



Atlanta Regional Commission

September 25, 2018

Mayor Mike Bodker
City of Johns Creek
10700 Abbotts Bridge Road, Suite 190
Johns Creek, Georgia 30097

RE: 2018 Comprehensive Plan Update

Dear Mayor Bodker,

ARC has completed the regional review of the 2018 Comprehensive Plan Update for the City of Johns Creek. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update conforms to the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the plan update, which may take place at any time. Prior to adoption, please review and consider the attached comments from neighboring jurisdictions in relation to the update. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" plan and update documents, so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend Johns Creek's leadership and staff for your commitment to the comprehensive planning process. Please contact Robert Herrig at (470) 378-1636 or rherrig@atlantaregional.org if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Samyukth Shenbaga", written over a light blue horizontal line.

Samyukth Shenbaga, AICP
Manager, Community Development Group

Enclosures

Cc: Sharon Ebert, Director, Community Development

atlantaregional.org

International Tower
229 Peachtree St, NE | Suite 100
Atlanta, Georgia 30303

From: Jon West
To: [Jared Lombard](#); [Andrew Smith](#); [Jonathan Tuley](#); [Robert Herring](#)
Cc: [PEMD OPOG Administration](#)
Subject: Johns Creek Plan Update Approval
Date: Friday, September 21, 2018 9:17:18 AM
Attachments: [image006.png](#)

Jared, Andrew, Jon and Robert,

Our staff has reviewed the comprehensive plan update for the City of Johns Creek and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government.

Thanks,



Learn more about our commitment to [fair housing](#).



Jon A. West, AICP

Principal Planner

Georgia Department of Community Affairs

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Jon.West@dca.ga.gov



August 28, 2018

Robert Herrig
Planner, Community Development Group
Atlanta Regional Commission
229 Peachtree St. NE, Suite 100
International Tower
Atlanta, GA 30303

Dear Mr. Herrig,

Thank you for the opportunity to comment on the Johns Creek draft Comprehensive Plan. Our comments are below.

Johns Creek lies north and west of the Chattahoochee River across from the Gwinnett cities of Peachtree Corners, Berkeley Lake, Duluth, and Suwanee. The common boundary line with any part of Gwinnett is about fifteen miles along the Chattahoochee River. There is an approximately two-mile segment between Duluth and Suwanee where the unincorporated county is adjacent to the Chattahoochee River, plus another unincorporated segment on the river surrounded by Duluth. Johns Creek exports about 33,000 workers a day out of the city, and about 21,000 enter the city from elsewhere to work in Johns Creek, according to their draft Plan. The main flow of workers from Johns Creek is to or from the Georgia 400 area to the west and north. Some of those workers also enter Gwinnett County, but no specific numerical breakdown for Gwinnett is given in this plan.

One potential issue concerning unincorporated Gwinnett County and the City of Johns Creek is in the access of workforce between Gwinnett and the area of Fulton County around Georgia 400. The Georgia 400 area is one of the economic centers of the Atlanta metro area, containing many jobs that are held by residents of Gwinnett. In addition, the Georgia 400 region's relatively affluent residential areas are the source of workers that hold jobs within Gwinnett. Easy access back and forth is important to Gwinnett's economic future. Johns Creek policies affect important routes to and from Georgia 400, all involving crossings across the Chattahoochee River.

The Transportation Section of the draft Plan notes that all these roads have traffic over capacity at peak periods.

- McGinnis Ferry is a road connecting Suwanee to Alpharetta, and forms the northern border of Johns Creek. It retains its name across the river. The maps from the Plan show it as a four lane through the Technology Park area of Johns Creek, where it then tapers down to a two lane the rest of the way to Alpharetta.
- Abbotts Bridge Road crosses from Duluth, retains its name, and crosses the city to Alpharetta. Maps indicate no four lane segments.

- The Gwinnett road Pleasant Hill also crosses the Chattahoochee from Duluth. The name becomes State Bridge Road as it makes its way across Johns Creek to Alpharetta. It is shown as a four lane road, with a small six-lane segment.
- Peachtree Parkway (Highway 141) crosses into Johns Creek from Peachtree Corners. It becomes known as Medlock Bridge Road as it continues northward to Forsyth County, with four lanes, also with a small six-lane segment. It crosses State Bridge where there are some congestion issues.

The Johns Creek Plan is subdivided into eight separate “plans”, for each of eight character areas in Johns Creek as outlined in this Plan. Each “plan” has a map of transportation projects, so these can be put together to observe how Johns Creek planning intentions affect the ability of these key routes to carry traffic. If all eight transportation maps are examined, it is possible to put together a detailed look at Johns Creek’s improvement plans for these roads. It isn’t clear how some of these projects will affect the ability of these roads to move vehicular traffic.

There are attempts to coordinate, or at least inform, the many parties involved with planning capacity improvements to these roads. These coordination attempts are usually project based, involving Gwinnett County, Johns Creek, and Gwinnett cities along the river. Little or no reference to these issues was found in the draft Plan.

The accessibility of the workforce is an important factor when business location decisions are made. Balancing economic development concerns such as the accessibility of the workforce with quality of life issues such as accommodation for pedestrians is a challenge.

Another issue of mutual concern is the preservation of the natural state of the Chattahoochee River between Johns Creek and Gwinnett. The creation of Cauley Park in Johns Creek, plus an additional area next to it under development by the National Park Service, is a welcome addition to other areas of protected land along the river in Johns Creek, unincorporated Gwinnett County, Peachtree Corners, Duluth, and Suwanee.

The Plan otherwise is excellent. It is very readable, has great graphics and colorful photos, and portrays what Johns Creek sees as its issues and its image of itself as a city. The design with the eight character area sections allows the reader to quickly find the planning issues for a section of the city without having to read through the whole Plan.



Nancy J. Lovingood, AICP | Interim Director, Planning Division, Department of Planning & Development | Gwinnett County Government | Office 678.518.6211 | 446 West Crogan Street | Suite 250 | Lawrenceville, GA 30046 | www.gwinnettcounty.com

From: Bernstein-Goldman, Vanessa
To: [Robert Herrig](#)
Subject: Johns Creek Comprehensive Plan Update
Date: Wednesday, September 5, 2018 1:15:53 PM

Dear Mr. Herrig,

Just a general comment related to the excerpt from the draft plan:

*The Shakerag Community Area faces the greatest transportation challenges due to future development of Cauley Creek Park, the development of farmland in Shakerag into residential subdivisions, and **new large-scale residential subdivisions being developed in southern Forsyth County.***

Please note that major subdivisions within Forsyth County have substantially built out in this area. Not a critical edit, but one to consider forwarding. Thank you.

Best regards,

Vanessa Bernstein-Goldman, AICP | Deputy Director
Forsyth County Department of Planning & Community Development
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(678) 513-5866
forsythco.com | **Your Community. Your Future.**