

# 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:

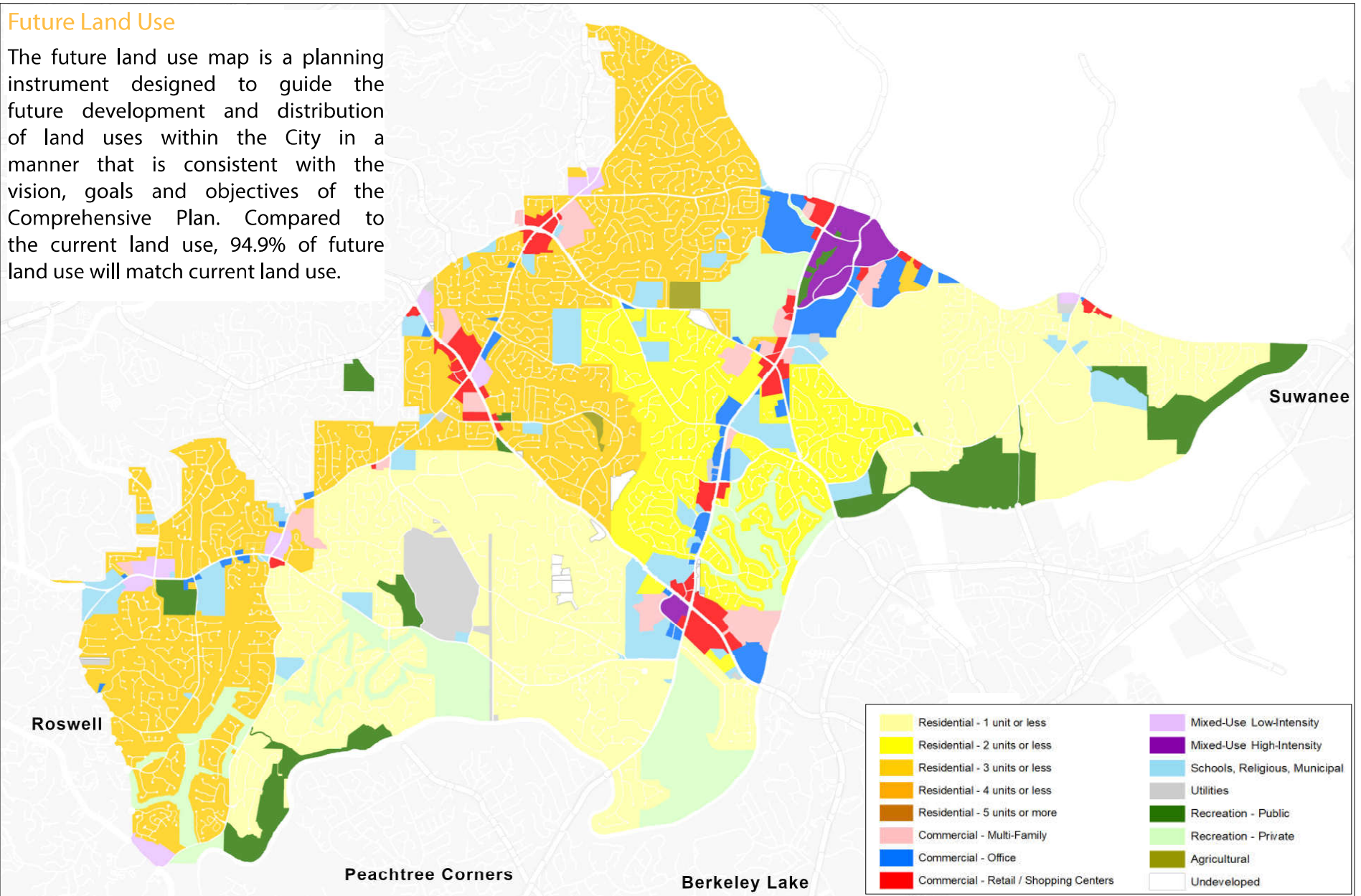
- Johns Creek North: Jones Bridge Road at Sargent and Douglas Roads, to create a community village;
- Medlock: approximately 110 acres at the intersection of State Bridge Road and Medlock Bridge Road, to create an attractive, inviting, and walkable district. The Revitalization Plan: Medlock Bridge and 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

**Future Land Use**

The future land use map is a planning instrument designed to guide the future development and distribution of land uses within the City in a manner that is consistent with the vision, goals and objectives of the Comprehensive Plan. Compared to the current land use, 94.9% of future land use will match current land use.



