

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Miles, Hansford & Tallant, LLC c/o Billy Morgan Jr.</u>	NAME: <u>See attached Property Owners</u>
ADDRESS: <u>200 Tribble Gap Road, Ste. 200</u>	ADDRESS: <u>Pauls Walk - See Attacher Property Owners</u>
CITY: <u>Cumming</u>	CITY: <u>Johns Creek</u>
STATE: <u>Georgia</u> ZIP: <u>30040</u>	STATE: <u>Georgia</u> ZIP: <u>30097</u>
PHONE: <u>770-781-4100</u>	PHONE: _____
CONTACT PERSON: <u>Miles Hansford & Tallant, LLC</u> <u>J. Ethan Underwood</u> PHONE: <u>770-781-4100</u>	
CONTACT'S E-MAIL: <u>eunderwood@mhtlegal.com / tfisher@mhtlegal.com</u>	

APPLICANT IS THE:
<input checked="checked" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-4A</u> REQUESTED ZONING DISTRICT: <u>R-4A</u>
DISTRICT/SECTION: <u>1st</u> LAND LOT(S): <u>280</u> ACREAGE: <u>4.40</u>
ADDRESS OF PROPERTY: <u>610, 625, 635, 640, 655, 660, 675, 680, 705, 720, 725, 770, Pauls Walk, Johns Creek, GA 30097</u>
PROPOSED DEVELOPMENT: <u>Change In Condition for Existing Detached Single-Family Dwellings</u>
CONCURRENT VARIANCES: <u>None</u>

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>10</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Density: <u>2.25</u>	Density: _____

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PLANNING & ZONING



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PLANNING & ZONING

PRE-APPLICATION FORM

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 Ruchi Agarwal at 678-512-3293 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: Miles, Hansford & Tallant, LLC

Site Address: 610-770 Pauls Walk Parcel Size: 4.43 acres

Proposal Description: Change in conditions to eliminate
condition #7 from current zoning RZ-17-012
for Parsons Retreat subdivision

Existing Zoning Designation and Case Number: R-4A, RZ-17-012

Proposed Zoning Designation: R-4A

Comprehensive Land Use Map Designation: Single-Family Residential
Medlock Community Area.

Planner: Ruchi Agarwal Date: 05-03-23

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.

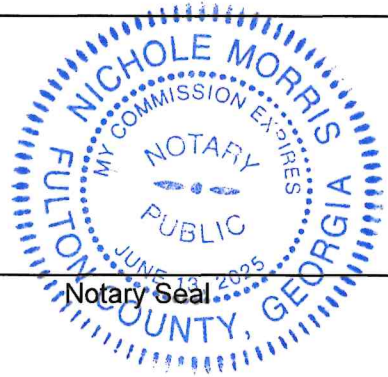
J. Ethan Underwood
Signature of Applicant

5/9/23
Date

J. Ethan Underwood - Miles, Hansford & Tallant, LLC
Type or Print Name and Title

Nichole Morris
Signature of Notary Public

5-9-23
Date



Notary Seal

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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?
Residents of the Parsons Retreat HOA

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?
Electronic Communications and Mail.

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 have discussions or meetings with any residents or community groups that express
interest in the application.

4. What is your schedule for completing the Public Participation Plan?
The Public Participation Report will be filed no later than seven (7) calendar days after the Public
Participation Meeting.

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RZ-23-0002

PROPERTY OWNER'S CERTIFICATION

PLANNING & ZONING


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, Parsons Retreat, LLC, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ at 610 & 625 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

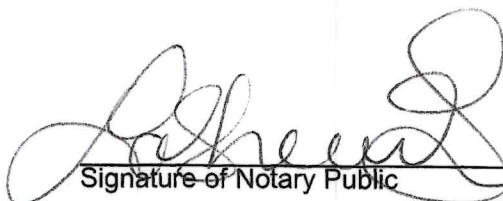
on this date April 16, 20 23
(Month) (Day)

- 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

4-16-23
Date

Tracee W. Robinson, President
Type or Print Name and Title


Signature of Notary Public

4-16-23
Date
Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 11/15/26
Notary Seal

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MAY 09 2023

RZ-23-0002

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) Tracee W. Robinson
Signature: [Signature] Date: 4/16/23

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MAY 09 2023

RZ-23-0002

PROPERTY OWNER'S CERTIFICATION

PLANNING & ZONING

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, Natasha Sabnani and Mahesh Sabnani, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 770 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date MARCH, 31, 2023
(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.
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- 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] 3/31/23
Signature of Property Owner Date

[Signature] 3/31/23
Signature of Property Owner Date

Natasha Sabnani and Mahesh Sabnani
Type or Print Name and Title

[Signature] 03/31/23 [Seal]
Signature of Notary Public Date Notary Seal

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DISCLOSURE REPORT FORM

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3.		7.	
4.		8.	

