

## REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>McKinley Homes</u>	NAME: <u>THOMAS B REYNOLDS</u>
ADDRESS: <u>655 Engineering Drive Ste 208</u>	ADDRESS: <u>525 SLANE TRACE</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>ROSWELL</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30076</u>
PHONE: <u>470-268-4202</u>	PHONE: _____
CONTACT PERSON: <u>HAYLEY TODD, PEC+</u> PHONE: <u>757-508-6593</u>	
CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>AG-1</u> REQUESTED ZONING DISTRICT: <u>CUP</u>	
DISTRICT/SECTION: <u>11</u> LAND LOT(S): <u>310</u> ACREAGE: <u>37.407 AC</u>	
ADDRESS OF PROPERTY: <u>5825 ABBOTTS BRIDGE RD, JOHNS CREEK, GA</u>	
PROPOSED DEVELOPMENT: <u>A NEW, 31-LOT SINGLE FAMILY SUBDIVISON</u>	
CONCURRENT VARIANCES: <u>Request to reduce the Landscape Strip along Abbotts Bridge Road from 40 feet to 20 feet.</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>31</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>8000 SF LOT</u>	Total Building Sq. Ft. <u>N/A</u>
Density: <u>0.83 UPA</u>	Density: <u>N/A</u>

Received  
 February 14, 2024  
 RZ-24-0001  
 VC-24-0001  
 Planning & Zoning



Received  
February 7, 2024  
RZ-24-0001  
VC-24-0001  
Planning & Zoning

Planners & Engineers  
Collaborative+  
350 RESEARCH COURT  
SUITE 200  
PEACHTREE CORNERS, GA 30092

2/7/2024

Re: **Public Participation Report**  
**5825 Abbotts Bridge Road**  
*Johns Creek, Georgia*

Planners and Engineers Collaborative, Inc. Project No. 23197.00

**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:**

PEC+ reached out to the list of owners included in the quarter mile mailing list, as well as the interested parties list via USPS. Additionally, Hayley Todd was the listed contact and took calls from several nearby property owners, and encouraged them to attend both meetings. Ken Wood led the meeting, and sent out a follow-up Q&A to those who had provided an email address via email.

**2. Other than the City of Johns Creek Public Participation meeting, what other meetings did you hold regarding this petition (include date, time, and meeting location)?**

An initial neighborhood meeting was held on Wednesday, January 24 from 6:00PM to 7:00PM at the Hilton Garden Inn Atlanta North/Johns Creek (11695 Medlock Bridge Road, Johns Creek, GA 30097).

**3. What issues and concerns were expressed at the meetings?**

Concerns and issues expressed at the meeting included:

- Lot size and density, particularly along the western property line
- Questions regarding buffers and screening along the western property line
- Questions regarding cost of proposed homes and estimated effect on property values
- Concerns about displacing wildlife
- Questions about anticipated build out
- Questions regarding the stormwater ponds
- Questions regarding the stream
- Questions regarding the trees
- HOA concerns

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

- The lots are positioned along the western side of the property to allow adequate buffering of the existing stream that cuts through the site. These lots are smaller because there is more open space for recreation and conservation being provided.
- To the extent possible, buffers and screening will be maintained along the western property line during and after construction. The developer is open to ideas the community may have for screening preferences along this shared property line.
- The surrounding property values are not anticipated to decline as a result of this development. The proposed homes will be similar in quality and value to the surrounding neighborhoods. We are anticipating a relatively seamless blend because the proposed development is sensitive to this context. Homes will cost an estimated \$800,000 to over \$1,000,000.
- We are not anticipating a significant displacement of wildlife. During the site visit, the arborist did not observe any endangered species on site. Additionally, we are maintaining significant buffer areas along the stream buffer and leaving much of the existing pasture as open space.