Map 20: Future Land Use

# CITYWIDE LAND USE

## Land Use Categories

Land use categories provide general guidance on the intensity, character, and location of land uses. To ensure land use categories are applied consistently across the City, this Comprehensive Plan establishes 16 land use categories listed in the table below.

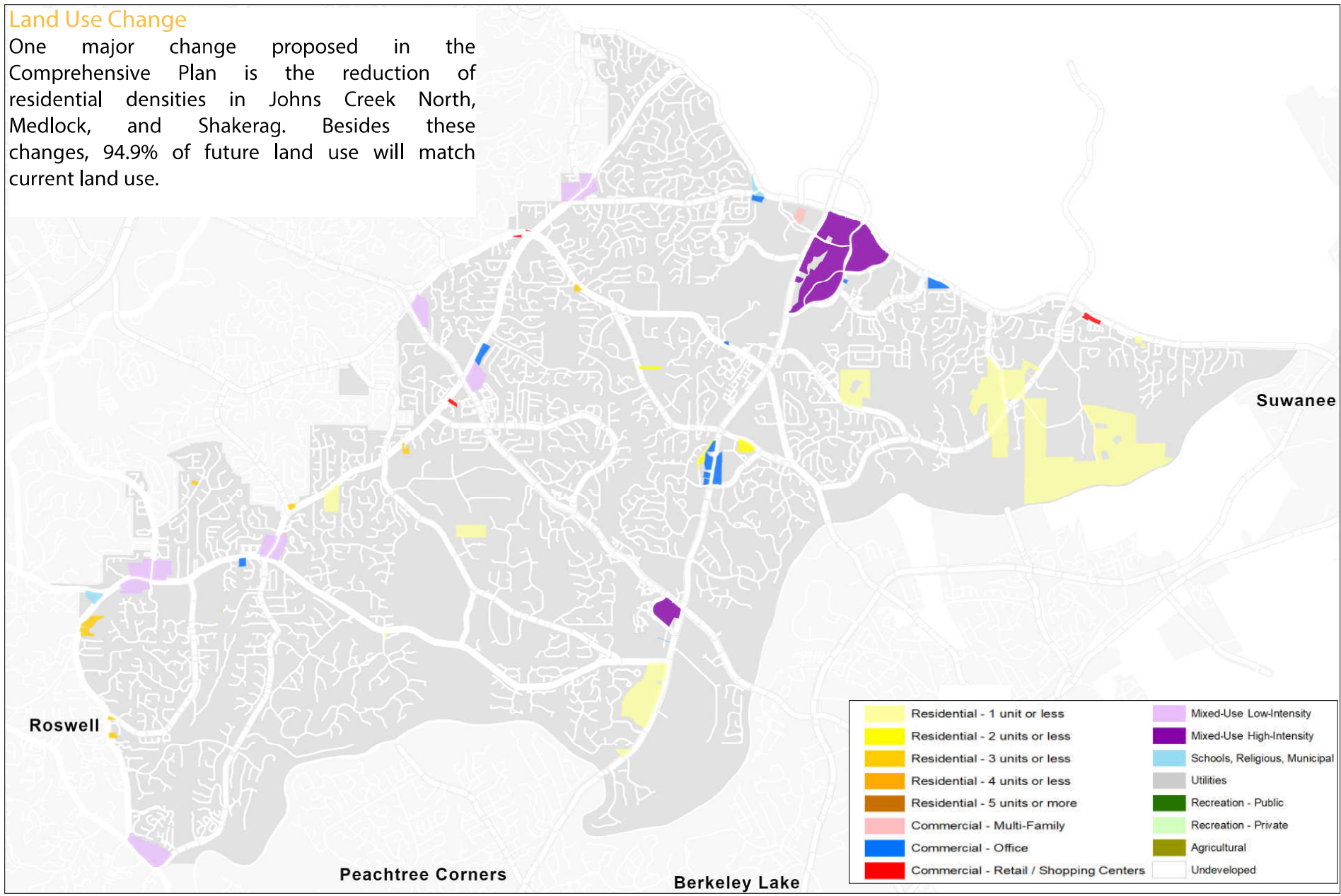
Table 3: Land Use Categories

Color	Land Use	Residential Density per Acre	Maximum Height	Types of Uses Permitted
	Residential - 1 unit or less	1	3 stories/40 feet	Single-Family Dwelling Unit: Detached
	Residential - 2 units or less	2	3 stories/40 feet	Single-Family Dwelling Unit: Detached
	Residential - 3 units or less	3	3 stories/40 feet	Single-Family Dwelling Unit: Detached
	Residential - 4 units or less	4	3 stories/40 feet	Single-Family Dwelling Unit: Detached
	Residential - 5 units or more	>5	5 stories/60 feet	Single-Family Dwelling Unit: Detached
	Commercial - Multi-Family	12	4 stories/60 feet	Property containing housing units with more than 4 dwelling units/building (i.e. townhomes, apartments, condos, 4-plexes, live-work lofts, etc.)
	Commercial - Office	N/A	4 stories/60 feet	Privately-owned property used primarily for office, health care, hotels, light assembly, with supporting uses
	Commercial - Retail / Shopping Centers	N/A	3 stories/40 feet	Neighborhood and community-oriented retail and service activities including local business offices, grocery stores, restaurants
