



PLANNING COMMISSION
November 7, 2018 at 7:00 P.M.
Municipal Court
11445 Johns Creek Parkway
www.JohnsCreekGA.gov

As set forth in the Americans with Disabilities Act of 1990, the City of Johns Creek does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For information, please call 678.512.3200.

A. Call to Order

B. Approval of Minutes

C. New Business – Land Use Petitions

- 1) LAND USE PETITION: RZ-18-005
PETITIONER: Chuck Palmer
LOCATION: 6325, 6335 Hospital Pkwy and 0 Findley Road
CURRENT ZONING: O-I (Office Institutional District) Conditional
PROPOSED ZONING: O-I (Office Institutional District) Conditional
PROPOSED DEVELOPMENT: Change in Zoning Condition 1.a. by eliminating the 110-bed limit in rezoning case Z-06-050, to convert approximately 62,000 sq. ft. of allowable medical space into bed space to allow for 40 additional beds.

- 2) LAND USE PETITION: RZ-18-006; VC-18-006-01
PETITIONER: The Providence Group
LOCATION: 5435, 5437, 5515, 5535, 5555, 5565, and 0 State Bridge Road
CURRENT ZONING: R-1 (Single-Family Dwelling District) Conditional
PROPOSED ZONING: CUP (Community Unit Plan District)
PROPOSED DEVELOPMENT: A gated 174-unit residential subdivision at a density of 9 Units/Acre, with 104 townhomes, 42 stacked townhomes, and 28 quadruplexes, with one concurrent variance VC-18-006-01 to reduce the 30-foot landscape strip to 15 feet along State Bridge Road

- 3) LAND USE PETITION: RZ-18-007; VC-18-007-01 and VC-18-007-02
PETITIONER: The Providence Group
LOCATION: 5435 State Bridge Road
CURRENT ZONING: R-1 (Single-Family Dwelling District) Conditional
PROPOSED ZONING: TR (Townhouse Residential District)
PROPOSED DEVELOPMENT: A gated 34-unit townhome subdivision at a density of 7.96 Units/Acre, with two concurrent variances:
VC-18-007-01 - eliminate the 25-foot zoning buffer along the east and west property lines.
VC-18-007-02 - eliminate the 10-foot improvement setback along the east and west property lines.

D. Departmental Updates

E. Adjournment