL DESCRIPTION

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SEP 02 2016

PARCEL ID 11 106003810332

11625 MEDLOCK BRIDGE ROAD, JOHNS CREEK, GA 30097

City of Johns Creek
Planning Department

OVERALL SURVEY DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 376 AND 381 OF THE 1ST DISTRICT AND 1ST SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF EAST JOHNS CROSSING (HAVING AN 88 FOOT RIGHT-OF-WAY WIDTH), AND THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 141 ALSO KNOWN AS MEDLOCK BRIDGE ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH);

THENCE LEAVING THE AFORESAID CENTERLINE OF EAST JOHNS CROSSING, RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 141 IN A SOUTHERLY DIRECTION A DISTANCE OF 108.20 FEET TO A 1/2 INCH REBAR FOUND ON THE RIGHT-OF-WAY LINE OF GEORGIAN HIGHWAY NO. 141;

CONTINUING THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 170.65 FEET TO A 1/2 INCH REBAR FOUND, SAID ARC BEING SUBSTENDED BY A CHORD BEARING SOUTH 29 DEGREES 58 MINUTES 56 SECONDS WEST AND A DISTANCE OF 170.63 FEET AND HAVING A RADIUS OF 3994.41 FEET;

CONTINUING THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 86.72 FEET TO A 1/2 INCH REBAR FOUND ON THE AFORESAID RIGHT-OF-WAY LINE WHICH MARKS THE TRUE POINT OF BEGINNING, SAID ARC BEING SUBSTENDED BY A CHORD BEARING SOUTH 28 DEGREES 8 MINUTES 12 SECONDS WEST AND HAVING A DISTANCE OF 86.72 FEET AND A RADIUS OF 3994.41 FEET;

FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED AND LEAVING THE AFORESAID RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 141, RUN NORTH 87 DEGREES 21 MINUTES 22 SECONDS EAST A DISTANCE OF 52.04 FEET TO A NAIL FOUND ON THE SOUTHERLY BOUNDARY LINE OF A 31 FOOT ACCESS EASEMENT;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE SOUTH 60 DEGREES 51 MINUTES 47 SECONDS EAST A DISTANCE OF 161.25 FEET TO A NAIL FOUND;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE SOUTH 15 DEGREES 51 MINUTES 47 SECONDS EAST A DISTANCE OF 34.65 FEET TO A 1/2 INCH REBAR FOUND ON THE WESTERLY BOUNDARY LINE OF A 31 FOOT ACCESS EASEMENT;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE SOUTH 29 DEGREES 08 MINUTES 13 SECONDS WEST A DISTANCE OF 48.00 FEET TO A NAIL FOUND;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 118.23 FEET TO A NAIL FOUND, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 14 DEGREES 45 MINUTES 19 SECONDS WEST AND A DISTANCE OF 116.69 FEET, AND HAVING A RADIUS OF 235.50 FEET;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 64.04 FEET TO A HOLE FOUND ON SAID BOUNDARY LINE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 34 DEGREES 02 MINUTES 12 SECONDS WEST AND A DISTANCE OF 60.42 FEET AND HAVING A RADIUS OF 54.50 FEET;

CONTINUING THENCE ALONG THE AFORESAID BOUNDARY LINE SOUTH 67 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 3.62 FEET TO AN IRON PIN FOUND LOCATED ON THE NORTHERLY BOUNDARY LINE OF PROPERTY NOW OR FORMERLY OWNED BY METROPOLITAN LIFE INSURANCE COMPANY;

THENCE LEAVING THE BOUNDARY LINE OF THE 31 FOOT ACCESS EASEMENT AND FOLLOWING ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WRITTEN LEGAL DESCRIPTION

PARCEL ID 11 106003810332

11625 MEDLOCK BRIDGE ROAD, JOHNS CREEK, GA 30097

Page 2 of 2

(1) NORTH 10 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 13.84 FEET TO A 1/2 INCH REBAR SET; AND

(2) NORTH 65 DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 230.48 FEET TO A 1/2 INCH REBAR FOUND LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 141;

THENCE LEAVING THE AFORESAID NORTHERLY BOUNDARY LINE OF PROPERTY NOW OR FORMERLY OWNED BY METROPOLITAN LIFE INSURANCE COMPANY, RUN ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 141 THE FOLLOWING TWO (2) COURSES AND DISTANCES AND FOLLOWING THE CURVATURE THEREOF:

(1) NORTH 24 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 15.00 FEET TO A 1/2 INCH REBAR SET;

(2) ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 215.00 FEET TO THE TRUE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 25 DEGREES 58 MINUTES 19 SECONDS EAST AND DISTANCE OF 215.08 FEET AND HAVING A RADIUS OF 3994.41 FEET.

SAID PROPERTY BEING ONE AND THE SAME AS CONVEYED TO FAMILY PROPERTIES INVESTORS, INC. VIA LIMITED WARRANTY DEED DATED NOVEMBER 20, 2001, AND RECORDED IN DEED BOOK 31322, PAGE 447, FULTON COUNTY, GEORGIA RECORDS AND BEING FURTHER SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, DATED NOVEMBER 16, 2001, LAST REVISED SEPTEMBER 28, 2004, PREPARED FOR FAMILY PROPERTIES INVESTORS, INC., MAIN STREET BANK, CAPITAL PARTNERS CERTIFIED DEVELOPMENT COMPANY, ZIONS FIRST NATIONAL BANK AND CHICAGO TITLE INSURANCE COMPANY BY MILES H. HANNON, GRLS NO. 1528 OF HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, INC., SHOWN AS TRACT I CONTAINING 1.3306 ACRES (1.9625 ACRES INCLUDING AREA IN EASEMENT), SAID SURVEY BEING MADE A PART HEREOF BY REFERENCE.