	Mixed-Use Low-Intensity	8	3 stories/40 feet	A planned development with a mix of residential, commercial retail and office uses that includes public park space. Residential uses include single family detached, duplex, triplex, townhouses, condos, stacked flats and live-work units. Garden style apartments are not permitted.
	Mixed-Use High-Intensity	N/A*	5 stories/75 feet	A planned development with a mix of residential, commercial retail and office uses that includes public park/open space and entertainment uses. Garden style apartments are not permitted.
	Schools, Religious, Municipal	N/A	4 stories/60 feet	Publicly- or privately-owned lands used for schools, libraries, places of worship, city hall, municipal court, fire stations, etc.
	Utilities	N/A	N/A	Publicly- or privately-owned lands used for utility purposes such as water treatment, reservoirs, radio towers
	Recreational - Public	N/A	3 stories/40 feet	Publicly-owned neighborhood and community parks, community centers and open space
	Recreational - Private	N/A	3 stories/40 feet	Privately-owned golf, tennis, swim and country club facilities
	Agricultural	1	3 stories/40 feet	Agricultural
	Undeveloped	N/A	N/A	Undeveloped land

\*Refer to the Adopted Town Center Vision and Plan or Revitalization Plan whichever is applicable to the site.

**Land Use Change**

One major change proposed in the Comprehensive Plan is the reduction of residential densities in Johns Creek North, Medlock, and Shakerag. Besides these changes, 94.9% of future land use will match current land use.



