

# 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, 94.9% of the City's land uses are anticipated to remain constant over the next five 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 and Lakefield Drive.

## 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 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:** approximately 110 acres at the intersection of State Bridge Road and Medlock Bridge Road, to create an attractive, inviting, and walkable district. The Revitalization Plan: Medlock Bridge and State Bridge was adopted on April 15, 2024, and has been added to the Comprehensive Plan as a supplemental document;
- **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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