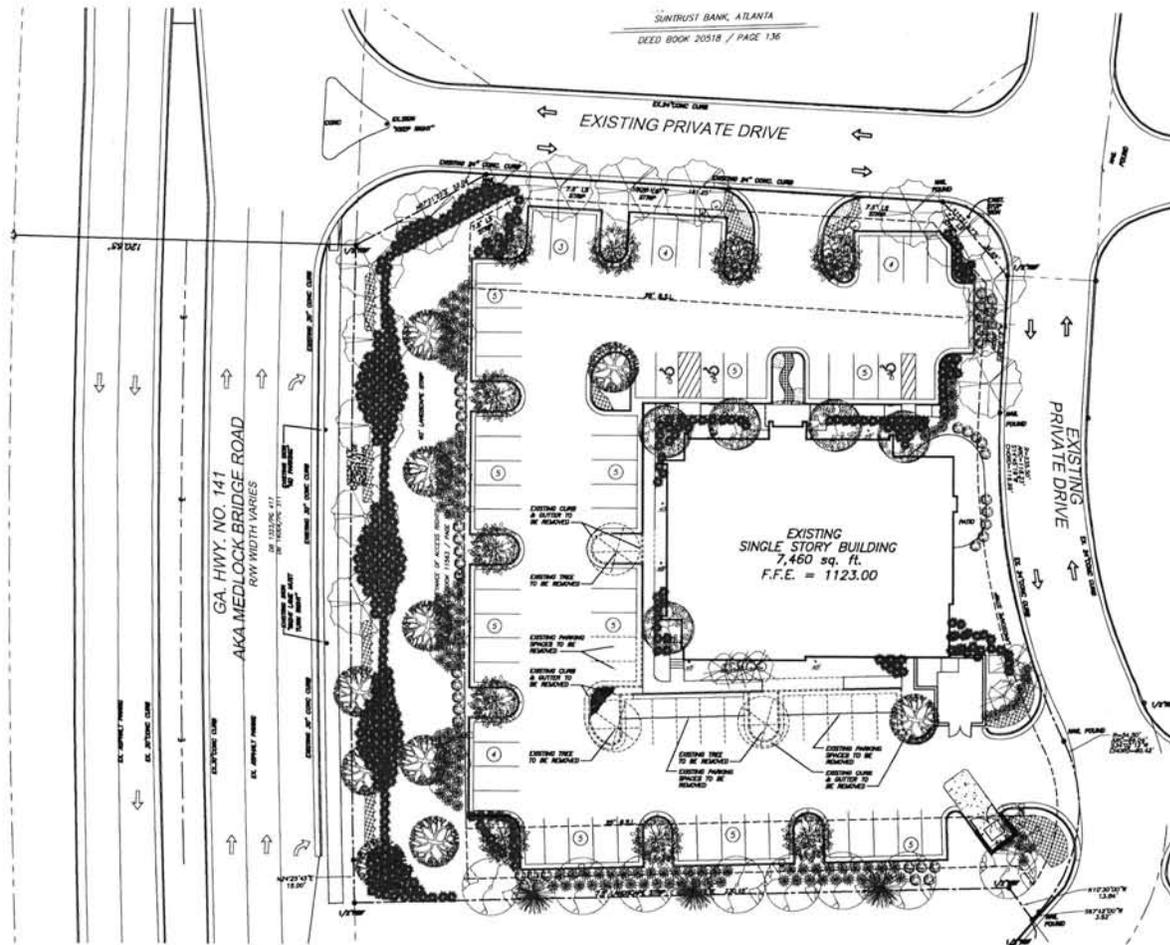
TOGETHER WITH APPURTENANT EASEMENTS FOR ACCESS, DRAINAGE, SEWER AND UTILITIES, INCLUDING BUT NOT LIMITED TO EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS CREATED BY THAT CERTAIN DECLARATION OF ACCESS EASEMENT DATED NOVEMBER 20, 2001, MADE BY TECHNOLOGY PARK / ATLANTA, INC. AND RECORDED IN DEED BOOK 31322, PAGE 435, FULTON COUNTY, GEORGIA.

FOR INFORMATIONAL PURPOSES ONLY: MAP / PARCEL ID NUMBER: 11-1060-0381-033-2

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Community Development



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City of Johns Creek
Planning & Zoning



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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Pacific Metro Bank</u>	NAME: <u>Windfall Enterrises, LLC</u>
ADDRESS: <u>4207 Lakefield Place</u>	ADDRESS: <u>5715 Preserve Circle</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>30005</u>
PHONE: <u>229-869-0365</u>	PHONE: <u>770-740-0042</u>
CONTACT PERSON: <u>Jerry Lewis</u> PHONE: <u>229-869-0365</u>	
CONTACT'S E-MAIL: <u>jerrylewis6644@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

LAND DISTRICT(S): 1st LAND LOT(S): 376 & 381 ACREAGE: 1.3306

ADDRESS OF PROPERTY: 11625 Medlock Bridge Road (#141)

PROPOSED DEVELOPMENT: Remodel restaurant into Bank Office

CONCURRENT VARIANCES: Install drive-up window

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>7,200 +/-</u>
Density: _____	Density: _____

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**City of Johns Creek
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.

Pacific Metro Bank, I.O. by:

Gerald E. Lewis

8-17-16

Signature of Applicant

Date

Gerald E. Lewis, President & C.E.O.

Type or Print Name and Title

Z. J.

Signature of Notary Public

8/17/2016

Date

ZHONG C SITU
NOTARY PUBLIC
GWINNETT COUNTY
State of Georgia
My Commission Expires April 04, 2017

Notary Seal

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City of Johns Creek
Planning & Zoning

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, Windfall Enterprises, authorize, PACIFIC METRO BANK,
(Property Owner) (Applicant)

to file for RZ, at 11625 Medlock Bridge Road,
(RZ, SUP, CV) (Address)

on this date AUGUST, 18, 2016
(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] 8-18-16
Signature of Property Owner Date

Scott Spreen, President
Type or Print Name and Title

[Signature] 8/18/16
Signature of Notary Public Date

MARIUS BABAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 16, 2018

Notary Seal

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SEP 02 2016

UPDATED 7/7/2016

City of Johns Creek
Planning & Zoning

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. The property is currently zoned to permit a bank office.

Note: Two banks to the immediate north WITH drive-up lanes.

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No. See #1 above.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?
Yes, as a bank, not so much as a restaurant.

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.

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

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?
No changing conditions. Existing conditions have allowed two bank offices WITH drive-up lanes to operate to the immediate north.

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 zoning proposal can't be considered adverse environmentally. Rather the proposal use would be more environmentally friendly.

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City of Johns Creek
Planning & Zoning

SPECIAL USE PERMIT CONSIDERATION FORM

Analyze the impact of the proposed special use and provide a written point-by-point response to the following questions:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council;

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

The proposed use is a full service bank head office. There are two bank facilities (full service) to the property's immediate north.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

No violation(s) contemplated.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

There should be no adverse traffic flow issues if approved. The number of vehicles visiting this facility late in the will day decline.

5. The location and number of off-street parking spaces;

60 existing spaces (including 3 ADA spaces) located on the north, west, and south sides of the building.

6. The amount and location of open space;

Not Applicable

7. Protective screening;

Not Applicable

8. Hours and manner of operation;

TBD; but most likely 8-5 Monday- Friday.

