



*Representing Member Homeowner Associations Since 1982*

## December 2020 Newsletter

Hello JCCA Members,

Hard to believe it is December. In many ways it feels like this year flew by but in others it feels like 2020 was the longest year ever, so we'll keep this newsletter short and sweet!



Last month we promised that we would remind you again, so don't forget about the January 5th special runoff election - be sure to vote and follow this link to the [Fulton County Voting and Elections website](#) where you can request an absentee ballot, check voting locations and times and view a sample ballot.

Happy holidays to all and here's looking forward to 2021!



**Johns Creek earmarks \$2.7 million of CARES funding to support local businesses - DEADLINE EXTENDED TO JANUARY 11, 2021 at 12:00PM.**

As part of its commitment to celebrating and supporting local businesses, the City of Johns Creek earmarked \$2.7 million of

the Coronavirus Aid, Relief, and Economic Security (CARES) Act funds to support Johns Creek businesses hardest hit by the COVID-19 pandemic.

The Mayor and City Council of Johns Creek voted to approve the Johns Creek CARES Business Grant program during the Monday, November 16, City Council meeting. The CARES Business Grant program is intended to help all eligible businesses by providing emergency funds to offset the significant, temporary loss of revenue caused by the pandemic. [More](#)



## Volunteers Needed to Serve on City's Boards and Commissions

The city is currently accepting nominations for the following boards, committee, and commission:

- Arts & Culture Board
- Board of Zoning Appeals
- Construction Board of Appeals
- Planning Commission
- Public Art Board
- Recreation & Parks Advisory Committee



More info and to apply.



## Zoning Update

Larry DiBiase, JCCA Zoning Director

## Public Participation Meetings

November 2020 - Meeting cancelled no new business.

December 2020 - Meeting cancelled no new business.



## Planning Commission: November 4, 2020

### RZ-20-006 | 3000 Old Alabama Road

**Background:** Individuals from neighboring subdivisions came to express their opposition to the installation of a drive through window at the specific location on the property. Opposition cited primary noise and traffic congestion to be of great concern.

Both Developer and neighbors are planning to meet again to address concerns prior to the project moving to Planning Commission on November 4, 2020.

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.

### ***Planning Commission voted to deny a rezoning for the applicant***

**JCCA Involvement:** I had a follow up Zoom call with the developer's attorney to discuss the changes in the site plan as a result of the public participation meeting. A week later I had another zoom call with developer, attorney, and neighborhood to gage the temperature of the neighborhood and be visible for any question.

**Update:** The November City Council meeting decided to defer rendering a vote on the case until Planning Commission and the developer can resubmit site plans and review the case again

On December 3, 2020 I participated in another Zoom call with members of the community, developers, attorney, traffic engineers and JC community development.

This meeting represents three zoom calls, multiple in person meeting and three versions of the site plan. While the developer is attempting to meet community concerns, major concerns exist as of the zoom call on December 3. The community remains opposed to the continued concern over traffic congestion and noise around the area. The meeting at one point became frustration for various members including myself. To date the developer has engaged the community, city government and all other parties while a contract, a contingent contract or LOI DOES NOT EXIST. This has become a "what if" we had a drive through window. I pressed hard on the developer for not having such basic obligation in place before engaging.

Following our zoom meeting, I received what appears as an old version of an LOI.

The Planning Commission will hear the case in January.

[Internal Memo](#)

[Site Plan](#)

[Renderings](#)

On November 17, 2020 the BZA heard three separate cases and rendered a unanimous approval for each case.

Each case reflected a hardship which was created when an extended stream buffer was imposed to 75 feet (as measured from the stream banks and extending to either side) when the city Johns Creek was created. In some cases 75% of the applicant's home was incorporated within the new buffer zone, thus rendering any changes or renovations a violation of the stream buffer ordinances. In these three cases allowances or variances were approved, giving the homeowners the ability to improve their property while maintaining proper water runoff mitigation efforts. A point to note, all three home owners approached the projects with the goal of working within the city ordinances and to control water runoff. The results of their actions were a site plan which was very professional and respectful to neighbors, their HOA CCRs rules and the environment.

[V-20-003 | 90 Old Sandhurst Landing](#)

[V-20-004 | 325 Bracknell Way](#)

[V-20-005 | 520 Harbour Gate Circle](#)

**December Board of Zoning Appeals (BZA)** Meeting was cancelled, no new Business.

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## City of Johns Creek News and Updates:

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### Recycle your Christmas Tree

Recycle your Christmas tree on Saturday, Jan. 9, 2020, from 9 a.m. to 4 p.m. at the Home Depot parking lot, 5950 State Bridge Road.



Residents are asked to remove electric lights, tinsel and ornaments from the tree, and make sure your tree has not been flocked, or sprayed with fake snow made from artificial materials. Some retailers use natural, corn-based flocking, which is acceptable at the event.

The trees will be recycled into mulch for playgrounds, city and county landscaping projects, and individual home use, and will also be used to provide habitats for fish and other animals. Mulch is available free to the public upon request by contacting Davey Tree Expert Co. at 770-451-7911, or by filling out the form [here](#).

The local event, sponsored by the City of Johns Creek and Keep Johns Creek Beautiful, is part of a statewide recycling effort by Keep Georgia Beautiful and the Georgia Department of Community Affairs.

For more information, visit Keep North Fulton Beautiful's [website](#) or call 770-551-7766.



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## Stay Up To Date with Latest Covid-19 Information

Here is the Georgia Department of Public Health Daily COVID Status [Report](#) to keep on top of the latest case numbers and information.



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## JCCA 2020 Board of Directors

[Amy Little, President](#)

[Aurobind Kondala \(AK\), Vice President](#)

[Teri Hernandez, Treasurer](#)

[Rebecca Beaver, Secretary](#)

[Anne Harriman, Committee Development Director](#)

[Scott Sanders, Training Director](#)

[Larry DiBiase, Zoning Director](#)

Ira Feingold, Director

Leah Glockner, Director

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## Upcoming Events and Important Dates

January 6, Planning Commission, 7:00pm - Meeting Cancelled

January 9, Christmas Tree Recycling Event

January 11, City Council Work Session (5:00pm), Meeting 7:00pm

January 19, Board of Zoning Appeals 7:00pm - Meeting Cancelled

January 25, City Council Work Session (5:00pm), Meeting 7:00pm

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STAY CONNECTED

