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**PLANNING COMMISSION**  
**Tuesday, December 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)

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## **AGENDA**

**A. Call to Order**

**B. Approval of Minutes**

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

- 1) **LAND USE PETITION:** RZ-21-007 & VC-21-007-01, 02, 03, 04  
**PETITIONER:** Willow Capital Partners, LLC  
**LOCATION:** 5805 State Bridge Road, #U  
**CURRENT ZONING:** C-1 (Community Business District) Conditional  
**PROPOSED ZONING:** C-1 (Community Business District)  
**PROPOSED DEVELOPMENT:** Change in conditions to allow for a 6,200 square-foot commercial building with restaurants and retail in an existing shopping center, with 4 concurrent variances:
- VC-21-007-01: To reduce the number of required parking spaces from 108 to 105;
  - VC-21-007-02: To reduce the required outparcel frontage from 200 to 105 feet;
  - VC-21-007-03: To allow the proposed building to encroach 10 feet into the front yard setback;
  - VC-21-007-04: To eliminate 10-foot landscape strips along interior property lines.
- 2) **LAND USE PETITION:** RZ-21-008 & VC-21-008-01  
**PETITIONER:** 2013 Holdings LLC c/o Alex Popham  
**LOCATION:** 0 Wilson Road  
**CURRENT ZONING:** CUP (Community Unit Plan District) Conditional  
**PROPOSED ZONING:** R-4 (Single-Family Dwelling District)  
**PROPOSED DEVELOPMENT:** Two single-family residential detached lots at a density of 2.63 units per acre, with one concurrent variance VC-21-008-01 to eliminate the common open space requirement.

**D. Departmental Updates**

**E. Adjournment**

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