



AGENDA REPORT

To: Planning Commission

From: Ben Song, Community Development Director

Agenda: October 1, 2024 – Planning Commission Meeting

Item: **Comprehensive Plan Amendment to Integrate the Adopted Revitalization Plan: Medlock Bridge Road and State Bridge Road**

Item Summary

Staff recommends an amendment to the Comprehensive Plan to integrate the adopted Revitalization Plan: Medlock Bridge Road and State Bridge Road as a supplemental document to the 2018 Comprehensive Plan. The amended Comprehensive Plan will be transmitted to the Atlanta Regional Commission for formal recognition.

Background

The desire to develop a master plan for the four corners of the intersection of Medlock Bridge Road and State Bridge Road was originally identified as a key initiative to pursue in the Community Work Program of the 2018 Comprehensive Plan. At the time, the community vision was to identify and redesign significant commercial nodes in the City, with the Medlock Bridge Road and State Bridge Road intersection identified as an area for potential redevelopment as a commercial marketplace. With the Revitalization Plan, the scope of work was to establish appropriate land use, street network and conceptual planning of open space and streetscape for this specific commercial node.

Council initialized the planning process for the Revitalization Plan by funding the study in the 2023 Fiscal Year budget and awarded Sizemore Group as the lead consultant for the project in March 2023. The project commenced in April 2023. After almost a year of intensive community engagement, the Revitalization Plan was adopted unanimously by Council on April 15, 2024.

The adopted Revitalization Plan identified amending the Comprehensive Plan as a prioritized action item to formally integrate the plan as the vision and policy for commercial node at Medlock Bridge Road and State Bridge Road. The plan establishes the appropriate context and future land use for the four corners of the commercial node and provides guidance to Council on future zoning decisions and development of properties within the Revitalization Plan area. This amendment will also revise any conflicting language between the Comprehensive Plan and Revitalization Plan for the Medlock Community Area, to provide succinct and consistent guidance to reviewers of both plans.

Recommendation

Staff reviewed the Comprehensive Plan and made the following changes to integrate the adopted Revitalization Plan:

- Updated the description and total acreage of the Revitalization Plan under Medlock Community Area (Pages ii).
- Updated Future Land Use Map for the City (Page 51).
- Updated Mixed-Use High-Intensity land use category description (Page 52).
- Updated Land Use Change Map (Page 53).
- Updated Medlock Boundary Map and added Revitalization Plan area description (Page 81).
- Updated Medlock Future Land Use Map and Land Use Change table (Page 85).
- Updated the vision for Medlock Community Area (Page 86).
- Updated Medlock Build-out Analysis description and map (Pages 88 and 89).
- Updated Medlock Sidewalks and Trails Projects description (Page 92).
- Updated Land Use Changes in Johns Creek and Residential Build-out by Community Area data charts (Page 339).
- Added the Revitalization Plan: Medlock Bridge Road and State Bridge Road as a supplemental document to the Comprehensive Plan 2023 update.

Attachment

- (1) Amendment to Comprehensive Plan
- (2) Resolution