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INTRODUCTION



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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, elements of the comprehensive plan are required to be updated a minimum of every five years. Every Comprehensive Plan must contain certain key elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Broadband Services
- Land Use
- Transportation

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 342-345.

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.

Technical and unusual terms in city planning, transportation and construction are defined in the "Glossary of Terms" on Page 346.