



Land Use Petition: RZ-24-0012 & VC-24-0009
Application Date: December 3, 2024
Public Participation Meeting: January 9, 2025
Planning Commission Meeting: March 4, 2025
City Council Meeting: March 24, 2025

CASE NUMBER: RZ-24-0012 and VC-24-0009

CURRENT ZONING: C-1 (Community Business District) Conditional

PROPOSED ZONING: C-1 (Community Business District)

LOCATION: 8483 Holcomb Bridge Road

ACREAGE: 10.428 acres

**COMPREHENSIVE PLAN
COMMUNITY AREA:** Newtown

**DISTRICT/SECTION/LAND
LOT(S):** 1st District, 2nd Section, Land Lots 832, 877 and 878

PROJECT DESCRIPTION: Change in conditions to allow for a 950 square-foot drive-through only Dutch Bros coffee shop with a concurrent variance to seek reduction in outparcel frontage

APPLICANT: Rivermont Station II, LLC
c/o Alex Brock - Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, Suite 1000
Atlanta, GA 30309
Email: jabrock@sgrlaw.com
Phone: 404-815-3603

OWNERS: Rivermont Station II, LLC
c/o Quinn Gadow
11501 Northlake Drive
Cincinnati, OH, 44720

CASE PLANNER: Ruchi Agarwal
678.512.3293
Ruchi.Agarwal@johnscreekga.gov

Community Development