

## REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
Baik Properties, LLC (c/o J. Alexander Brock - NAME: <u>Smith, Gambrell &amp; Russell, LLP</u>	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____
DISTRICT/SECTION: _____ LAND LOT(S): _____ ACREAGE: _____
ADDRESS OF PROPERTY: _____
PROPOSED DEVELOPMENT: _____
CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Density: _____	Density: _____

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 RZ-24-0011 & VC-24-0008  
 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, DAVID MEYMAN, authorize, J.Alexander Brock - Smith, Gambrell, and Russell, LLP,  
(Property Owner) (Applicant)  
to file for RZ, at 3730 Old Alabama Road  
(RZ, SUP, CV) (Address)  
on this date 11 04, 2024  
(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] 11/4/2024  
Signature of Property Owner Date

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DAVID MEYMAN - OWNER  
Type or Print Name and Title

ZACHARY MARZO  
Notary Public - State of Georgia  
Fulton County  
My Commission Expires Aug 11, 2026

[Signature] 11/4/2024  
Signature of Notary Public Date Notary Seal

# 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?  

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

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

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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?  

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

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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?  

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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?  

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## PUBLIC PARTICIPATION PLAN

1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

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The Applicant will reach out to community groups in proximity to the subject property.

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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?

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We will make an effort to identify any community groups in the area as well as reach out to interested parties that attend the public hearing.

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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?

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We will meet with community groups, as needed, based upon feedback received at the CZIM or as requested.

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

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Prior to the Planning Commission meeting.

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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.

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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) DAVID MEEMAN (for XYZ Realty, LLC)  
 Signature:  Date: 11/5/2024

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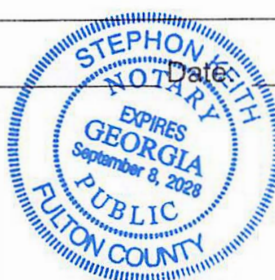
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Name (print) Nima Hajibak (for Baik Properties, LLC)

Signature: *Nima Hajibak* Date: 10/21/24



Notary: *Stephon Keith*  
 Date: *10/21/2024*  
 Commission Expires: *09/08/2028*

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Name (print) J. Alexander Brock (Smith, Gambrell & Russell LLP)  
 Signature:       Date: 11/4/2024





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Name (print) Kathryn M. Zickert (Smith, Gambrell & Russell LLP)  
 Signature: *Kathryn M Zickert*      Date: 11/4/2024