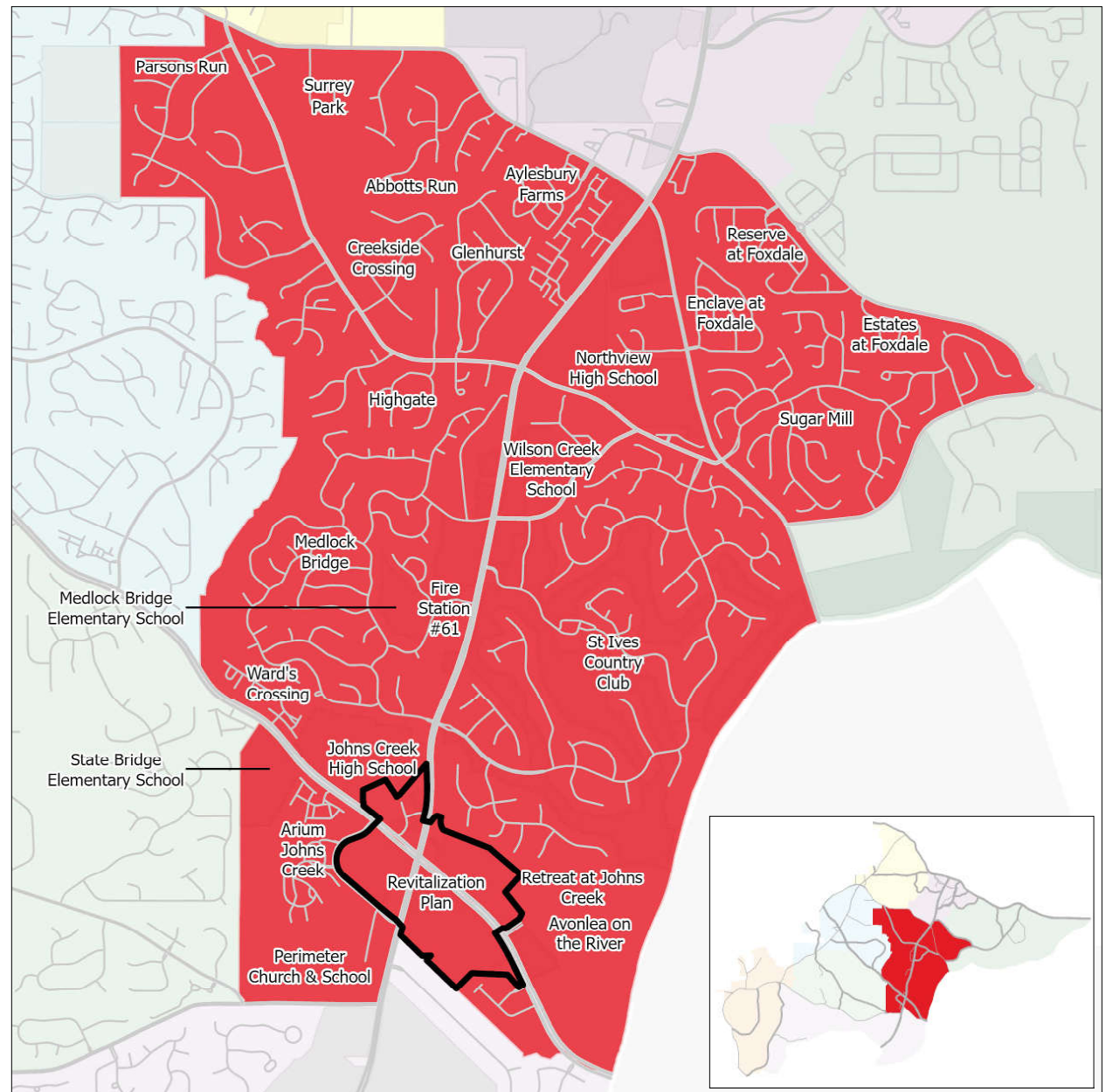
Map 21: Land Use Change

**Boundary**

The area of Medlock is bounded to the east by the Chattahoochee River; to the north by Boles, Bell, and Abbotts Bridge Roads; to the west by Taylor Road Middle School and Chattahoochee High School; and to the south by Old Alabama Road and the River Estates Community Area.

**Revitalization Plan**

The Revitalization plan area is approximately 110 acres. It includes the four corners at the intersection of Medlock Bridge Road and State Bridge Road featuring Regal Cinema, Publix, Target, Home Depot, and Warsaw Elementary School, as well as other retail and smaller outparcels. Johns Creek High School is located to the northwest of the plan area and Perimeter Church to the south.