Additional Q&A was sent out to those who provided email addresses after the meeting via email:

- Storm water ponds
    - Will there be shrubbery? *There will be a horse fence, screened, and planted edges.*
    - Residents concerned of the flooding challenges. Wetland and stream delineation is in progress, and we can share the engineering to ensure no flooding reaches the lots.
    - Will the ponds be treated for insects? *We will have runoff reduction and will investigate use of bat boxes.* Ponds will be planted and not just open soil.
  - Stream
    - Will the city be restructuring the creek? *We have agreed to work with the city, but we do not know the timeline for restructuring.*
    - Will the restructuring affect the upstream? *City will be focusing on downstream.*
    -
  - Larger lots
    - Will there be contingencies for the larger lots to prevent altering the southern portions? *We can work with Ben to create that language. Create conditions of zoning to ensure this is covered.*
  - Trees
    - The current owner planted trees around retention pond – will those be saved? McKinley to investigate. We do not anticipate taking out trees along existing pond.
    - Will new trees and vegetation be planted? *We will be adding vegetation. Trees will be planted around pond to screen and shield.*
  - HOA
    - Will the larger lots be responsible for maintaining the private road? – *Yes will be kept as gravel and fenced.*
    - Will the stable be kept as is? Who will maintain the grass? – *The HOA will maintain the property.*
  - Abbots Walk improvements will not affect entrance to Wellington except for constructing a new sidewalk/trail area along the road. *The trails will be private, and we plan to give John's Creek an easement.*
  - Are amenities planned? Future phases? Gated? *No*
  - Residents expressed concern for coyotes on property. Den on property most likely
5. Please see attached the sign in sheets and notifications from the meeting, as well as the above-referenced email followup.



Planners & Engineers  
Collaborative+

350 RESEARCH COURT  
SUITE 200  
PEACHTREE CORNERS, GA 30092

1/18/2024

Re: **Neighborhood Meeting**  
**5825 Abbotts Bridge Road**  
*Johns Creek, Georgia*  
Planners and Engineers Collaborative, Inc. Project No. 23197.00

Dear Neighbors,

Planners and Engineers Collaborative, Inc. is holding a neighborhood meeting to solicit feedback from property owners regarding a potential development at the site located at 5825 Abbotts Bridge Road. This meeting is specifically to discuss ideas for the development and get surrounding community feedback.

An initial neighborhood meeting will be held on Wednesday, January 24 from 6:00PM to 7:00PM. The meeting will be held at Hilton Garden Inn Atlanta North/Johns Creek (11695 Medlock Bridge Road, Johns Creek, GA 30097).

We are committed to keeping the public informed, and plan to hold additional public meetings after the initial meeting. If you have any questions, comments, or concerns, please feel free to reach out to Hayley Todd at 757-508-6593.

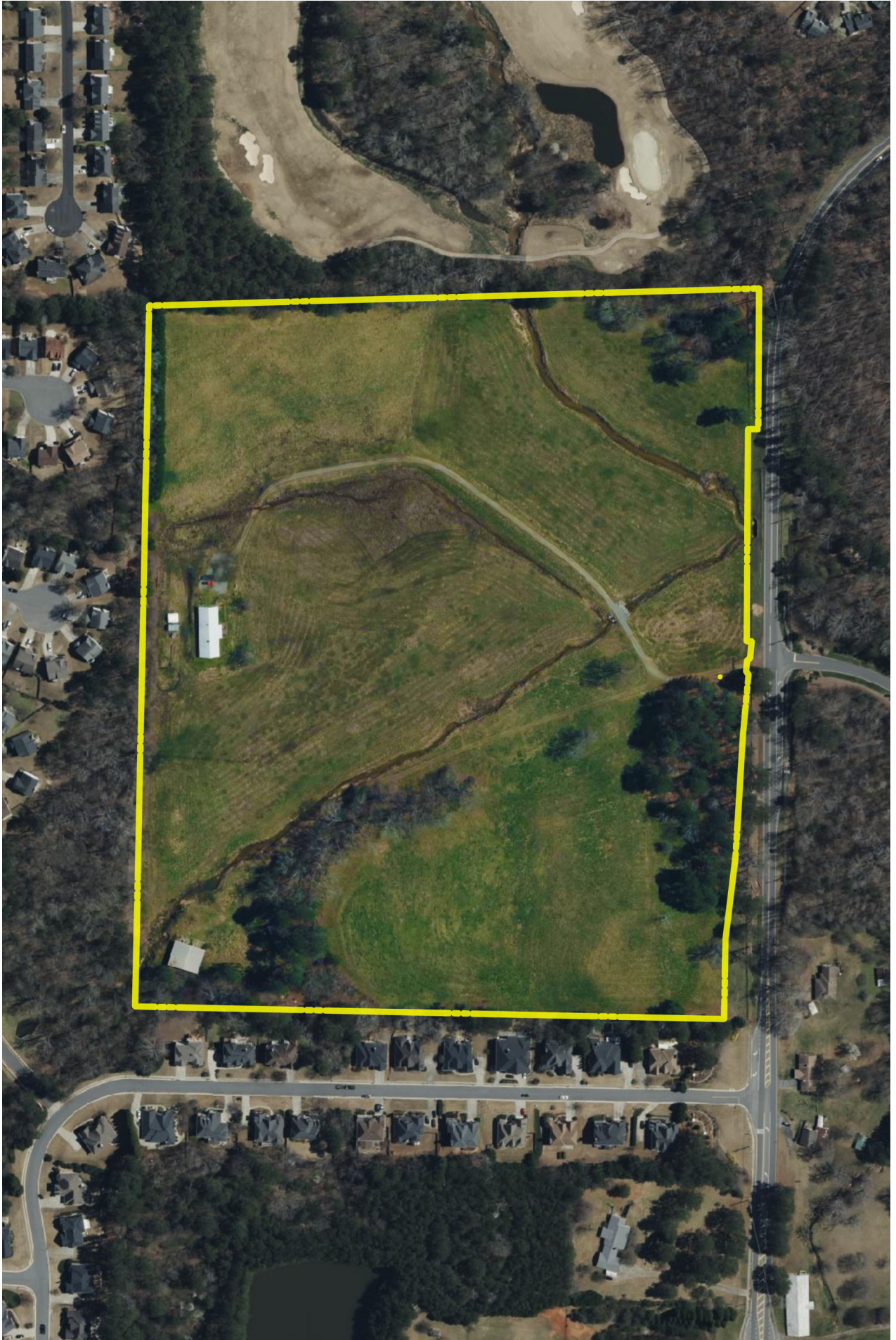
Sincerely,  
**Planners and Engineers Collaborative, Inc.**

