



Representing Member Homeowner Associations Since 1982

August 2020 Newsletter

Hello JCCA Members,

This school year certainly looks a little different with Fulton County currently offering only virtual school with a phased approach to returning to face to face learning and most private schools operating with blended offerings of both virtual and face to face learning. Here is a link to Fulton County's [plan](#) to resume face to face learning and other great school resources and a link to the Georgia Department of Public Health Daily COVID Status [Report](#) since we all keep a close eye on the case numbers.



This newsletter has updates on what is happening in our communities, including information on a growing topic of conversation in our city... storm water, zoning, Senate Bill SB359: the Georgia Covid-19 Pandemic Business Safety Act that went into effect on August 7th and since the endless news coverage regarding the pandemic can make us all a little corona crazy, we have included a great article below that is reprinted from the Northside Hospital Vim & Vigor Magazine on how to manage Covid-19 stress.

Lastly, we are excited to welcome Crabapple LandscapEXPERTS as a new JCCA sponsor. We have a great article from them.



Georgia Senate Bill SB359

SB 359 or the Georgia COVID-19 Pandemic Business Safety Act went into effect on August 7, 2020 and protects certain covered entities and individuals from liability for injury or death related to COVID-19 “unless the claimant proves that the actions ... showed: gross negligence, willful and wanton misconduct, reckless infliction of harm, or intentional infliction of harm.”

Covered entities are defined specifically to include healthcare facilities and healthcare providers, as well as associations, companies, corporations, governmental entities, religious or educational organizations, and volunteer organizations, among others.

SB 359 creates an assumption of the risk defense when specific warnings are posted and/or published to the public and meet size and placement requirements. Availability of this defense would be in addition to the immunities provided in the bill. Follow link for more information and details on this important bill. [SB359](#)



Welcome Crabapple LandscapEXPERTS

Top September Tasks for Landscape and Garden

brought to *the JCCA Newsletter* by [Crabapple LandscapEXPERTS](#)



- Plant winter-hardy annuals like pansies, violas, ornamental cabbage, parsley, and snapdragons for beauty in the cold months ahead. Get the kids to help!
- Get your spring bulb order together and purchase tulips, daffodils, lilies and other bulbs to plant next month for a colorful early spring
- Add dolomitic lime to soils and adjust the soil acidity by making the soil more neutral while adding calcium and magnesium for improved turf and landscape growth at the same time
- Divide and replant (or share) perennials now. Daylilies, Iris, Bee Balm, Hosta and Heuchera are good candidates. Replant or share with neighbors
- Prep houseplants for moving back inside after a summer outdoors by trimming, repotting, and checking for bugs or disease. Treat by washing thoroughly with soapy water then rinsing
- September is the best time to renovate Fescue lawns, with additional seeding and fertilizing. UGA Turf Specialists recommend a good fescue blend
- Pull out spent tomatoes, squash, peppers and other warm season plants that are past their prime, then enrich the soil with compost, Nature's Helper, Mr. Natural or mini pine

bark

- Need an outdoors science project for the kids? Plant seeds or small plants for winter crops like lettuce, arugula, cabbage, spinach, broccoli and harvest for Thanksgiving

*Crabapple Landscap**experts** is Atlanta, Georgia's premier landscape management company. Crabapple has been in business since 1992 and remains one of Atlanta's Top-5 locally owned landscape firms. Their team takes the client's public perception very seriously and understand that your curb appeal is an important aspect of that perception. Their team of industry professionals strive to deliver expert landscape management services to their valued customers.*

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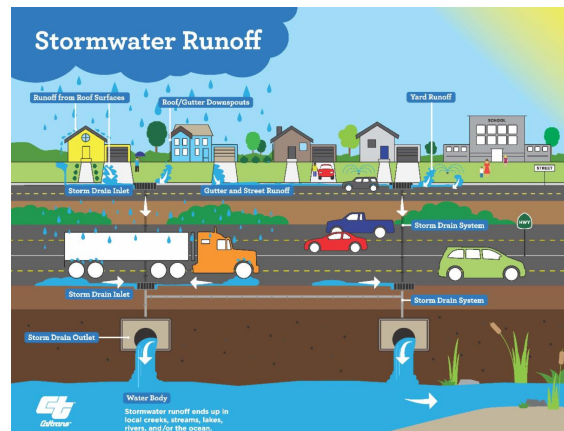


Stormwater: What you need to know

You may have heard the term 'stormwater' at a city meeting or perhaps even in conversations around your own neighborhood. You may be thinking, "what is stormwater and why is anyone talking about it?"

What is Stormwater?

Stormwater runoff occurs when rain flows over the ground. Impervious surfaces - buildings, paved streets, parking lots and the lack of trees and natural vegetation - inhibit the stormwater from soaking into the ground. If water cannot soak into the ground it has to go somewhere and it will. That runoff picks up dirt, debris and pollutants as it rushes into our waterways. The natural waterways are not able to handle the volume of water and as a result many of our creeks and stream banks are eroding and filling with silt. It should be no surprise that the unbridled development and growth of Johns Creek has strongly contributed to the problems that we are now seeing.