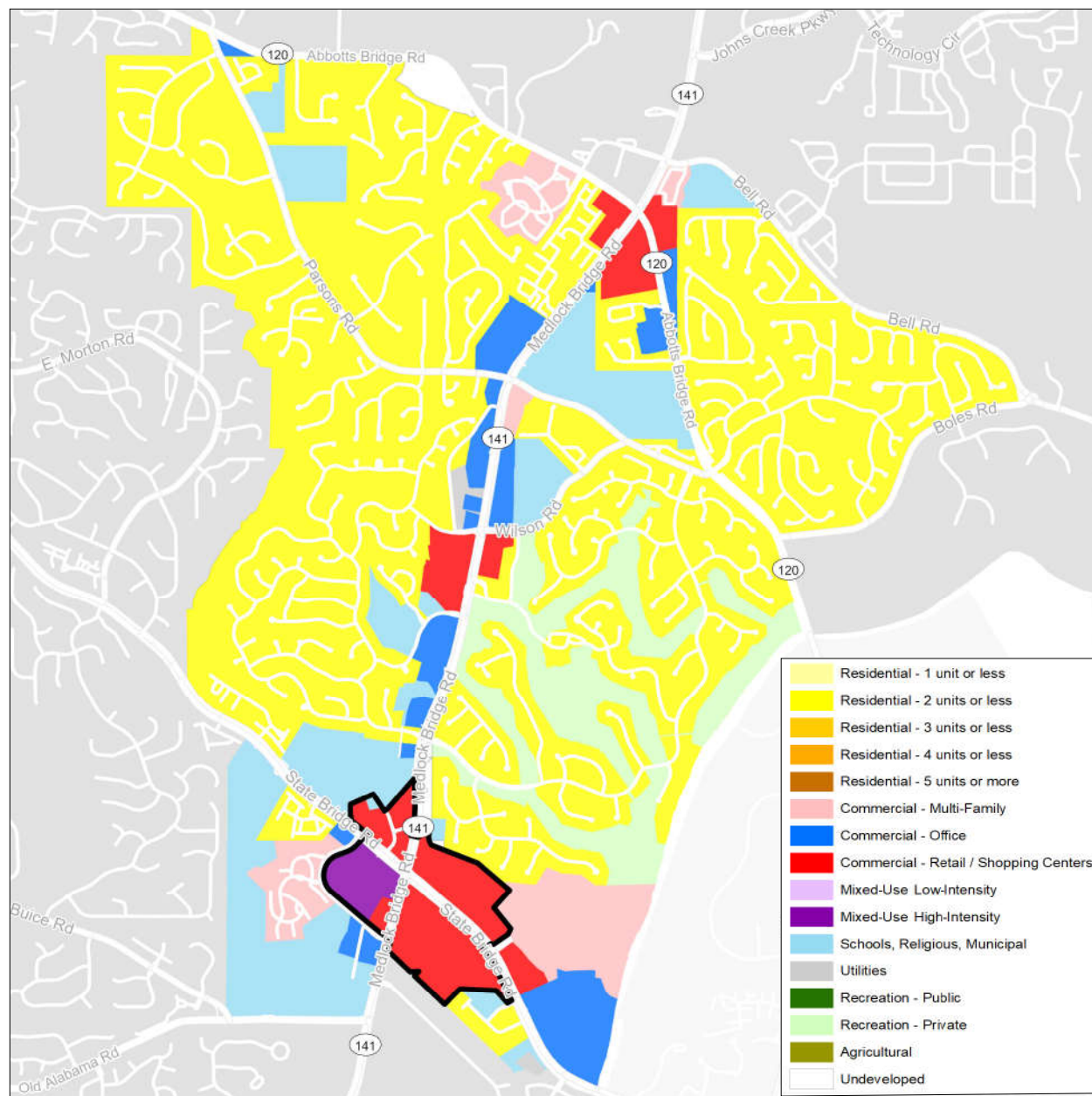
Map 36: Medlock Boundary

### Future Land Use

Apart from residential density reduction, 98.9% of future land use in Medlock will match current land use. A detailed build-out analysis is available on Pages 88-89.