A handwritten signature in blue ink, appearing to read 'Ken Wood', is written over a horizontal line.

Kenneth J. Wood, P.E, LEED AP  
President

For the Firm

kjw/ht/rb



[Jbm724@comcast.net](mailto:Jbm724@comcast.net)

[chiangcf@gmail.com](mailto:chiangcf@gmail.com)

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[Maddy.mullin@gmail.com](mailto:Maddy.mullin@gmail.com)

[Lbraucher@studio5interiors.com](mailto:Lbraucher@studio5interiors.com)

[Mtaylor427@hotmail.com](mailto:Mtaylor427@hotmail.com)

[Luis.simonet@me.com](mailto:Luis.simonet@me.com)

[Abcj2525@gmail.com](mailto:Abcj2525@gmail.com)

**From:** [Kenneth Wood](#)  
**To:** [JBM724@comcast.net](#); [chiangcf@gmail.com](#); [fitz\\_d\\_c@comcast.net](#); [maddy.mullin@gmail.com](#); [lbraucher@studio5interiors.com](#); [mtaylor427@hotmail.com](#); [luis.simonet@me.com](#); [abcj2525@gmail.com](#)  
**Cc:** [bschmidt@mckinleyhomes.com](#); [Henry W Massie](#); [Hayley Todd](#)  
**Subject:** 23197.00 - Reynolds Farm Community Meeting #1  
**Date:** Monday, January 29, 2024 2:43:03 PM

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Thanks everyone for attending the Community meeting we held at the hotel in Johns Creek. We appreciate your attendance and all the comments you shared with us. We had a follow up meeting on Friday with Johns Creek to talk about stormwater as we knew that based on the comments that stormwater and runoff coming toward our property and along property lines was a major issue. The following are other notes that we took during the meeting.

1. Storm water ponds

- Will there be shrubbery? *There will be a horse fence, screened, and planted edges.*
- Residents concerned of the flooding challenges. Wetland and stream delineation is in progress, and we can share the engineering to ensure no flooding reaches the lots.
- Will the ponds be treated for insects? *We will have runoff reduction and will investigate use of bat boxes.* Ponds will be planted and not just open soil.