9. Outdoor lighting;

Yes. There will be an increase in outdoor lighting primarily for security purposes.

10. Ingress and egress to the property.

As it currently exists. No changes anticipated.

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City of Johns Creek
Planning & Zoning

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

See attached Environmental Site Analysis Package

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

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City of Johns Creek
Planning & Zoning

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) Gerald E. Lewis - for Pacific Metro Bank, I. @.

Signature: *Gerald E. Lewis*

Date: 8-7-16
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City of Johns Creek
 Planning & Zoning
UPDATED 2/8/2016

PUBLIC PARTICIPATION PLAN & REPORT

GENERAL REQUIREMENTS

The Public Participation Plan is to ensure that applicants pursue early and effective public participation in conjunction with their petitions, ensure that the citizens of the City of Johns Creek have an adequate opportunity to learn about petitions that may affect them, and to ensure ongoing communication between applicants, adjoining property owners, environmentally stressed communities, community associations and other organizations, elected officials and City staff. Potentially affected parties should be discussed by the applicant and current planner at the time of the pre-application review. Applicants are required to submit a Public Participation Plan for meeting with interested citizens to advise of pending rezoning/use permit applications and to allow citizens the opportunity to discuss concerns and provide input about project design or development. An applicant's responsibilities are to inform the public, solicit input, and provide a summary of these activities in the form of a written report (Public Participation Report).

The City of Johns Creek will host a Neighborhood meeting for every land use petition, which will count towards the applicant's required public participation plan. The meetings will be held approximately 1 month after the filing deadline. The applicant is required to attend the meeting to present their project to public and answer questions that may arise. The City of Johns Creek will mail a postcard notification to all property owners within ¼ mile to notify them of the neighborhood meeting, the Planning Commission hearing, and the Mayor & City Council hearing. ***While the City of Johns Creek will be hosting a neighborhood meeting for the land use petition, the applicant is welcome to set up additional community meetings to ensure the citizens of the City of Johns Creek have adequate opportunity to participate in the land use petition process. Please note that applicants are highly encouraged to meet with nearby properties prior to filing an application.***

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. A refusal by the community to meet with applicants does not mean that the applicants fail to meet the requirements of the Public Participation Plan.

The Public Participation Plan must be filed simultaneously with the application. The Public Participation Report is required to be filed no later than fifteen (15) calendar days prior to the Planning Commission hearing.

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City of Johns Creek
Planning & Zoning

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?

None

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?

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?

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

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City of Johns Creek
Planning & Zoning

PUBLIC PARTICIPATION REPORT

(Due no later than 15 days prior to Planning Commission meeting)

1. Other than the property owners included in the quarter mile mailing that was provided by the City of Johns Creek, list any other groups that you notified of the requested rezoning/use permit:
None

2. Other than the City of Johns Creek Neighborhood meeting, what other meetings did you hold regarding this petition (include date, time and meeting location)?
As and if questions arise. We will respond in person or in writing.

3. What issues and concerns were expressed at the meetings?
None planned at this time.

4. What are the applicant's responses to the issues and concerns that were expressed at the meetings?

5. Please attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

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City of Johns Creek
Planning & Zoning

EXPLANATION OF REQUIRED ITEMS

Pre-Application Review Form—Prior to submitting an application, all applicants are required to meet with Community Development staff who will review the applicant's proposal and site plan and complete a Pre-Application Review Form. Please contact Allison Tarpley at 678-512-3200 to schedule an appointment.

Site Plan with Legal Description—Site Plan shall contain all items listed on the Site Plan Checklist (attached hereto) pursuant to Article 28.5.2. of the Zoning Ordinance. The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

Letter of Intent—The Letter of Intent should state the requested rezoning and use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields. If concurrent variances are requested, the Letter of Intent should clearly state the requested variances and include explanations of hardships and any other reasons why the development standards cannot be met. If a rezoning request is for a CUP, NUP or MIX district, the Letter of Intent should detail the proposed development standards.

Impact Analysis—All rezoning applications must include an Impact Analysis Form (attached hereto). An Impact Analysis is not required for Special Use Permits Applications.

SUP Consideration Form – All SUP applications must include an SUP Consideration Form (attached hereto). An SUP Consideration Form is not required for Rezoning Applications.

Environmental Site Analysis—All Land Use Petitions must include an Environmental Site Analysis (ESA) identifying environmental conditions on the site to determine if the proposed use may be considered environmentally adverse. Refer to Environmental Site Analysis Form (attached hereto) for specific instructions

Disclosure Form— If the owner, applicant and/or applicant's representative, attorney or agent has made a campaign contribution to the Mayor or any member of the City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form (attached hereto) must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

Peak-hour Trip Generation Count—Will determine if traffic impact study is needed.

Public Participation Plan & Report—The Public Participation Plan (attached hereto) is to ensure that applicants pursue early and effective public participation in conjunction with their petitions, ensure that the citizens of the City of Johns Creek have an adequate opportunity to learn about petitions that may affect them, and to ensure ongoing communication between applicants, adjoining property owners, environmentally stressed communities, community associations and other organizations, elected officials and City staff. Applicants are required to submit a Public Participation Plan (attached hereto) at the time of the filing of the rezoning/use permit application. The Public Participation Plan Report must be completed and filed no later than 15 days before the Planning Commission hearing.

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City of Johns Creek
Planning & Zoning

THRESHOLDS FOR ADDITIONAL STUDIES, REPORTS AND FORMS

Traffic Impact Study: Traffic Impact Studies are required upon submittal as per the thresholds and criteria located in the Traffic Impact Study Guidelines. The need to conduct a Traffic Impact Study (T. I. S.) is based on the land use and size of the development. More specifically, a T. I. S. is required when the development generates approximately 100 trips during the peak hour. For mixed-use developments, a Traffic Impact Study is required when the combined trips generated by the individual land uses exceed 100 trips per peak hour.

A Traffic Impact Study may also be required at the discretion of the City Traffic Engineer where site conditions indicate:

- Existing traffic problems or congestion,
- Negative impacts on adjacent developments,
- The development proposes a deviation from City of Johns Creek standards, or
- Other local issues that may be present.

Metropolitan River Protection: If the property is within 2,000 linear feet of the natural riverbank of the Chattahoochee River, it is part of the Chattahoochee River Corridor and subject to a Metropolitan River Protection Act Review. Applicants must complete the appropriate letter/form and submit it with all rezoning/use permit applications. The letter/form is available from the Department of Community Development.

Development of Regional Impact (DRI): The Department of Community Affairs (DCA) has formulated development thresholds as listed on the next page. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Johns Creek. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available appropriate agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details contact the ARC at www.georgiaplanning.com/planners/dri/ and GRTA at www.grta.org/dri/home.htm or at 404-463-3000.

