

**RESOLUTION TO ADOPT THE CITY OF JOHNS CREEK  
COMPREHENSIVE PLAN 2030**

**WHEREAS**, the City of Johns Creek was incorporated and created by Charter granted by the State of Georgia, effective December 1, 2006, after a positive referendum vote; and

**WHEREAS**, the City of Johns Creek is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and

**WHEREAS**, the City adopted its first Comprehensive Plan on November 10, 2008 that met the requirements of State law, and obtained and has maintained Georgia Qualified Local Government status; and

**WHEREAS**, the City is required by State law to update its Comprehensive Plan at least every ten years by engaging its citizens in discussion on the future growth of the City; and

**WHEREAS**, the Atlanta Regional Commission (ARC) and the State of Georgia have completed their review of the City of Johns Creek's 2018 Comprehensive Plan Update (Plan) as documented in a letter from the ARC dated September 26, 2018 certifying that the Plan was prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014 and established by the Georgia Planning Act of 1989 in order to maintain the status of a Qualified Local Government; and

**NOW THEREFORE BE IT RESOLVED**, that the MAYOR AND COUNCIL OF THE CITY OF JOHNS CREEK hereby adopt the City of Johns Creek Comprehensive Plan and as such it shall be effective upon its adoption.

**SO RESOLVED**, this 8<sup>th</sup> day of October, 2018.



Approved:

  
Michael E. Bodker, Mayor

Attest:

  
Joan C. Jones, City Clerk

# EXECUTIVE SUMMARY

The Johns Creek Comprehensive Plan 2018 (the Plan) is a policy document for the City's growth. The Plan includes both citywide information (Chapters 1 and 2) as well as a chapter for each of the eight Community Areas so that residents, visitors, businesses, and developers can better understand each area's vision. The Community Area chapters are: 3-Autrey Mill, 4-Johns Creek North, 5-Medlock, 6-Newtown, 7-Ocee, 8-River Estates, 9-Shakerag, and 10-Tech Park. Chapter 11 provides a list of projects to undertake in order to implement the Plan.

## Vision and Goals

The Plan begins by setting an overall vision to guide the City:

"Johns Creek is an exceptional city that seeks to enhance its residential quality of life by supporting its diversity, arts, businesses and schools."

To implement the vision, eight goals are established:

1. Protect and preserve the City's premier residential communities and enhance our overall quality of life;
2. Provide superior recreational and cultural activities throughout the City;
3. Expand the City's economic base;
4. Create an identity for the City;
5. Protect the City's natural environment and historic resources;
6. Create a citywide multi-modal transportation network;
7. Ensure the City has the appropriate tools to implement the goals of the Comprehensive Plan; and
8. Improve intergovernmental relations.

Together, the Plan's vision and goals will help guide the policies and decisions of the Mayor and Council over the next ten years.

## Land Use

The Plan creates a parcel-specific Future Land Use Map that specifies the City's vision for each property over the next ten years. While each property retains its underlying zoning, the Future Land Use Map forms the basis for the City's position related to any future rezoning or development requests. Besides residential density reduction, 91.9% of the City's land uses are anticipated to remain the same over the next ten years.

## Housing

Compared to the current Comprehensive Plan adopted in 2008, the recommended densities for new residential development are reduced significantly. New density limitations have been added for small undeveloped lots and infill parcels specifying that new development must match the surrounding neighborhood density and is limited to single-family, detached homes. Additionally, the following reductions in residential density are established for three Community Areas within the Plan:

- **Johns Creek North:** three units/acre (reduced from four units/acre);
- **Medlock:** two units/acre (reduced from three units/acre); and
- **Shakerag:** one unit/acre (reduced from three units/acre).

Existing residential density limits in other Community Areas remain intact in the Plan:

- **Autrey Mill:** one unit/acre;
- **Newtown:** three units/acre;
- **Ocee:** three units/acre; and
- **River Estates:** one unit/acre.

## Commercial Development

To further change the City's commercial growth patterns and encourage the creation of community villages and a Town Center through private investment, the Plan recommends limiting development to specific existing commercial locations. Key locations that are targeted for redevelopment include:

- **Johns Creek North:** shopping centers along Jones Bridge Road at the intersections of Sargent and Douglas Roads;
- **Medlock:** shopping centers at the intersection of State Bridge and Medlock Bridge Roads;
- **Newtown:** shopping centers at the intersection of Old Alabama and Haynes Bridge Roads;
- **Newtown:** shopping centers at the intersection of Old Alabama and Jones Bridge Roads;
- **Newtown:** shopping center at the intersection of Holcomb Bridge and Barnwell Roads;
- **Ocee:** shopping center at the intersection of State Bridge and Jones Bridge Roads;
- **Ocee:** shopping center at the intersection of State Bridge and Kimball Bridge Roads; and
- **Tech Park:** office area east of Medlock Bridge Road and west of Johns Creek Parkway.