2. Stream

- Will the city be restructuring the creek? *We have agreed to work with the city, but we do not know the timeline for restructuring.*
- Will the restructuring affect the upstream? *City will be focusing on downstream.*
- 

3. Larger lots

- Will there be contingencies for the larger lots to prevent altering the southern portions? *We can work with Ben to create that language. Create conditions of zoning to ensure this is covered.*

4. Trees

- The current owner planted trees around retention pond – will those be saved? McKinley to investigate. We do not anticipate taking out trees along existing pond.
- Will new trees and vegetation be planted? *We will be adding vegetation. Trees will be planted around pond to screen and shield.*

5. HOA

- Will the larger lots be responsible for maintaining the private road? – *Yes will be kept as gravel and fenced.*
- Will the stable be kept as is? Who will maintain the grass? – *The HOA will maintain the property.*

6. Abbots Walk improvements will not affect entrance to Wellington except for constructing a new sidewalk/trail area along the road. *The trails will be private, and we plan to give John's Creek an easement.*

7. Are amenities planned? Future phases? Gated? *No*
8. Residents expressed concern for coyotes on property. Den on property most likely

We are also going to send the recording of the meeting for you as well. Please let us know any questions you have. Both Henry and Bill from McKinley are copied here too.  
The next community meeting is Thursday night at city hall 11360 Lakefield drive, Johns Creek.

Thank you!

**Kenneth Wood P.E. | LEED AP**

Principal | C.E.O.

E: [ken@pec.plus](mailto:ken@pec.plus)

D: 678-684-6206 | Main: 770.451.2741



[New Website](#) | [Linkedin](#) | [Facebook](#)

**Georgia East Office (Main):** 350 Research Court, Peachtree Corners, GA 30092

**Georgia West Office:** 900 Circle 75 Pkwy. Suite 925, Atlanta, Ga 30339

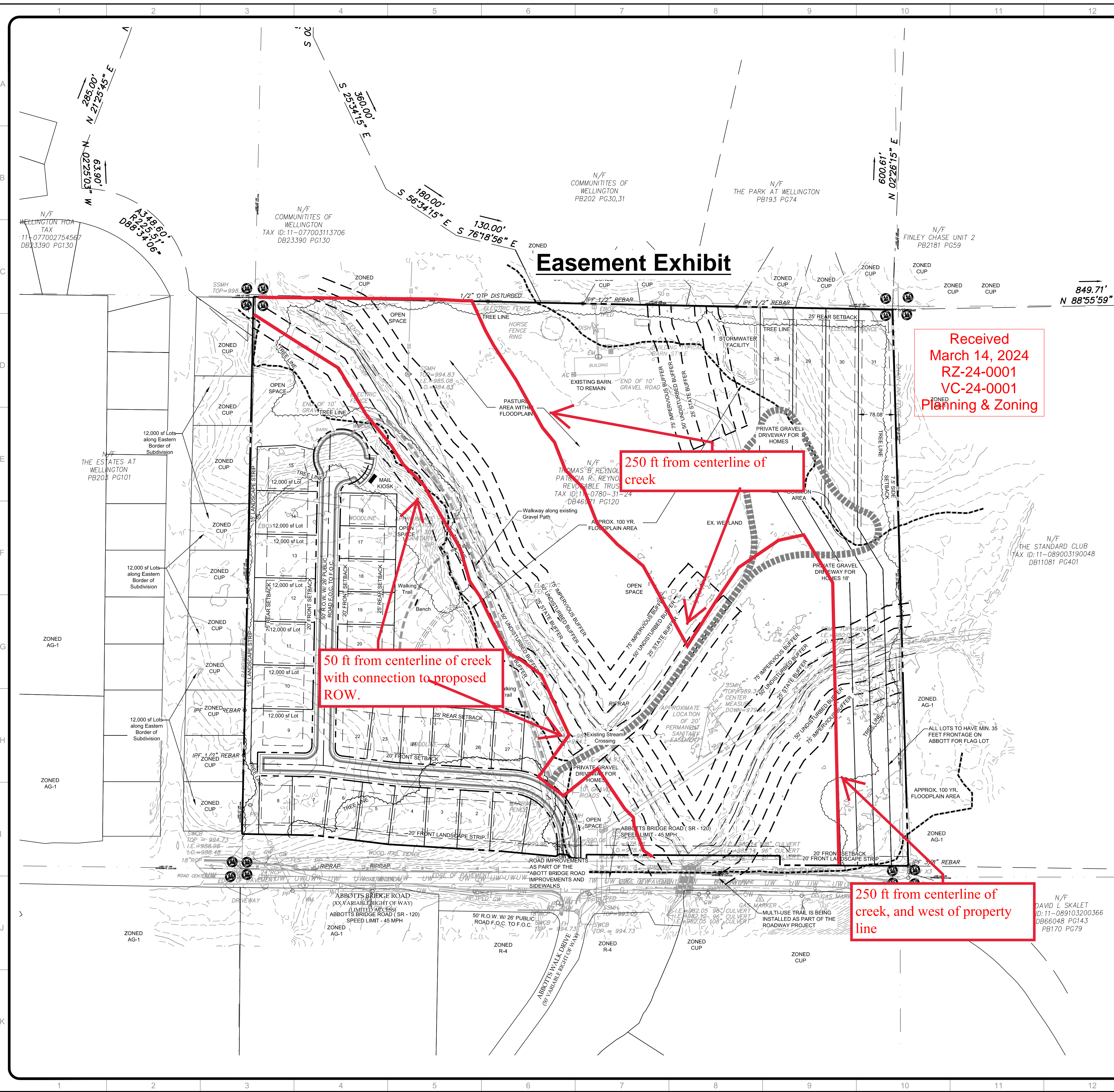
**Georgia South Office:** 315 West Solomon Street, Suite 210, Griffin, Ga 30223