Environmental Impact Report: Any rezoning to M-1A or M-1 or specific use categories identified in Article 19.4 of the Zoning Ordinance, as may be deemed environmentally adverse, shall include an Environmental Impact Report as part of the rezoning/use permit process.

Noise Study report: Any rezoning/use permit located in an area exceeding a DNL of 65dBA within 500 feet of a principal arterial and/or expressway; within 750 feet of an active railroad line; or within the Hartsfield-Jackson Airport Noise Contours must submit a Noise Study Report.

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City of Johns Creek
Planning & Zoning

**Effective January 1, 2005
DEVELOPMENTS OF REGIONAL IMPACT
Tiers and Development Thresholds**

Type of Development	Metropolitan Region
Office	Greater than 400,000 square feet
Commercial	Greater than 300,000 square feet
Wholesale & Distribution	Greater than 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotel	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1,800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meet or exceed a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
Any other development types not identified above (includes parking facilities)	1,000 parking spaces

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City of Johns Creek
Planning & Zoning

SITE PLAN CHECKLIST

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See The City of Johns Creek Subdivision Regulations)
25. Wetlands shown on the City's GIS maps or survey.
26. Mail kiosk location.

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City of Johns Creek
Planning & Zoning

PUBLIC HEARING INFORMATION

The Planning Commission *generally* holds public hearings on the first Tuesday of each month at 7:00 PM at City Hall. The Planning Commission makes a recommendation that is forwarded to the Mayor and City Council.

The Mayor and City Council *generally* hold public hearings on the fourth Monday of each month at 7:00 p.m. at City Hall.

PUBLIC NOTIFICATION

Before adopting any change to the Zoning Maps or text of the Zoning Ordinance, the Mayor and City Council shall hold a public hearing following the public hearing by the Planning Commission where a recommendation was made on the petition.

Notice of the Planning Commission and Mayor and City Council hearings shall be given simultaneously at least 15 days but not more than 45 days prior to the date of the Mayor and City Council's public hearing and shall be published in a newspaper of general circulation. Renotification is not required when a petition is deferred by the Mayor and City Council.

A sign shall be posted in a conspicuous location on each public street frontage of the subject property not later than on the 20th day prior to the Planning Commission Hearing.

If the Planning Commission or the Mayor and City Council defers a petition for more than 20 days, an updated sign is required to be posted with new hearing dates. If a petition is deferred for less than 20 days, posting an updated sign is not required.

Notice by regular mail to all property owners within 300 feet of the boundaries of the subject property who appear on the tax records of Fulton County as retrieved by the City's Geographic Information System. The notices shall be mailed a minimum of 15 days prior to the hearing date. Renotification by mail is not required when a petition is deferred.

The published and mailed notices shall contain the time, place, and purpose of the hearing, the location of the property, and the present and proposed zoning classifications and/or requested use permit. The posted sign shall include all of the items required in the published notice except the location of the property. Notice shall not be considered inadequate if the mail is not delivered.

STAFF REPORT

Approximately two weeks prior to the public hearings, the Department of Community Development will publish its findings, recommendations and comments in the Staff Report. Please contact the Department at (678) 512-3200 for additional information.

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City of Johns Creek
Planning & Zoning

2016 Rezoning/SUP Deadlines

DEADLINE	NEIGHBORHOOD MEETING	PLANNING COMMISSION	MAYOR & CITY COUNCIL
1/5/2016	2/4/2016	3/1/2016	3/28/2016
2/2/2016	3/3/2016	4/12/2016*	4/25/2016
3/1/2016	4/7/2016	5/3/2016	5/23/2016
4/5/2016	5/5/2016	6/7/2016	6/20/2016
5/3/2016	6/9/2016	7/5/2016	7/25/2016
6/7/2016	7/7/2016	8/2/2016	8/29/2016
7/5/2016	8/4/2016	9/6/2016	9/26/2016
8/2/2016	9/8/2016	10/4/2016	10/24/2016
9/6/2016	10/6/2016	11/2/2016*	11/28/2016
10/4/2016	11/3/2016	12/6/2016	12/12/2016

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City of Johns Creek
Planning & Zoning

Fee Schedule

REZONING						
	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT	AG-1, R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	CUP, NUP, MHP	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
	MIX	Any acreage: \$1,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
USE PERMIT	Mobile Home				\$250	
	All Other Use Permits				\$500	
REVISIONS	Rezoning or Use Permit			\$150 for each submittal of a revision		
	Modification			\$100 for each submittal of a revision		
	Variance			\$100 for each submittal of a revision		
CONCURRENT VARIANCES	Residential Districts: R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, NUP, CUP, MHP			\$250 plus \$50 for each additional concurrent variance requested on the same piece of property		
	AG-1, R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2, MIX and Nonresidential Uses in Residential Districts listed above			\$350 plus \$100 for each additional concurrent variance requested on the same piece of property		
	All Signs			\$350 plus \$100 for each additional request		
MODIFICATIONS	Any modification request			\$300 plus \$100 for each additional modification request on the same piece of property		

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City of Johns Creek
Planning & Zoning

ENVIRONMENTAL SITE ANALYSIS

for:

Pacific Metro Bank
11625 Medlock Bridge Road

City of Johns Creek, Georgia
Land Lots 376 & 381 – 1st District, 1st Section

TPA Job No. 1-16-0435



For the Firm
TRAVIS PRUITT & ASSOCIATES, INC.

Prepared by:

Travis Pruitt and Associates, Inc.
4317 Park Drive, Suite 400
Norcross, GA 30093
(770) 416-7511

Issued: September 2, 2016

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**City of Johns Creek
Community Development**

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III.	PROJECT IMPLEMENTATION MEASURES	6

Appendix

- Site Photos
- Survey of Existing Site
- Concept Plan
- Aerial Map
- U.S. Fish and Wildlife Service National Wetlands Inventory Map
- USGS Map
- IPaC Trust Resources Report