## Implementation Projects

To guide and direct the City's capital investments over the next ten years, proposed projects for road improvements, trails, and parks are prioritized. Examples of prioritized projects include building out the new park lands (purchased in 2016 and 2017) with Park Bond funds, providing improvements to existing parks, developing sidewalks and trails in each Community Area to connect residents to schools and shopping centers, and improving the capacity of certain roadways and studying the feasibilities of roundabouts and left-turn lanes to improve traffic flow and increase safety entering and exiting neighborhoods.

In addition to the proposed capital projects, the Plan prioritizes the creation of tools for implementation, such as a historic preservation ordinance and a Unified Development Code, which will combine the City's zoning, tree, and sign ordinances with the City's stormwater management and land development regulations. The Plan also prioritizes areas for further study, and recommends the creation of five local master plans/area plans to add architectural standards and greater specificity to the Plan's established allowable heights, densities, uses, and visual examples of desired development. Areas prioritized for further study include:

- **Johns Creek North:** Jones Bridge Road at Sargent and Douglas Roads, to create a community village;
- **Medlock:** State Bridge Road at Medlock Bridge Road, to create a retail-only community village;
- **Newtown:** Old Alabama Road at Haynes Bridge Road, to create a community village.
- **Ocee:** State Bridge Road at Kimball Bridge Road and at Jones Bridge Road, to create community villages; and
- **Tech Park:** approximately 192 acres in Tech Park, to create a Town Center. The Town Center Vision and Plan was adopted on October 25, 2021, and has been added to the Comprehensive Plan as a supplemental document.

## Overall

The 2018 Comprehensive Plan's focus is to preserve and protect Johns Creek's residential neighborhoods and quality of life by managing development. The reductions in residential density and the targeting of specific locations for commercial redevelopment and the Town Center will change the City's growth patterns, and the implementation of proposed capital projects will enhance the City's livability in the future.

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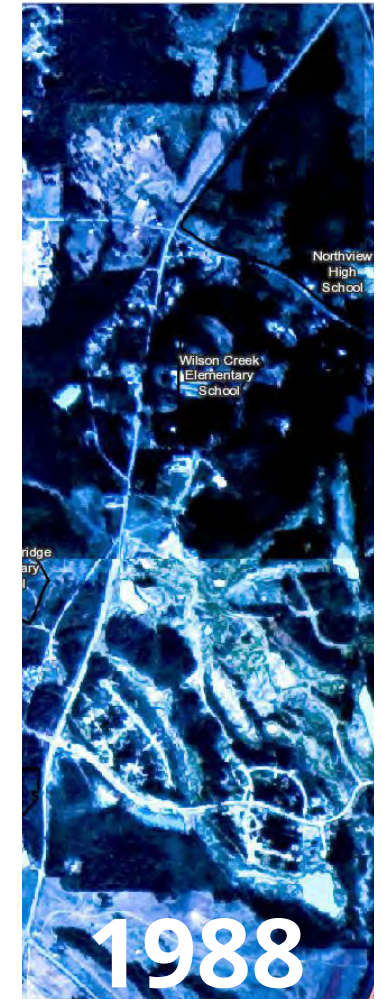
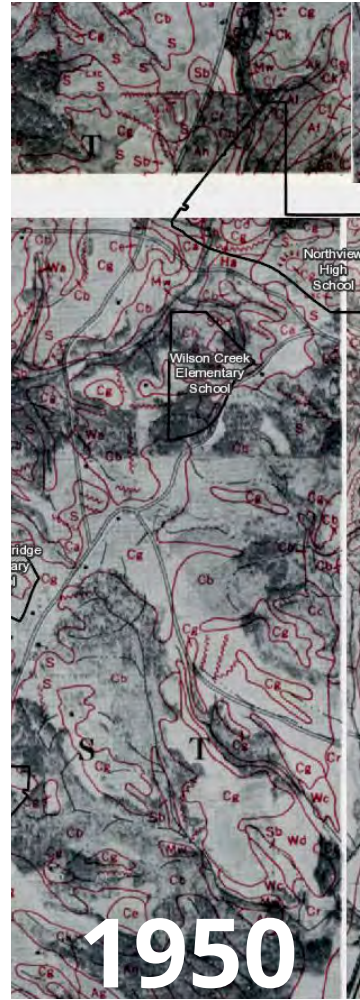
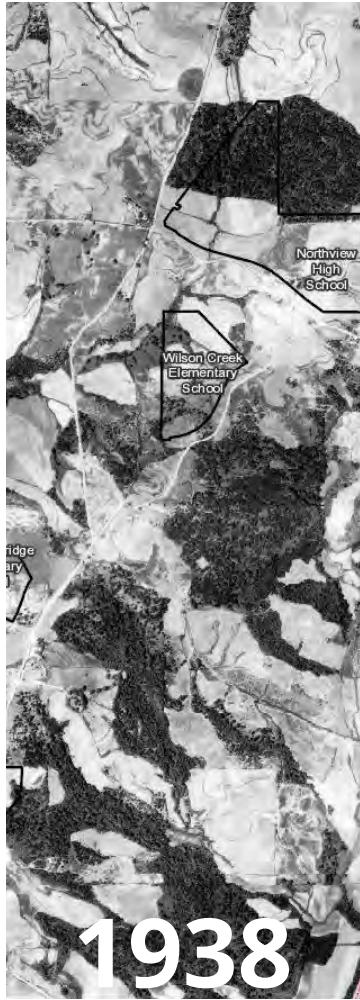
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# INTRODUCTION