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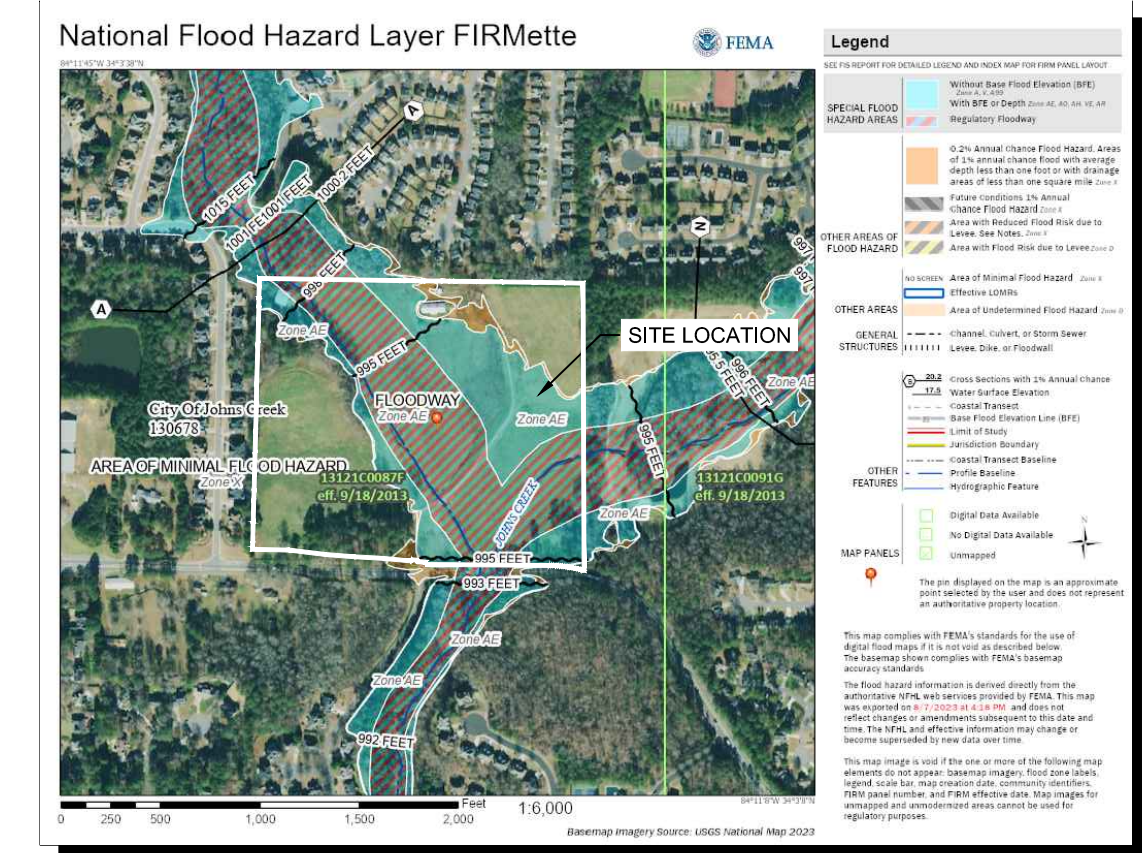
### Easement Exhibit

