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**PLANNING COMMISSION**  
**Tuesday, March 4, 2025 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 February 4, 2025 Meeting Minutes**
- C. New Business – Land Use Petition**
- 1) **LAND USE PETITION:** RZ-24-0012 & VC-24-0009  
**PETITIONER:** Rivermont Station II, LLC  
**LOCATION:** 8483 Holcomb Bridge Road  
**CURRENT ZONING:** C-1 (Community Business District) Conditional  
**PROPOSED ZONING:** C-1 (Community Business District)  
**PROPOSED DEVELOPMENT:** 950 square-foot drive-through only coffee shop with a concurrent variance to reduce the required outparcel frontage from 200 feet to 108 feet
- D. New Business - A-25-002 – Zoning Ordinance Text Amendment**  
A proposal to amend the City of Johns Creek Zoning Ordinance to define and establish standards for group home use in residential zoning districts through the Administrative Permit process to manage group home use in the City.
- E. Departmental Updates**
- F. Adjournment**
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