Table 8: Land Use Change in Medlock (Acres)

Land Use Type	Current	Future	Change
Residential - 1 unit or less	17.4	0	-17.4
Residential - 2 units or less	723.5	1,773.2	1,049.6
Residential - 3 units or less	355.9	0	-355.9
Residential - 4 units or less	529.7	0	-529.7
Residential - 5 units or more	136.3	0	-136.3
Commercial - Multi-Family	160.2	160.2	0
Commercial - Office	111.2	131.9	20.6
Commercial - Retail/Shopping Centers	200.3	163.6	-36.7
Mixed-Use High Intensity	0	21.1	21.1
Schools, Religious, Municipal	355.4	348.2	-7.2
Utilities	8.5	8.6	0.1
Recreation - Private	209.5	209.5	0
Undeveloped	28.7	20.5	-8.2



Map 38: Future Land Use in Medlock

## VISION

The vision for the Medlock Community Area is to maintain its premier residential status by enhancing the quality of public infrastructure and by enhancing Medlock Bridge and State Bridge Roads with landscaped sidewalks and trails, while attracting private investment to transform the Regal Cinema shopping center (located at the southwestern corner/quadrant at the intersection of Medlock Bridge and State Bridge Roads) into a walkable development with local restaurants, entertainment venues, potentially a residential component, and shops, surrounded by activated greenspaces, pocket parks, art, and trails that connect pedestrians via underpasses to the area's schools and subdivisions.

Medlock Community Area's Revitalization Plan of the four corners of Medlock Bridge Road and State Bridge Road, focuses on placemaking, redevelopment, and connectivity concepts to foster an attractive, inviting, and walkable mixed-use district that serves the surrounding community, while providing a vibrant gateway into the City of Johns Creek. . The plan would guide the private sector in the amenities desired by the community, as well as the City's design standards.

Redevelopment of the shopping centers of Medlock Bridge and State Bridge Roads into a more walkable village retail/public space should be undertaken in conjunction with the transportation redesign of the Medlock Bridge and State Bridge Roads intersection, currently funded through Fulton County's Transportation Special Purpose Local Option Sales Tax (TSPLOST) program. The movement of vehicles and pedestrians and how the movements impact the existing commercial uses must be designed to create a more attractive place to shop and dine.

Outside of the high-intensity mixed-use area, new infill housing developments should be limited to single-family detached homes (at a maximum of two units/acre and up to three stories in height) and mixed-use development is limited to the Regal Medlock Crossing site due to the level of traffic congestion already present.

Preservation of the community's historic properties and/or buildings should be encouraged through the adoption of a Historic Preservation Ordinance that requires any land development to incorporate the reuse and preservation of the historic property.

The Medlock Community Area currently lacks a public park, and the City should seek out





# BUILD-OUT ANALYSIS

## Residential Build-out Analysis

The residential build-out analysis provides a projection of maximum allowable future development within the Community Area, based on the Future Land Use Map and market analysis. It can also explore the impact of development on tax base, traffic, school enrollment, natural and historic resources, and quality of life.

The build-out analysis shows that the Medlock Community Area has the capacity for 156 additional residential units from approved developments. A development consisting of a residential component along with a mix of uses shall only be considered for the Regal Medlock Crossing site. The build-out concepts for the Regal Medlock Crossing can be found in the Revitalization Plan.