Received  
March 14, 2024  
RZ-24-0001  
VC-24-0001  
Planning & Zoning

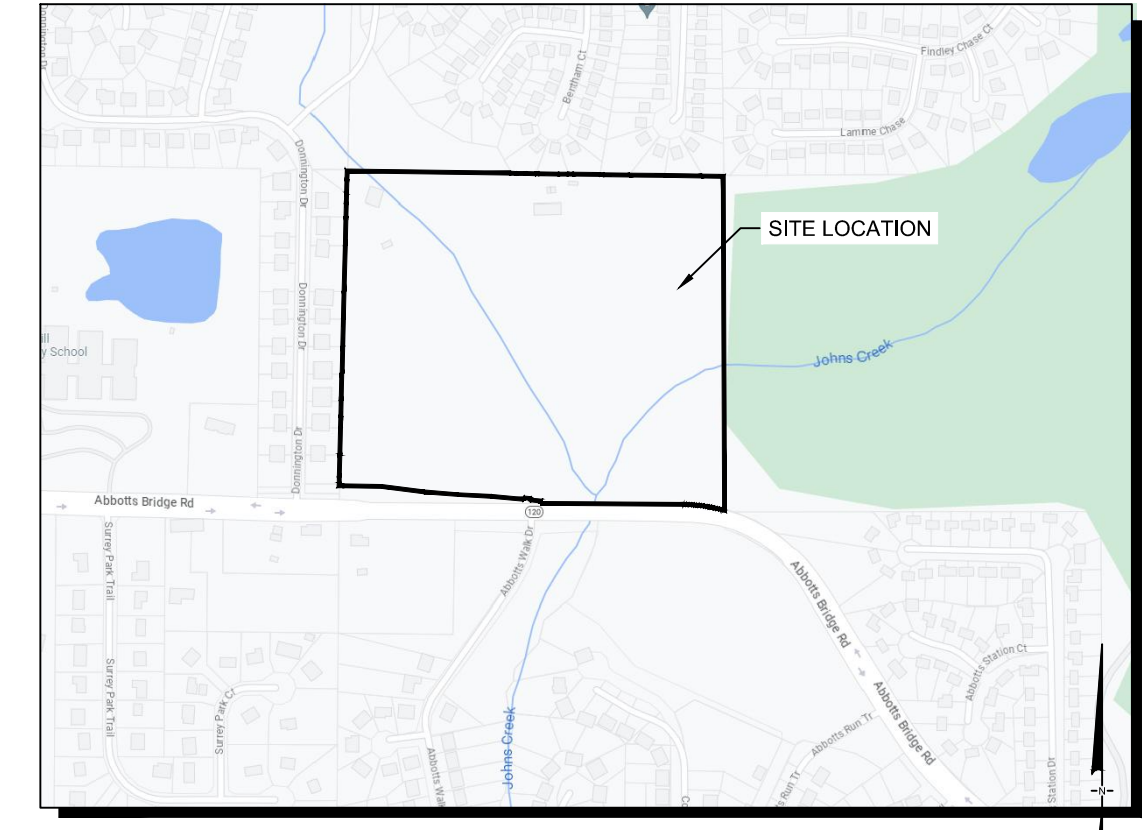
250 ft from centerline of creek

50 ft from centerline of creek with connection to proposed ROW.