# INTRODUCTION

## What is comprehensive planning?

A comprehensive plan is a tool for planning and creating a vibrant and healthy community. It provides a vision, created by its citizens, that describes their City's future. It protects private property rights, but also encourages and supports economic development. The comprehensive plan should be used to promote orderly and managed development so the City may remain physically attractive and economically viable. It is often used as a guide to achieve the development pattern the community desires, and it may also be used to create a sense of place, improve transportation options, permit mixed uses in designated areas, and protect natural and historic resources while accommodating growth. A local comprehensive plan is a fact-based resource not only for its constituents, but also for businesses, investors, and the general public. A well-planned community is a sustainable community, one that will continue to be attractive to individuals, families, and businesses for decades to come.

## State Requirement

The City of Johns Creek adopted its first Comprehensive Plan on November 10, 2008, approximately 22 months after the City was incorporated in December 2006. Comprehensive plans are required by the State of Georgia under the Official Code of Georgia 50-8-7.1 and are administered by the State's Department of Community Affairs. The Atlanta Regional Commission, which oversees regional planning within the ten counties surrounding Atlanta, is also responsible for reviewing local comprehensive plans.

Under the State's requirements, comprehensive plans are required to be updated a minimum of every ten years to ensure that they are kept current. Every Comprehensive Plan must contain certain key elements:

- Community Goals
- Needs and Opportunities
- Land Use
- Transportation
- Housing
- Community Work Program

Plans must also be created through the involvement of the municipality's citizens and conducted through open public engagement, hands-on workshops, and public hearings to ensure that, to the greatest extent possible, everyone who wanted to participate in the planning process had an opportunity to do so.



## Our Path Forward

Johns Creek Comprehensive Plan 2018 has taken a departure from the standard format of most plans in that it not only incorporates data at the citywide level on demographics, housing, transportation, land use, and historic resources, but also contains data for each of the City's eight Community Areas. In addition, the citywide vision is taken to the next level by creating eight Community Area visions. The 2018 Comprehensive Plan is structured so that an individual may only read their "Community Area Plan" to understand what is going on "in their own backyard," if they so desire.

The eight Community Areas identified for Johns Creek are:

- Autrey Mill
- Johns Creek North
- Medlock
- Newtown
- Ocee
- River Estates
- Shakerag
- Tech Park

It is the hope of the City staff, and of the many citizens that served on the Citizens Advisory Committee (CAC), that the residents of Johns Creek will connect with their community's culture, creativity, and commerce, and form their own Community Area Planning Committees that could be actively involved in discussing community issues and work together to improve their community's quality of life.

## How to Use this Planning Document

The Johns Creek Comprehensive Plan 2018 has been developed so that you may simply read the chapter for your Community Area. If you don't know which Community Area you live in, you can refer to the list of Subdivisions by Community Area on Pages 220-223.

We hope that you will also take the time to read Chapter 1, which describes the City's current demographic, housing, economic, transportation, parks and recreation, natural resources, and historic profile, as well as Chapter 2, which provides an overall vision for the City's growth and prosperity for the next ten years.