## Commercial Build-out Analysis

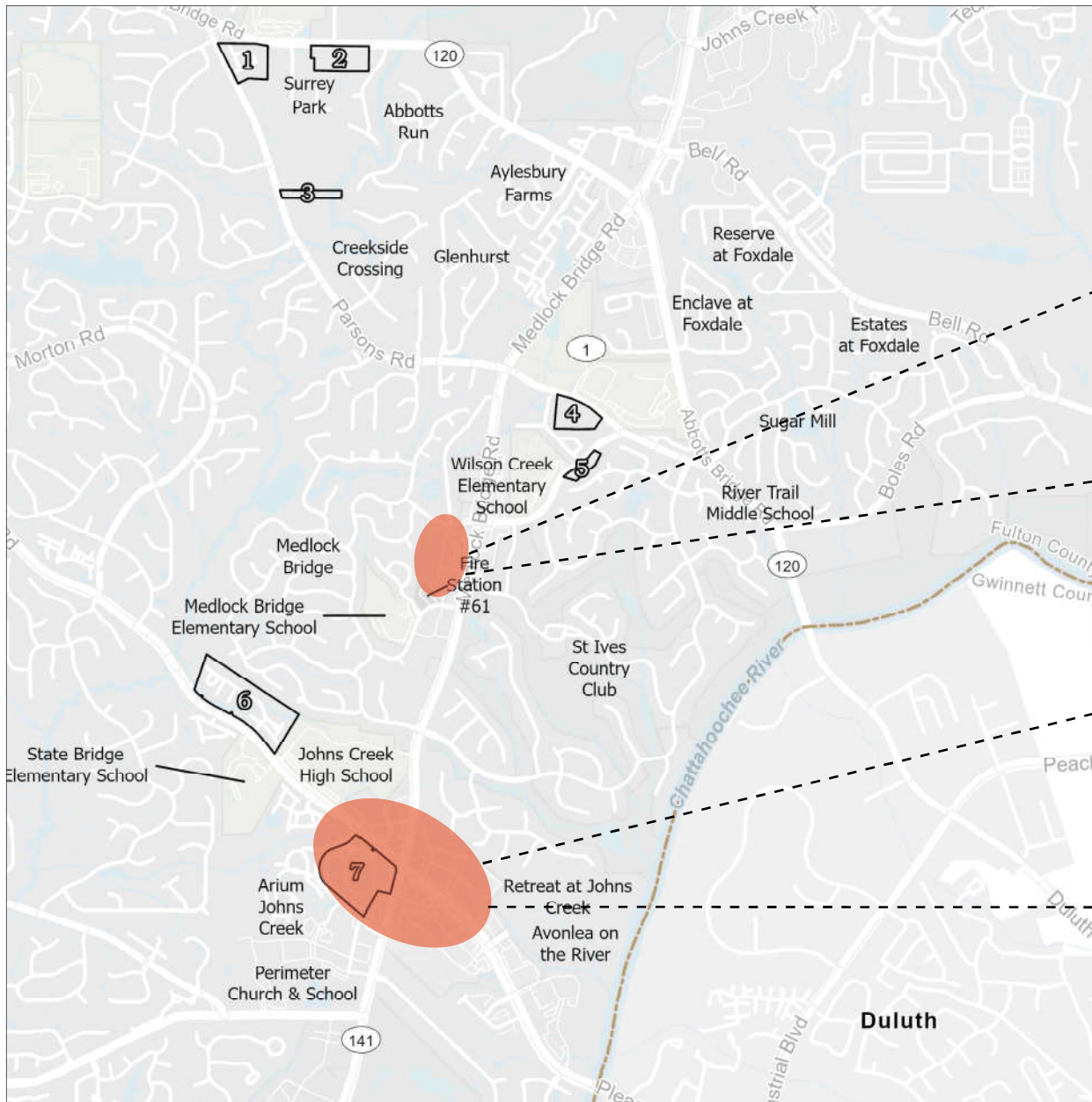
The Medlock Bridge shopping center at Wilson Road has suffered visibility issues due to its location – sunken below the grade of Medlock Bridge Road and further hampered by a 40-foot landscape strip along Medlock Bridge Road. The retail shops are located 300 feet from the roadway and are pressed up against the edge of the residential subdivision. It is desired that retail shops should be relocated closer to Medlock Bridge Road with parking behind the shops. A new neighborhood park would buffer the residential subdivision from the commercial uses and provide residents a convenient place to gather and play.

It is envisioned that the Regal Cinema and Publix/Hobby Lobby shopping centers would transform into a more walkable village-like setting. This location is already the most heavily traveled area within the City. Locating restaurants and entertainment venues in addition to the cinema will create a gathering place for the southern section of the City. The Revitalization Plan considers infill development for Regal Medlock Crossing site and streetscape enhancements for Medlock Bridge Road, State Bridge Road, and Medlock Crossing Parkway. It is hoped that sidewalks and trails will be created to navigate under the vehicular roadways, to ensure safe passage between shopping, local schools, and homes. New streets and pocket parks/squares are envisioned within the existing shopping center parking lots to allow for public events and safer vehicular movement.