250 ft from centerline of creek, and west of property line



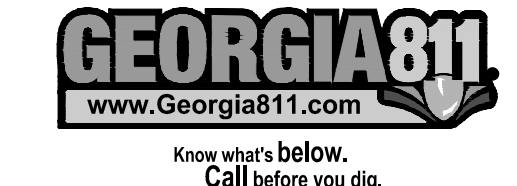
FEMA FIRM MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

SITE DATA:	
SITE AREA	37.407 ACRES
<b>ZONING</b>	
EXISTING ZONING	AG-1
PROPOSED ZONING	CUP
ZONING JURISDICTION	CITY OF JOHN'S CREEK, GEORGIA
LAND LOT	310
<b>USE CALCULATIONS</b>	
MAXIMUM ALLOWABLE DENSITY	5.0 UPA (DETACHED SINGLE FAMILY)
BUILDABLE AREA	37.26% (607,063.713 SF)
UNBUILDABLE AREA	62.74% (1,022,389,257 SF)
TOTAL SITE AREA	37.407 ACRES (1,629,452.97 SF)
TOTAL PROPOSED DENSITY	0.83 UPA (31 LOTS)
<b>SETBACK REQUIREMENTS</b>	
FRONT SETBACK	20 FEET
SIDE/ SIDE CORNER SETBACK	5 FT (15 FT Between Structures) / 15 FEET
REAR SETBACK	25 FEET
LANDSCAPE STRIP ALONG STREET FRONTAGE	20 FEET (ABBOTTS BRIDGE ROAD) VARIANCE FROM 40 FEET
<b>DEVELOPMENT STANDARDS</b>	
DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	31 LOTS
MAX. BUILDING HEIGHT	40 FEET
MIN. LOT AREA	8,000 SF
LOT SIZE RANGE	LOT SIZES RANGE FROM 8,000 TO 60,000 SF
MIN. LOT WIDTH	65 FEET
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED	5.81 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	14.48 ACRES (38.71 % OF TOTAL SITE AREA)
<b>PARKING REQUIREMENTS</b>	
TOTAL PARKING REQUIRED	62 SPACES (2 SPACES/ DWELLING UNIT)
TOTAL PARKING PROVIDED	124 SPACES(2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING FOR MAIL KIOSK	4 SPACES
<b>NOTES:</b>	
<ul style="list-style-type: none"> <li>WATER AND SEWER IS AVAILABLE TO THE SITE. WATER IS LOCATED IN ABBOTT ROAD AND SANITARY SEWER RUNS THROUGH THE SITE.</li> <li>SANITARY AND SEWER SERVICE IS PROVIDED BY FULTON COUNTY.</li> <li>LOTS 28-31 ALL HAVE FRONTAGE ON ABBOTT ROAD, BUT ARE SERVICED BY PRIVATE SHARED DRIVEWAY FOR EACH OF THE LOTS.</li> <li>REAR YARD SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES MATCH THE CUP ZONING SETBACKS FOR THOSE SURROUNDING SUBDIVISIONS.</li> </ul>	
<b>GDOT &amp; STREAM NOTES:</b>	
<ol style="list-style-type: none"> <li>Owner/Developer shall coordinate right turn deceleration lane requirements with the Georgia Department of Transportation (GDOT) as part of the Right-of-Way encroachment permit application process. If required by GDOT, Owner/Developer shall design and construct the right turn deceleration lane at the entrance following GDOT standards as part of the development.</li> <li>Owner/Developer shall pay fee in lieu of constructing a left turn lane at the entrance to be built as part of the city's roadway improvement project. Owner/Developer shall pay to the City of Johns Creek for the improvement in the amount equal to the cost of engineering design and construction prior to the issuance of the land disturbance permit. Cost to be negotiated between city and developer from City and developer bids.</li> <li>Prior to issuance of the land disturbance permit, Owner/Developer shall coordinate with the City to execute an assessment agreement to provide land rights for the 100-year floodplain area at no cost to the City. At a later time in the future, City may construct and maintain a water quality improvement project and public pedestrian access within the area.</li> </ol>	

24 HOUR CONTACT:  
HENRY MASSIE



P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

## REYNOLDS FARM

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5825 ABBOTTS BRIDGE ROAD  
JOHNS CREEK, GEORGIA 30097

CITY OF JOHN'S CREEK JURISDICTION

FOR

McKINLEY HOMES

MUNICIPALITY PROJECT #

REVISIONS				
NO.	DATE	BY	DESCRIPTION	
*1	01-30-2024	KW	CITY COMMENTS	
*2	02-12-2024	KW	Neighbor / City Comments	

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059389 EXP. 10/28/2024

## REZONING MASTER PLAN



SCALE: 1" = 100'  
DATE: 12/18/2023  
PROJECT: 23197.00

Z1 SHEET