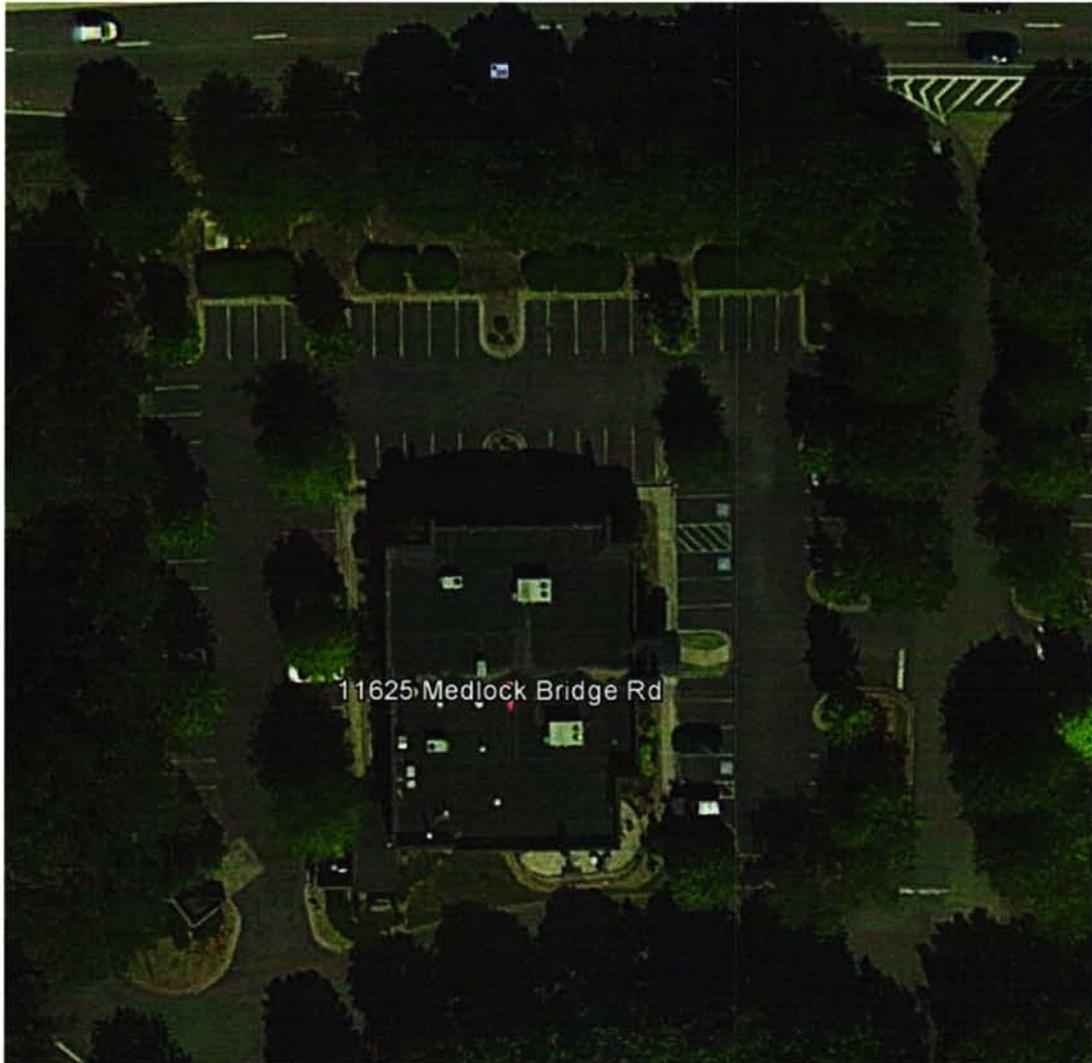
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City of Johns Creek
Planning & Zoning

I. CONFORMANCE WITH THE COMPREHENSIVE PLAN

This site analysis is being provide to support a request for a “Change In Conditions” for the property located at 11625 Medlock Bridge Road, in Johns Creek, Georgia. The existing site was developed in 2004 and has been in use as a restaurant. Pacific Metro Bank intends to purchase this property with the intent of converting it to a bank. Modifications to the site will include a new building entrance facing Medlock Bridge Road, the addition of a single drive-thru lane on the south side of the building for the addition of a drive-thru ATM.



Aerial Photo 1 – Existing Site

The site is bounded on the west by Medlock Bridge Road, on the north by a bank and to the south and east by office buildings with connecting drives providing interparcel access. The site and surrounding areas have been fully developed with vegetation established.

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City of Johns Creek
Planning & Zoning

The site is currently zoned C-1 (see below). A bank located to the north is zoned C-1 and the office building tracts to the south and east are zoned M1-A.



Per the land use plan, this area falls in the Medlock Bridge Corridor. The general guidelines for the corridor list business services as an appropriate use. Banking would be consistent with that guideline. The proposed use is appropriate for both existing uses and long range plans.

II. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

An on-site assessment of environmental conditions was performed on August 31, 2016. Observations below are based on that assessment and additional research of resources, as noted.

a. Wetlands

U.S. Army Corps of Engineers (USACE) Jurisdictional waters and wetlands were identified by reviewing National Wetlands Inventory (NWI) Maps, USGS 7.5 Degree Quadrangle Map and a field delineation of the site conducted by S. Wade Gilbert of TPA on August 31, 2016. U.S. Waters and wetlands were identified using the Routine On-site Determination Method as found in the 1987 USACE Wetland Delineation Manual and The Regional Supplement to the USACE Wetland Delineation Manual: Eastern Mountains and Piedmont, Version 2.0

Based on the USGS quadrangle map, the National Wetland Inventory Map and the field delineation, there are no areas on the site that would be considered waters of the U.S. and/or wetlands.

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City of Johns Creek
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b. Floodplain

This property does not lie within a 100-year flood hazard zone as defined by the FEMA Flood Insurance Rate Map of Fulton County, Community Panel Number 13121C 0083F, dated September 18, 2013.

c. Streams/Stream Buffers

TPA identified any areas that are state waters during the site visit that was conducted on August 31, 2016. State Waters were identified using the Georgia Environmental Protection Division's (GAEPD)"Field Guide to Determining the Presence of State Waters That Require a Buffer".

Based on the site visit, the site is comprised of an existing restaurant and parking lot. Therefore, no State waters were identified on the site.

d. Slopes Exceeding 25% Over a 10' Rise in Elevation

The existing site has gentle slopes, with no slope exceeding 10' in change of elevation.

e. Vegetation

The proposed site is comprised of an existing restaurant and parking lot. The vegetation is limited to ornamental landscape trees, shrubs and herbaceous ground cover. It is anticipated that any impacts to this vegetation will be limited to areas where changes to the site are proposed.

f. Wildlife Species

On August 31, 2016, TPA reviewed the US Fish & Wildlife Service "Information Planning and Conservation system (IPaC)". Based on the IPaC search, there were listed species that could possibly be found within the vicinity of the project. The IPaC printout has been included, attached.