Table 9: Residential Build-out Analysis in Medlock

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	9.96	2	20*	2	18	56
2	10.15	2	20	3	17	53
3	2.93	2	5	0	5	16
4	7.86	2	15	0	15	47
5	2.02	2	4*	1	3	10
6	24.47	2	104*	6	98	301
Total	57.39				156	483

\*This number reflects the maximum allowable units in the approved zoning conditions.



Map 39: Potential Residential Build-out in Medlock

## SIDEWALKS AND TRAILS PROJECTS



Sidewalks and trails exist along Medlock Bridge and State Bridge Roads. Sections of sidewalks and trails have also been built along Abbotts Bridge, Parsons, Bell, Boles, and Wilson Roads. However, in general, the Medlock Community Area lacks fully-connected sidewalks and trails that allow residents to walk/bike to neighborhood schools, local shopping, and religious institutions.

Most sidewalks and trails in the City are located at the back of the roadway curb and provide limited safety to pedestrians. New streetscape standards should require landscaping to separate vehicles from pedestrians walking on trails. A rule of thumb is: five feet of separation for roadways with a 35 mile/hour speed limit; ten feet of separation for roadways with a 45 mile/hour speed limit; and 20 feet of separation for roadways with a 55 mile/hour speed limit. Heavily traveled sidewalks and trails should be lighted for pedestrians.



With the completion of the Abbotts Bridge Road widening from Jones Bridge Road to Parsons Road, the City will continue collaborating with the Georgia Department of Transportation (GDOT) to widen Abbotts Bridge Road from Parsons Road across the Chattahoochee River to Peachtree Industrial Boulevard. The portion that lies within the Medlock Community Area will be constructed in two phases. Phase 1 is between Parsons and Medlock Bridge Roads with a ten-foot-wide trail on both sides, with an expected completion date of 2025. Phase 2 is from Medlock Bridge Road across the Chattahoochee River to Peachtree Industrial Boulevard, with a ten-foot-wide trail on one side, and a 5-foot-wide sidewalk on the other, and this portion is expected to be completed by 2028.



The City will also fill in sidewalk/trail gaps at the following locations:

- Along Boles Road from Abbotts Bridge Road to Sugar Crest Avenue
- Along Medlock Bridge Road from Parsons Road to Abbotts Bridge Road, mainly in front of 10805 Medlock Bridge Road and 105 Gold Cove Lane
- Along Wilson Road from Medlock Bridge Road to Parsons Road

The City has adopted the Revitalization plan for all four corners of the intersection of Medlock Bridge Road and State Bridge Road on April 15, 2024, with the goal to offer residents and students safe connections to walk/bike from neighborhood subdivisions to existing shopping centers and schools.

Land Use Changes in Johns Creek

Land Use Type	Current Land Use	Future Land Use	Land Use Change
Residential - 1 unit or less	3,265.0	5,772.4	2,507.4
Residential - 2 units or less	724.8	1,760.7	1,035.9
Residential - 3 units or less	5,184.0	4,789.4	-394.6
Residential - 4 units or less	2,054.3	0	-2,054.3
Residential - 5 units or more	196.8	0	-196.8
Commercial - Multi-Family	346.8	365.6	18.8
Commercial - Office	537.5	470.5	-67
Commercial - Retail / Shopping Centers	579.5	363.4	-216.1
Mixed-Use Low-Intensity	0	177.8	177.8
Mixed-Use High-Intensity	0	216.9	216.9
Schools, Religious, Municipal	914.2	885.5	-28.7
Utilities	333.7	333.7	0
Recreational - Public	916.9	916.9	0
Recreational - Private	1,512.1	1,512.1	0
Agricultural	264.9	51.0	-213.9
Undeveloped	885.4		-785.2

Residential Build-out by Community Area

Land Use Type	Potential Residential Units Increase
Autrey Mill	36
Johns Creek North	155
Medlock	**481
Newtown	616
Ocee	382
River Estates	97
Shakerag	1,204
Tech Park	*N/A

\*Refer to the Adopted Town Center Vision and Plan

\*\*Refer to the Adopted Revitalization Plan