3. CAMPAIGN CONTRIBUTIONS:

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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) NATASHA SABJANI

Signature: Natasha Sabjani Date: 5/7/23

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PLANNING & ZONING

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Name (print) MAHESH SABNANI

Signature: [Signature] Date: 3/31/2023

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RZ-23-0002

PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

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I, Kengatharan Sivalingam & Thillaichelvi Selvanayagam, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 725 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 2023
(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.
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- 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] 4/16/23
Signature of Property Owner Date

[Signature] 4/16/23
Signature of Property Owner Date

Kengatharan Sivalingam & Thillaichelvi Selvanayagam
Type or Print Name and Title

[Signature] 4-16-23
Signature of Notary Public Date

Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 07/14/2026

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Name (print) Thillaichelvi Selvanayagam

Signature:

Lashovia Turner
NOTARY PUBLIC

Date: 4/16/23

DeKalb County, GEORGIA
My Commission Expires 07/14/2026

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Name (print) Keyatharan Sivalingam

Signature: [Signature]

Lashovia Turner Date: 4/16/23

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

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RZ-23-0002

PROPERTY OWNER'S CERTIFICATION

PLANNING & ZONING

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I, Billy Gene and Christine Morgan, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 720 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date MARCH 27TH, 20 23
(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.
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Billy Gene Morgan
Signature of Property Owner

3/27/23
Date

[Signature]
Signature of Property Owner

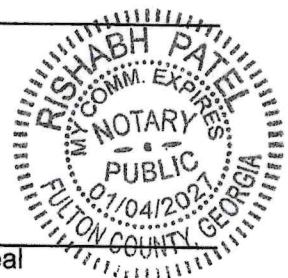
3-27-23
Date

Billy Gene Morgan and Christine Morgan
Type or Print Name and Title

Rishabh Patel
Signature of Notary Public

03/27/2023
Date

Notary Seal



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RZ-23-0002

PLANNING & ZONING

DISCLOSURE REPORT FORM

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Name (print) Billy Gene MORGAN

Signature: Billy Gene Morgan Date: 3/27/23

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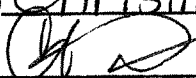
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Name (print)

Christine Morgan

Signature:



Date:

3/27/23

RECEIVED

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PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

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I, Gustavo Andres Hidalgo Zambrano and Camila Sayuri Luppi Sato, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ at 640 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April 16, 20 2023
(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.
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Gustavo Hidalgo
Signature of Property Owner

04/16/2023
Date

Camila Sayuri Luppi Sato
Signature of Property Owner

04/16/2023
Date

Gustavo Andres Hidalgo Zambrano and Camila Sayuri Luppi Sato
Type or Print Name and Title

Lashovia Turner
Signature of Notary Public

4/16/23
Date

Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 07/14/2026

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Name (print) Camila Luppi Soto Gustavo Andres Hidalgo Zambrano

Signature: [Signature] Date: 04/16/2023

Lashovia Turner

NOTARY PUBLIC

DeKalb County, GEORGIA
My Commission Expires 07/14/2026

UPDATED 12/19/2019

RECEIVED

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PLANNING & ZONING

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I, Hui Won Woong, Yong Won, & Lisa Yung Eun Won, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 655 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 20 23
(Month) (Day)

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Signature of Property Owner

Date

4/16/2023

Signature of Property Owner

Date

4/16/2023

Signature of Property Owner

Date

Woong Hui Won

Hui Won Woong, Yong Won, & Lisa Yung Eun Won

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 07/14/2026

RECEIVED

MAY 09 2023

RZ-23-0002

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)

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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)

Signature:

Date:

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Name (print) Woony Hwa Han

Signature: [Signature]

Lashovida Turner

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

Date: 4/16/23

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

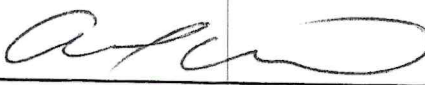
I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the 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, Alexander Kim, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

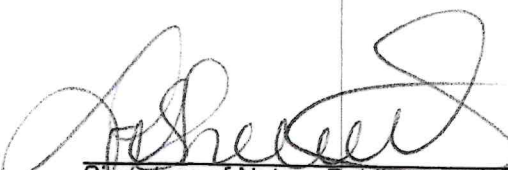
to file for RZ, at 705 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 16, 2023
(Month) (Day)