In addition to the IPaC search, TPA at the same time also conducted an in-house literature and records review of existing information to identify potential protected plant and animal species likely to occur in and around the project site. TPA conducted a literature review of the Georgia Department of Natural Resources, Wildlife Resources Division, Natural Heritage Program (NHP) database, via the Internet. TPA confined this search to the Duluth NE 7.5-degree Quarter Quadrangle Map. The database was examined to determine previously identified protected species potentially occurring on this 7.5-degree quarter quadrangle map.

According to the iPaC review and literature review of the NHP's database for the quadrangle map, there were no known species afforded state or federal protection identified. Therefore, the proposed development will not adversely affect protected species. Additionally, impacts to wildlife habitat are not anticipated.

g. Archeological/Historical Sites

As previously discussed, the site is comprised of an existing modern restaurant facility and parking lot. Therefore, impacts to cultural and/or historical resources are not anticipated.

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III. PROJECT IMPLEMENTATION MEASURES

a. Protection of environmentally sensitive areas

No environmentally sensitive areas were found requiring protection. Additionally, the site modifications are minimal in nature and unlikely to adversely affect the environment.

b. Protection of water quality

No additional impervious surfaces are proposed for the site modifications. There will be no impacts due to the proposed changes. All improvements will be designed and permitted in accordance with current requirements for the City of Johns Creek with regards to stormwater management and erosion and sediment control during construction.

c. Minimization of negative impacts on existing infrastructure

The proposed use is less intensive in nature and will result in a reduction of demands on all existing infrastructure, including transportation, water and sewer.

d. Minimization on archeological/historically significant areas

There are no archeologically/historically significant areas requiring protection.

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.

This area has not been determined to be an environmentally stressed community.

f. Creation and preservation of green space and open space

Green space and open space will not be reduced as a result of the proposed site use and proposed modifications.

g. Protection of citizens from the negative impacts of noise and lighting

Noise will likely be reduced as a result of shorter business hours and a less intensive use. Lighting modifications (if any) will be evaluated to ensure that no adverse impact will occur.

h. Protection of parks and recreational green space

There is no parks and recreational green space or open space that would be impacted as a result of the proposed development.

i. Minimization of impacts to wildlife habitats

No wildlife habitats were found that would require special protection measures.

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Appendix

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City of Johns Creek
Planning & Zoning



Front Entrance of Existing Building



Landscaping and Parking

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City of Johns Creek
Planning & Zoning



West Parking Lot



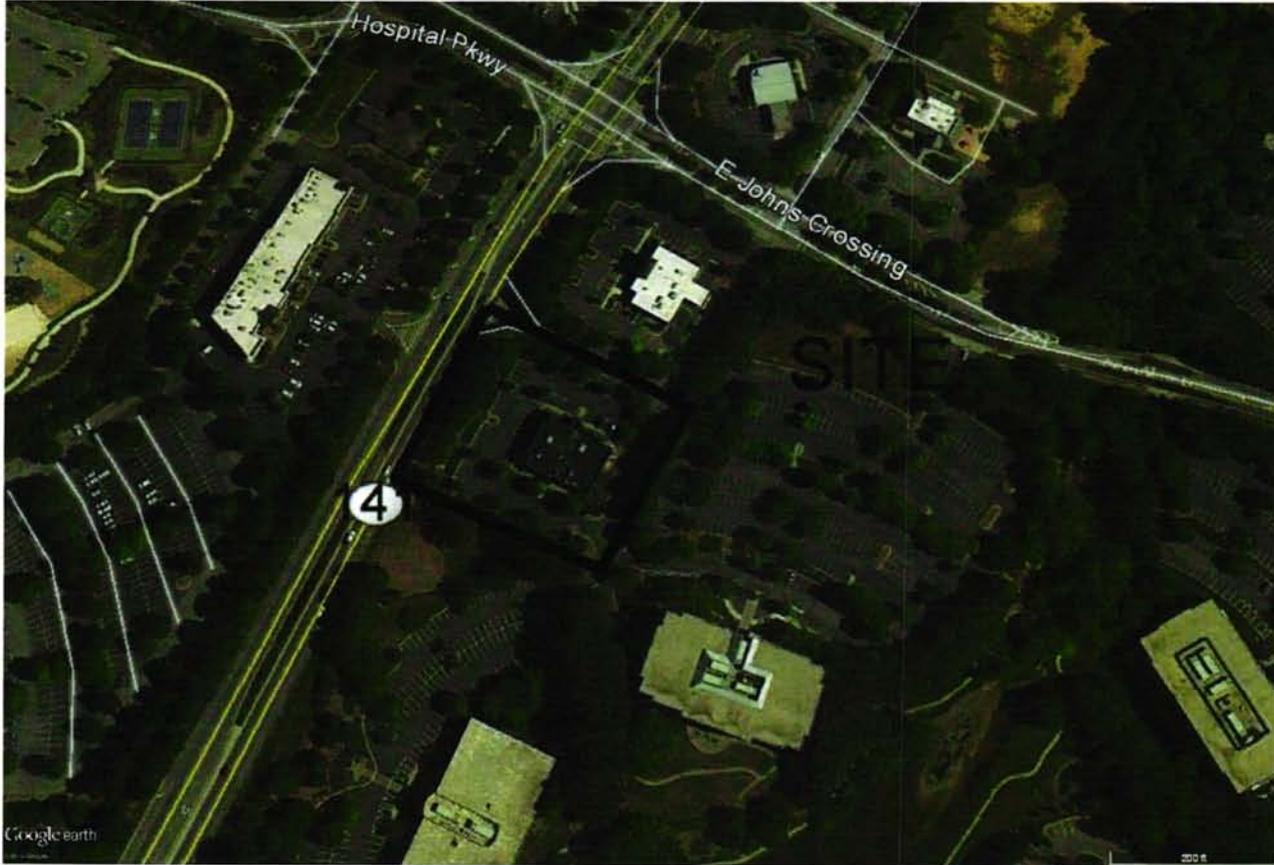
Rear Drive

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Magnetic North



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City of Johns Creek
Planning & Zoning

BASE MAP SOURCE: GOOGLE EARTH 2015



4317 Park Dr. - Ste. 400
Norcross, GA 30093
Phone (770) 416-7511
Fax (770) 416-6759
www.travispruitt.com

Contact Person

AERIAL MAP

PACIFIC METRO BANK JOHNS CREEK

FULTON COUNTY, GEORGIA

DATE: 9/1/2016

SCALE: 1"=200'