Stormwater Management has become a more frequent topic on the City Council agendas as some residents and neighborhoods are having to mitigate damage that has been created by excessive stormwater runoff. And to our city's credit, they have hired a stormwater engineer and, after a thorough and comprehensive study, are exploring real options. At the July 13 City Council Work Session, the council spent a great deal of time discussing this issue. You can watch their discussion here.

https://johnscreekgga.granicus.com/MediaPlayer.php?view_id=1&clip_id=727 Click on 4.b. Stormwater Discussion.

There are five options for consideration under "Extent of Service Options" The extent of service defines what assets the City will maintain.

The five options related to the extent of service are:

1. Right-of-Way

2. Structure to Structure
3. Upstream Structure to Downstream Headwall
4. Right-of-Way to Downstream Headwall
5. Headwall to Headwall

**Option#5 would provide the greatest level of service to residents.*

There are also ways to operate in a more proactive way. One option could be the development of a Rip Rap program. Rip Rap is, in essence, adding large rocks along the edges of streams or other waterways to protect them from erosion. Our neighbor, Duluth, has just added this program to their stormwater management program. You can read about their program here.

https://www.duluthga.net/departments/planning_and_development/stormwater/rip-rap_assistance_program.php

How do we pay for these programs?

One thing is certain, stormwater maintenance and/or repairs are not inexpensive. When these repairs fall on individual citizens or neighborhood HOAs, they can be absolute budget breakers. The City has a budget line for stormwater, but more funding will be needed. Some cities (including some of our neighboring cities) have stormwater utilities, which spreads the burden of paying for repairs across the entire city.

So, where do we go from here?

Stormwater concerns are not isolated to Johns Creek. Cities across the nation are working on best practices and working to address their issues. We will continue to bring you information on this topic and have created a stormwater committee that is dedicated to learning more, educating and advocating on this topic. Let us know if you would like to join the committee at communications@jccahome.net.



Zoning Update

Larry DiBiase, JCCA Zoning Director

A-20-002 | Sign Ordinance Amendment

Proposal to amend the City of Johns Creek Sign Ordinance, including Section 33.26, Subsection A(2) and (5); Subsection B(2) and (5); and Subsection C(6). This ordinance would relax banner requirements and amend window signage regulations for Agricultural, Single-Family Residential, CUP and NUP Districts; and Apartment and Townhome Residential Districts.



Signage issues related to residential districts were brought to the attention of council members. During the 2016 national elections, there were reports of campaign signs being stolen or removed from residential properties. The impacted residents then resorted to placing yard signs in the windows of their homes, thereby running afoul of Sign Ordinance regulations which limit the coverage of individual windows to 4 square feet

or 25%, whichever is less. Understanding the concerns of residents, the City Council has initiated a Sign Ordinance amendment to relax the regulation of banners during the month of May and June, and to allow more favorable requirements for window signs on residential properties.

A copy of the amendment is [here](#). The Planning Commission will discuss this at their meeting on September 1.

[RZ-20-006](#) | 3000 Old Alabama Road

The subject property is located at 3000 Old Alabama Road, within the Kroger Shopping Center. Specifically, the building effected by this case houses a Tide Dry Cleaners with a future Dunkin Donuts.

The applicant is requesting a modification to a condition on the property thus allowing another drive through window (in addition to the Chase Bank drive through) for a Dunkin/Baskin-Robbins tenant. The current zoning, 2008 RZ-08-001 limits a drive through to be located where the current Chase Bank resides. If approved, this modification in essence will add a second drive through window onto the property and relocate the designated area of a restaurant with a drive through from the Chase Bank location to the Dunkin Donuts location.

Public Participation Meeting September 3, 2020

The Planning Commission will hear the application on November 4, 2020

[Internal Memo](#)

[Site Plan](#)

[Renderings](#)

The Board of Zoning Appeals (BZA):

[V-20-002](#) | 0 McGinnis Ferry Road

The BZA met on August 18 for the second time in 2020. The case was difficult for all involved due to the complexity of interpreting zoning, variances and conditions which Fulton County imposed on land owners beginning in 1995 and adopted during the formation of Johns Creek in 2007, and later affirmed during the creation of the Comprehensive Plan in 2010 and 2013.

The Subject Property is located on the south east corner of Medlock Bridge (Hwy 141) and McGinnis Ferry Road. The Land lot is zoned C-1 with a condition. This condition set for the by Fulton County in 1995 designated the land to be used as a park.

The applicant appealed the Johns Creek Community Director's interpretation of the 2007, 2010 and 2013 Comprehensive Plan, claiming the condition placed on the property in 1995 by Fulton County was not carried forward during the cities formation and subsequent the creation of the Comprehensive. The applicant contended, the condition placed on the land do not apply and the zoning is C-1 commercial with all permitted uses under C-1 should apply without further rezoning.