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 4/16/23
Signature of Property Owner Date

Alexander Kim
Type or Print Name and Title

 4/16/23
Signature of Notary Public Date

Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Notary Seal Expires 07/14/2026

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

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Name (print)

Alex King

Signature:

[Signature]

Date:

4/16/23

Lashovia Turner

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

UPDATED 12/19/2019

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

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I, Swathi Prakash and Vijaianand Kannan, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 635 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 16, 2023
(Month) (Day)

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[Signature] 4/16/23.
Signature of Property Owner Date

[Signature] 4/16/23.
Signature of Property Owner Date

Swathi Prakash and Vijaianand Kannan
Type or Print Name and Title

[Signature] 4-16-23 Lashovia Turner
Signature of Notary Public Date NOTARY PUBLIC
My Commission Expires 07/14/2026

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

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Name (print) Swathi Prakash

Signature: [Signature]

Date: 04/14/23

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2028

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

DISCLOSURE REPORT FORM

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Name (print) VILIAMANO KANNAN

Signature: [Signature]

Lashovia Date: 04/16/23

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

PROPERTY OWNER'S CERTIFICATION

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I, William Pumphrey, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 680 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 16, 2023
(Month) (Day)

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[Signature] 4-16-23
Signature of Property Owner Date

William Pumphrey

Type or Print Name and Title

[Signature] 4/16/23
Signature of Notary Public Date

Lashovia Turner
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 07/14/2026
Notary Seal

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

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Name (print) WILLIAM PUMPHREY
Signature: [Signature] Date: 4-16-23

Lashovia Turner
NOTARY PUBLIC

DeKalb County, GEORGIA
My Commission Expires 07/14/2026

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING

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I, Michael Robinson and Tracee Watson Robinson, authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 660 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date APR 1, 16, 20 23
(Month) (Day)

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Michael Robinson

Signature of Property Owner

Date

4/16/23

Tracee Watson Robinson

Signature of Property Owner

Date

4/16/23

Michael Robinson and Tracee Watson Robinson

Type or Print Name and Title

Lashovia Turner

Signature of Notary Public

Date

4/16/23

Lashovia Turner
NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

Notary Seal

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Name (print) Michael Robinson

Signature: [Signature]

Date: 4/18/23
Lashonda Turner
NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

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RZ-23-0002

PLANNING & ZONING

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I, Anna Nguyet Vu and James Hicks, Jr., authorize, Miles Hansford & Tallant, LLC,
(Property Owner) (Applicant)

to file for RZ, at 675 Pauls Walk, Johns Creek, GA 30097
(RZ, SUP, CV) (Address)

on this date April, 20 16, 20 23
(Month) (Day)

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[Signature] 04/16/23
Signature of Property Owner Date

[Signature] 4/16/23
Signature of Property Owner Date

Anna Nguyet Vu and James Hicks, Jr.
Type or Print Name and Title

[Signature] 4-16-23 Lashovia Turner
Signature of Notary Public Date NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 07/14/2026
Notary Seal

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Name (print) anna yu

Signature: [Signature]

Date: 04/16/23

Lashovia Turner
NOTARY PUBLIC

DeKalb County, GEORGIA
My Commission Expires 07/14/2026

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Name (print) James Hicks

Signature: [Signature]

Lashon Turner

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires 07/14/2026

Date: 4/16/23

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Name (print) Miles, Harstford, & Tallant, LLC

Signature: [Signature] Date: 5-9-2023



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

May 9, 2023

CAMPAIGN DISCLOSURE

Applicant:	Miles, Hansford & Tallant, LLC c/o Billy Morgan Jr.
Subject Property:	4.44 Acres Designated as Fulton County Tax Parcel(s): 11 080002801420, 11 080002800182, 11 080002801321, 11 080002801339, 11 080002801347, 11 080002801354, 11 080002801362, 11 080002801370, 11 080002801388, 11 080002801396, 11 080002801404, 11 080002801412
Current Zoning:	R-4A – Single Family Dwelling District
Proposed Use:	Single-Family Dwellings
Application:	Change In Condition
ROW Access:	Pauls Walk
Governing Jurisdiction:	Johns Creek

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any local officials of the Governing Jurisdiction.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant

RECEIVED

MAY 09 2023

RZ-23-0002

PLANNING & ZONING