



---

**PLANNING COMMISSION**  
**Tuesday, September 7, 2021 at 7:00 p.m.**  
**City Hall Council Chambers**  
**11360 Lakefield Drive**  
**Johns Creek, Georgia 30097**  
[www.JohnsCreekGA.gov](http://www.JohnsCreekGA.gov)

---

## **AGENDA**

**A. Call to Order**

**B. Approval of Minutes**

**C. New Business – Town Center Master Plan**

Consideration to approve the Johns Creek Town Center Plan establishing a vision for land use, linear park design, street and multi-modal networks and streetscape, to create a sense of place commensurate with the scale and quality of the City of Johns Creek

**D. New Business – Land Use Petitions**

- 1) LAND USE PETITION: RZ-21-003  
PETITIONER: Quinn Gadow, Philips Edison & Company  
LOCATION: 8483 Holcomb Bridge Road  
CURRENT ZONING: C-1 (Community Business District) Conditional  
PROPOSED ZONING: C-1 (Community Business District)  
PROPOSED DEVELOPMENT: Change in conditions to allow for a 3,750 square-foot commercial building with two restaurants (one with a drive-through window) in an existing shopping center.
  
  - 2) LAND USE PETITION: RZ-21-006 & VC-21-006-01, VC-21-006-02, VC-21-006-03  
PETITIONER: S.S.D. Properties, LLC  
LOCATION: 11890 Douglas Road  
CURRENT ZONING: C-1 (Community Business District) Conditional  
PROPOSED ZONING: MIX (Mixed Use District)  
PROPOSED DEVELOPMENT: Rezone the subject property from C-1 Conditional to MIX, to convert 3,000 square feet of an existing shopping center to 9 multi-family residential units, making a mixed-use development consisting of commercial and residential uses. Three concurrent variances accompany this request:
    - VC-21-006-01: To reduce the number of required parking spaces from 53 to 50;
    - VC-21-006-02: To allow an existing sidewalk and
-

retaining wall to remain in the 10-foot improvement setback along the north property line; and

- VC-21-006-03: To eliminate the required 20% common open space required for the MIX zoning district.

**E. Departmental Updates**

**F. Adjournment**