JN: 1-16-0603

DRAWN BY: BSL

FIGURE NO. 2



U.S. Fish and Wildlife Service National Wetlands Inventory

Pacific Metro Bank

Sep 1, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

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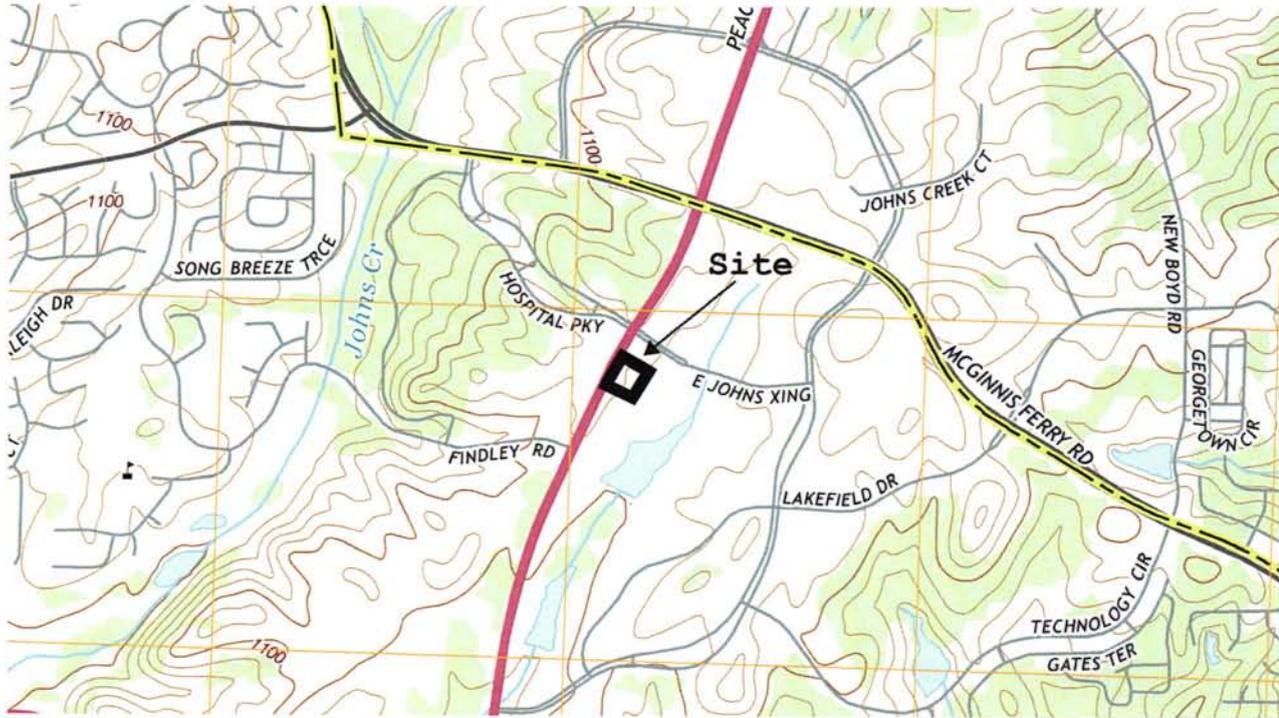
City of Johns Creek
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User Remarks:

Figure #3

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Magnetic North



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BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE MAP, DULUTH, GA 2015



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Contact Person

SITE LOCATION MAP

PACIFIC METRO BANK JOHNS CREEK

FULTON COUNTY, GEORGIA

DATE: 9/1/2016

SCALE: 1"=2000'

JN: 1-16-0603

DRAWN BY: BSL

FIGURE NO. 1

Pacific Metro bank-Johns Creekl

IPaC Trust Resources Report

Generated September 01, 2016 08:05 AM MDT, IPaC v3.0.8

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

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Table of Contents

IPaC Trust Resources Report 1
 Project Description 1
 Endangered Species 2
 Migratory Birds 3
 Refuges & Hatcheries 5
 Wetlands 6

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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

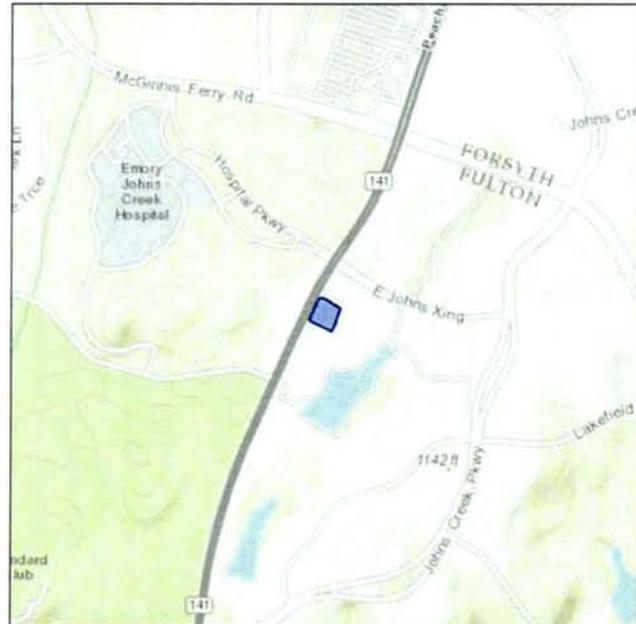
Pacific Metro bank-Johns Creek

LOCATION

Fulton County, Georgia

IPAC LINK

<https://ecos.fws.gov/ipac/project/VEDWB-EHL3N-BEPKI-F2CV7-FQBOSU>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Georgia Ecological Services Field Office

105 Westpark Drive
Westpark Center Suite D
Athens, GA 30606-3175
(706) 613-9493

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Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Flowering Plants

Michaux's Sumac *Rhus michauxii*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q2HH

Critical Habitats

There are no critical habitats in this location

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Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

American Bittern *Botaurus lentiginosus*

Season: Wintering

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F3

Bird of conservation concern

Bald Eagle *Haliaeetus leucocephalus*

Season: Year-round

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Bird of conservation concern

Blue-winged Warbler *Vermivora pinus*

Season: Breeding

Bird of conservation concern

Brown-headed Nuthatch *Sitta pusilla*

Season: Year-round

Bird of conservation concern

Chuck-will's-widow *Caprimulgus carolinensis*

Season: Breeding

Bird of conservation concern

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Fox Sparrow <i>Passerella iliaca</i> Season: Wintering	Bird of conservation concern
Kentucky Warbler <i>Oporornis formosus</i> Season: Breeding	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Prairie Warbler <i>Dendroica discolor</i> Season: Breeding	Bird of conservation concern
Prothonotary Warbler <i>Protonotaria citrea</i> Season: Breeding	Bird of conservation concern
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> Season: Year-round	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Wood Thrush <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern
Worm Eating Warbler <i>Helmitheros vermivorum</i> Season: Breeding	Bird of conservation concern

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Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

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**City of Johns Creek
Planning & Zoning**

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

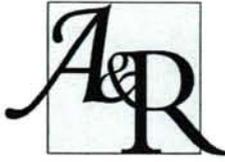
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location

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City of Johns Creek
Planning & Zoning



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

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City of Johns Creek
Community Development



Memorandum

To: Travis Pruitt & Associates, Inc.
From: Abdul K. Amer, PE, PTOE.
Date: September 1, 2016
Subject: Trip Generation Comparison Memorandum for Drive-In Bank vs. Quality Restaurant

The purpose of this memorandum is to compare the trip generation that will result from the proposed Drive-In Bank and the existing land use which is a Quality Restaurant. The proposed development, consisting of 7,535 SF with drive-through banking and drive-up ATM, will be located at 11625 Medlock Bridge Road in Johns Creek, GA, as shown below.



