

Received  
 July 2, 2024  
 RZ-24-0006  
 & VC-24-0004  
 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 through City's Customer Self Service (CSS) Portal - <https://www.johnscreekga.gov/customer-self-service>. 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	NOTES	CHECK <input checked="" type="checkbox"/>
Pre-Application Meeting	<ul style="list-style-type: none"> <li>Schedule a meeting with Planning &amp; Zoning Staff at least two weeks prior to the submittal deadline</li> </ul>	<input checked="" type="checkbox"/>
Site Plan (See Page 16 for Requirements)	<ul style="list-style-type: none"> <li>Attach a PDF of the site plan in CSS (minimum scale 36" x 24")</li> </ul>	<input checked="" type="checkbox"/>
Survey and Legal Description (See Page 16 for applicable Requirements)	<ul style="list-style-type: none"> <li>Attach a PDF of the survey in CSS</li> <li>Attach a PDF of the Legal Description in CSS</li> </ul>	<input checked="" type="checkbox"/>
Colored Building Elevations (Attached Residential & Non-Residential)	<ul style="list-style-type: none"> <li>Attach a PDF of the Elevations in CSS</li> </ul>	<input checked="" type="checkbox"/>
Letter of Intent	<ul style="list-style-type: none"> <li>Attach a PDF of the Letter of Intent in CSS</li> </ul>	<input checked="" type="checkbox"/>
Zoning Impact Analysis Form and/or SUP Form	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input checked="" type="checkbox"/>
Disclosure Form	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input checked="" type="checkbox"/>
Public Participation Plan	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input checked="" type="checkbox"/>
Peak-hour Trip Generation Count	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input checked="" type="checkbox"/>
<b>THE FOLLOWING ITEMS MAY BE REQUIRED</b>		
Traffic Impact Study	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input type="checkbox"/>
Metropolitan River Protection	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input type="checkbox"/>
Environmental Impact Report	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input type="checkbox"/>
Noise Study Report	<ul style="list-style-type: none"> <li>Attach a PDF copy in CSS</li> </ul>	<input type="checkbox"/>

## REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>5150 ABR LLC</u>	NAME: <u>5150 ABR LLC</u>
ADDRESS: <u>1475 Buford Dr STE 403-121</u>	ADDRESS: <u>1475 Buford Dr. STE 403-121</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-697-2914</u>	PHONE: <u>678-697-2914</u>
CONTACT PERSON: <u>Shawn Dhanani</u> PHONE: <u>678-697-2914</u>	
CONTACT'S E-MAIL: <u>simpledesignga@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>AG-1</u>	REQUESTED ZONING DISTRICT: <u>R-4</u>
DISTRICT/SECTION: <u>1/1</u>	LAND LOT(S): <u>0229,0230</u> ACREAGE: <u>0.87</u>
ADDRESS OF PROPERTY: <u>5150 Abbotts bridge rd Johns Creek GA 30005</u>	
PROPOSED DEVELOPMENT: <u>two Single-family residential lots</u>	
CONCURRENT VARIANCES: <small>variance to eliminate the 10% common open space requirement under section 12.E3 subsection A</small>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>2/2</u>	No. of Buildings/Lots: <u>n/a</u>
Dwelling Unit Size (Sq. Ft.): <small>4,000+ heated sqft</small>	Total Building Sq. Ft. <u>n/a</u>
Density: <u>2.29 DUA</u>	Density: <u>n/a</u>

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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.



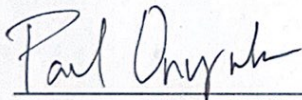
Signature of Applicant

06/25/24

Date

Sohel Dhanani (member)

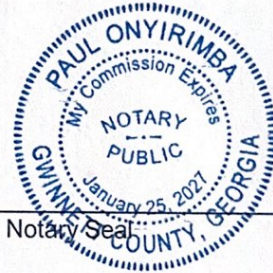
Type or Print Name and Title



Signature of Notary Public

06/25/2024

Date



Notary Seal

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### PROPERTY OWNER'S CERTIFICATION

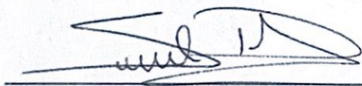
I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, Sohel Dhanani, authorize, Sohel Dhanani,  
(Property Owner) (Applicant)

to file for RZ/CV at 5150 Abbotts Bridge rd Johns Creek GA 30005  
(RZ, SUP, CV) (Address)

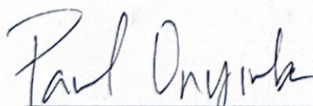
on this date June, 25, 20 24  
(Month) (Day)

- 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.

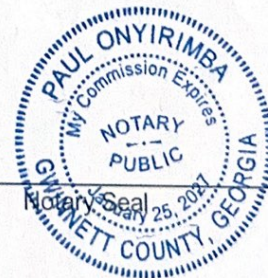
  
Signature of Property Owner

06/25/24  
Date

Sohel Dhanani (member)  
Type or Print Name and Title

  
Signature of Notary Public

06/25/2024  
Date



# 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, All adjacent properties are zoned Residential single family (R-4) or townhomes (TR)
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
No, the proposed zoning does not adversely affect the existing use or usability of adjacent/ nearby properties. Both adjacent properties are zoned residential.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
No, Agricultural use for this lot is not feasible. The small acreage is not suitable for farming or any other agricultural use.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?  
No, two single family residential houses will not cause any burden on streets, schools or transportation facilities. Daily trip report states little or no impact on public facilities.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
Yes, the future land use for this site is residential - 3 units or less per acre. We are asking for 2 lots which conforms with the intended land use plan.
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, there are no known changing conditions
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?  
No, rezoning to two residential single-family lots will not have any environmental or adverse effects on the citizens of City of John's creek

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### DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); **NO (if NO, complete only point 4)**

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)  
In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)


2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

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

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Sohel Dhanani  
Signature:  Date: 06/25/24

## 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?

Anyone that wishes to learn more about the development is welcome to reach out to us at anytime via email or phone.

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

The plan is to reach out to the HOA for the single family homes directly behind the site to discuss the project and listen to their concerns. Anyone can contact us via phone/email/in person meeting if needed to discuss the project at anytime before/during/after rezoning.

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3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

Yes. We will reach out the the HOA for the neighborhood directly behind the property. Our hope is to setup a meeting outside of the rezoning if possible to have a more relaxed meeting where they can address their immediate concerns.

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

The public participation meeting will be coordinated with the city of Johns Creek once the application is submitted and accepted.

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