The BAZ members heard the applicant's appeal and voted to uphold the

Community Development Director's interpretation with a unanimous vote 7-0.

[Staff Report](#)
[Application](#)
[Site Survey](#)



City of Johns Creek News and Updates:

Johns Creek adopts Millage Rate for 2020

Johns Creek City Council voted to adopt millage rates for the 2020 tax year. The vote by City Council set the millage rate at 3.986 per \$1,000 of net assessed value and a parks bond millage rate at \$0.411 per \$1,000 of net assessed value.



The 2020 millage rate overview presented by Finance Director Ronnie Campbell outlined select portions of the city's revenues (such as Local Option Sales Tax) which have been significantly impacted by the COVID-19 pandemic. [More](#)

Johns Creek Approves Settlement Agreement and Police Chief's Resignation

Johns Creek City Council approved a settlement agreement with Police Chief Chis Byers resulting in his resignation. The resignation and confidential agreement are effective as of Tuesday, Aug. 11, 2020.

"I have the utmost confidence in the men and women of the Johns Creek Police Department and in their continued service to our entire community," said City Manager Ed Densmore. "At the present time, Major Roland Castro will continue to serve as Interim Police Chief. As we begin the search process, my objective is to ensure we appoint a new Police Chief based on gathering input and feedback from our community, from the men and women of our Police Department, and from our Council Members. Together we will determine a path forward to fill the Police Chief position

with a highly qualified, experienced, and admirable candidate.” [more](#)

TSPLOST Update

The City of Johns Creek’s first TSPLOST project – Bell Road at McGinnis Ferry Road – is now complete.

The TSPLOST project included:

- A right turn lane extension on northbound Bell Road at McGinnis Ferry Road
- Addition of through-lanes on McGinnis Ferry Road through its intersection with Bell Road

“Our Public Works Department continues to provide innovative solutions to improve safety and traffic flow throughout the city,” said Mayor Mike Bodker. “We’re excited to have completed our first TSPLOST project and look forward to more TSPLOST project progress in Johns Creek.

The City now looks toward interim improvements at the intersection at State Route 141/Medlock Bridge and State Bridge Road. Authorization of funds for the construction phase of this project is on the Consent Agenda for the August 24 City Council Meeting.

Visit Public Works [TSPLOST page](#) for updates on all projects.



How to Manage COVID-19 Stress

Northside’s Behavioral Health Director Offers Tips for Coping

As we make our way through recovery phases of the pandemic, it’s normal to feel stressed, frustrated, nervous or angry. Stress manifests as increased tension in our minds and bodies and can disrupt our daily habits and patterns.



Nikeisha Whatley-Leon, director of Behavioral Health Services at Northside Hospital, has seen firsthand how stress tied to the novel coronavirus is disrupting lives. She offers the following advice on how best to process and curb stress from staying at home and entering into a new normal.

How can I cope with increased stress while still abiding by public health regulations and guidelines?

NWL: There are several ways to do this. I recommend that you connect with others, be physically active, keep a journal and get into a hobby. Set up a video chat or phone call or

send a letter to stay in touch with friends and family while maintaining social distance. Speaking with others regularly can bring a sense of normalcy and closeness back to your routine.

Even under stay-at-home orders, make sure you're regularly getting up and moving. Try walking daily, taking the stairs or stretching. Physical activity helps lower stress levels and takes your mind off other things. Write out your thoughts and what you're grateful for each day or week. This can help you process your thoughts and focus on what's in your control. Use your time to explore a new hobby, such as solving puzzles, painting or listening to music. Doing something new can occupy your mind from focusing on the negative.

What are the best ways to support loved ones on the front lines?

NWL: Be extra generous with those on the front lines. Reach out to ask them how they are and how they might like to be supported, but don't hesitate to give them space if they ask for it.

Will people develop PTSD from this crisis? If so, how should someone manage that?

NWL: Many individuals may experience symptoms of post-traumatic stress disorder following this crisis, caused by witnesses a traumatic or life-threatening event. If the above tips are not sufficient to manage the additional stress, seek out professional help. Several health care providers are offering telehealth appointments now, including those at Northside.

Help is a phone call away.

If you are struggling with stress, talk to a Northside Hospital behavioral health provider at 404-851-8960. If you or a loved one is in a crisis and needs professional help, call the Georgia Crisis and Access Line at 800-715-4225.

Reprinted from Northside Hospital Fall 2020 Vim & Vigor



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Upcoming Events and Important Dates

August 24, City Council Work Session
(5:00pm), Meeting 7:00pm

September 1, Planning Commission, 7:00pm

September 8, City Council Work Session

(5:00pm), Meeting 7:00pm

September 15, Board of Zoning Appeals 7:00pm -
Cancelled

September 17, Quarterly Town Hall Meeting,
7:00pm

September 21, City Council Work Session
(5:00pm), Meeting 7:00pm



Johns Creek Community Association | www.jccahome.org |

STAY CONNECTED