The existing land use is a quality (sit-down only) restaurant with an approximate footprint of 7,472 SF.

METHODOLOGY

The Institute of Transportation Engineers has published data sets for estimating trip generation in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation is based on the following for the proposed development:

- ITE Land Uses: 312 – Drive-In Bank

The trip generation is based on the following for the existing land use:

- ITE Land Uses: 931 – Quality Restaurant

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City of Johns Creek
Planning & Zoning

DATA PROPERTIES

The ITE Trip Generation report states the following for each land use considered:

ITE Land Uses: 312 – Drive-In Bank

“Drive-in banks provide banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs).”

ITE Land Uses: 931 – Quality Restaurant

“This land use consist of high quality, full-service eating establishments with typical duration of stay of at least on hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requires and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat.”

Trip reductions were applied when applicable to account for pass-by trips as described below.

Pass-by Reductions

Typically taken for retail trips only, traffic normally traveling along a roadway that choose to visit a retail establishment that is along the path are referred to as “pass-by”. Pass-by trips going to that development are already on the roadway and, therefore, should not be considered as a new trip to the adjacent street network. All trips however, do impact the driveways of land uses because it does not matter whether a vehicle trip was generated by the site or intercepted from trips passing by. Rates for pass-by trips are provided for each land-use by the *Institute of Transportation Engineers Trip Generation Manual (9th Edition) - Volume 1: User’s Guide and Handbook*.

The pass-by percentages vary by land use in the *ITE Trip Generation Manual* and are presented in the calculations below.

CALCULATIONS

The results of the analysis for the proposed Drive-In Bank are shown below in Table 1.

TABLE 1 – TRIP GENERATION - DRIVE-IN BANK								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 312 – Drive-In Bank	7,535 SF	52	39	91	92	91	183	1116
Passby Trips (0%) 47%*		0	0	0	-43	-43	-86	-525**
Total without Reductions		52	39	91	92	91	183	1,116
Total with Reductions		52	39	91	49	48	97	591

* (AM) PM

** Estimated based on 10 times PM peak hour pass-by trips or 47 percent of 24-hour trips, whichever is maximum.

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 Planning & Zoning

The results of the analysis for Quality Restaurant are shown below in Table 2.

TABLE 2 – TRIP GENERATION - QUALITY RESTAURANT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 931 – Quality Restaurant	7,472 SF	3	3	6	37	19	56	672
Pass-by Trips (0%) 44%*		0	0	0	-16	-8	-24	-240**
Total without Reductions		3	3	6	37	19	56	672
Total with Reductions		3	3	6	21	11	32	432

* (AM) PM

** Estimated based on 10 times PM peak hour pass-by trips or 44 percent of 24-hour trips, whichever is maximum.

The comparison between the trip generation tables for the Drive-In Bank and the Quality Restaurant is shown below in Table 3.

TABLE 3 – TRIP GENERATION - COMPARISON TABLE							
Land Use	AM Peak Hour			PM Peak Hour			24 Hour
	Enter	Exit	Total	Enter	Exit	Total	Two-way
DRIVE-IN BANK							
Total without Reductions	52	39	91	92	91	183	1116
Total with Reductions	52	39	91	49	48	97	591
QUALITY RESTAURANT							
Total without Reductions	3	3	6	37	19	56	672
Total with Reductions	3	3	6	21	11	32	432
DIFFERENCE (DRIVE-IN BANK LESS QUALITY RESTAURANT)							
Difference without Reductions	49	36	85	55	72	127	444
Difference with Reductions	49	36	85	28	37	65	159

Based on the trip-generation calculations in Tables 1 and 2 and the comparison shown in Table 3, above, the Drive-in Bank would have approximately 444 more trips/day than the Quality Restaurant. Accounting for pass-by trips, the Drive-In Bank would produce 159 more trips/day than the Quality Restaurant equating to a 64 percent decrease when pass-by trips are taken into consideration. This comparison would be appropriate at the driveways as pass-by trips would be entering and leaving the driveways and not be deducted.

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City of Johns Creek
Community Development

LAND USE PETITION APPLICANT'S ACKNOWLEDGEMENT FORM

TBD
Case Number

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

Neighborhood Meeting Date: 6 OCT. 2016

Planning Commission Date: 2 NOV. 2016

Mayor & Council Date: 28 NOV. 2016.

DALE FRIEDLY Dale Friedly
Applicant's Printed Name and Signature

9.02.2016
Date

Community Development



DATE: 9/7/2016 4:08:20 PM

CASHIER ID: Power, Una

RECEIPT #: 20978

RECEIPT DETAILS:

Project Id: 16-2085 - **-Review Type: REZONING - Revision Number: 0,**
REZONE 0-100+ acres R6, TR, A, AL, OI, C, M \$750.00

TOTAL RECEIPT AMOUNT **\$750.00**

PAYMENT INFORMATION:

Check # 23947 \$750.00 ,

TOTAL AMOUNT PAID **\$750.00**

CREDIT CARD PAYMENT: \$0.00

Thank you for your payment!



Johns Creek

Return to
Courtney

APPLICATION RECEIPT PLANNING & ZONING

Please present to the Cashier for payment

CASE NO: 16-2085

DATE TODAY: 9/7/2016

PROJECT TYPE: Rezoning

PROJECT NAME:

PROPERTY INFORMATION:

Address: 11625 Medlock Bridge Road

PIN: 11 1060-0381-0332

FEES:

REZONE 0-100+ acres R6, TR, A, AL, OI, C, M \$750.00

Applicant Mailing Fee \$120.00

Public Notice Sign(s) \$110.00

TOTAL DUE: \$980.00

230 due