



Representing Member Homeowner Associations Since 1982

June/July 2020 Newsletter

Hello JCCA Members,

We hope this newsletter finds you all well. Hard to believe 2020 is half way through - it has truly been a year like no other!



It certainly hasn't been easy, but we know that most of you have developed policies and procedures to allow your residents and HOA members access and usage of your amenities while following governmental guidelines and ensuring safety standards. Guidelines and best practices continue to evolve as our state and the rest of the country continues to open.

During the pandemic, the JCCA has made it a priority to provide as much education to our members as possible by sharing resources and tools. We will continue to do so as we all navigate our new normal. To that end, we are happy to share two FAQ's from JCCA sponsors, Brown & Brown Insurance and Heritage Property Management Services, Inc. These articles highlight some of their most commonly received questions.

[Insurance FAQ](#)

[Community Reopening FAQ](#)

Back to School Town Hall on July 29



Rep. Angelika Kausche
State Representative, HD 50
Georgia House of Representatives



Linda McCain
Board Member
Fulton County Schools



Polly McKinney
Advocacy Director
Voices for Georgia's Children

Join us for a

BACK TO SCHOOL TOWN HALL

July 29 at 12pm
Facebook Live @AngelikaforGA



JCCA Board Member Update:

We are extremely proud to share that our own JCCA Board Member, Kirk Canaday, has been appointed to the Inaugural Advisory Board for Chai & Just Chat. We know he will be a fantastic addition to the organization. Chai & Just Chat holds monthly events that are designed to encourage discussion on health, financial, communications and varied topics for the life and health of a person or family. For more information, visit www.chaiandjustchat.com.



Zoning Update

Larry DiBiase, JCCA Zoning Director

Given the extraordinary circumstances of the first half of the year, I thought it was appropriate to provide a recap of Johns Creek zoning activities in 2020.

Johns Creek like many communities has attempted to keep a sense of normalcy during extraordinary times. I applaud all the hard work, sacrifice, and dedication of our elected officials, first responders and healthcare workers. Your commitment to the community is noticed appreciated.



January:

All Planning and Zoning Meeting cancelled

February:

RZ-20-001, VC-20-001-01 & SUP-20-001 | 11105 Jones Bridge Road – 4823 / Taylor Road

Developer proposed constructing a 107,000 square-foot, 2-story with basement and subbasement level, climate controlled self-storage facility.

The application was met with a fair amount of public resistance due to the type of commercial use surrounding a residential neighborhood. In addition, many safety concerns voices due to the continuous in/out of moving trucks into facility, hours of operations, left turns onto Taylor road and a number of other concerns. The variance applied for was to grading into the normal buffer during construction and installation of underground detention. The project did not meet the overall character of the area and raised many concerns from citizens, hence the variance was a concern but ultimately the development location was the main reason for denial by the Planning Commission and City Council

March: All Planning and Zoning meetings cancelled

April: All Planning and Zoning meetings cancelled

May: All Planning and Zoning meetings cancelled

June:

June was the busiest month for Planning & Zoning due the closure or cancellation of meetings during the March and April timeframe.

1) RZ-20-005 & VC-20-005-01 | 5950 State Bridge Road

Regions Bank Application encompassed the construction of a small banking facility with a 3 car drive through located next to Panera Bread on State Bridge Road. The location included using an out parcel of land within the Target parking lot. The variance which Region's applied for reduced the overall parking space ratio for both Target and Region's bank from 493 to 402 spaces. Planning Commission and council approved the variance.

2) RZ-20-003 | 10820 Abbotts Bridge Road

The application by the developer has been both filled with more questions than answers. The Original application include the construction of two new commercial building located within an outparcel of the H-Mart Plaza on Abbotts road. During the public participation meeting, concerns for the long term viability of adding more restaurant facilities when many vacancies exist already. In addition, the developer did not have a long term plan for updating/renovating the existing plaza's look and feel. Planning Commission voted to deny the application.

It was brought to the attention of the Planning Commission the original developer of the two outparcels decided to cancel the purchase contracts and project thus leaving the project to the owners of the plaza who after thoughtful consideration decided to withdraw the application, which was accepted by Council.

3) RZ-20-004 & VC-20-004-01 | 6000 Medlock Bridge Parkway

The Medlock Partners, LLC who owns the plaza knows as "Crunch" plaza had submitted a request for variance due to the construction of a 20,000 sqft office complex and a 21,800 sqft commercial complex, thus reducing the parking ratio from 599 to 536. In addition, the construction of the building required the removal of the parking islands.

The project has been met with great enthusiasm by the public, though some concerns were raised about increasing the impervious surface. A detailed storm water concept plan is to be submitted to the Community Development Director prior to submitting a Land Disturbance permit.

The project is conditioned with a fair amount of items, yet the overall development is exciting and appear well throughout. The application was approved with conditions by Planning Commission and City Council.

4) A-20-001 Text Amendment

Proposed to amend the City zoning ordinance, including Article III "Definitions" & Article IX "Community Business District" to define "Brewery" and to regulate this use in the C-2 (Community Business) Zoning District was approved by Planning Commission and City Council.

5) Comprehensive Plan Amendment

A Proposal to amend the City of Johns Creek Comprehensive Plan to establish the Town Center Master Plan study area, was approved by Planning Commission and City Council.

July:

Meeting cancelled, No new applications submitted

The Board of Zoning Appeals (BZA):

The BZA will meet for the first time since 2019 under a special meeting being called on June 30, 2020.

Under the appeals application, Emory Hospital, Johns Creek claims hardship for the use of brick as opposed to stucco material for the external façade. The Hospital is expanding both patient facilities and operating rooms (OR).

The expansion will be in two phases thus Emory is proposing to use Stucco for Phase one then retro fit Brick in place of the stucco in Phase 2 over a 5 year plan. Details and outcome to be provided in future newsletters.



City of Johns Creek News and Updates:

July 23, 2020

The City of Johns Creek in cooperation with the Georgia Department of Transportation (GDOT) has finished installation of seven flashing yellow left-turn arrows on traffic signals along Medlock Bridge Road (State Route 141).



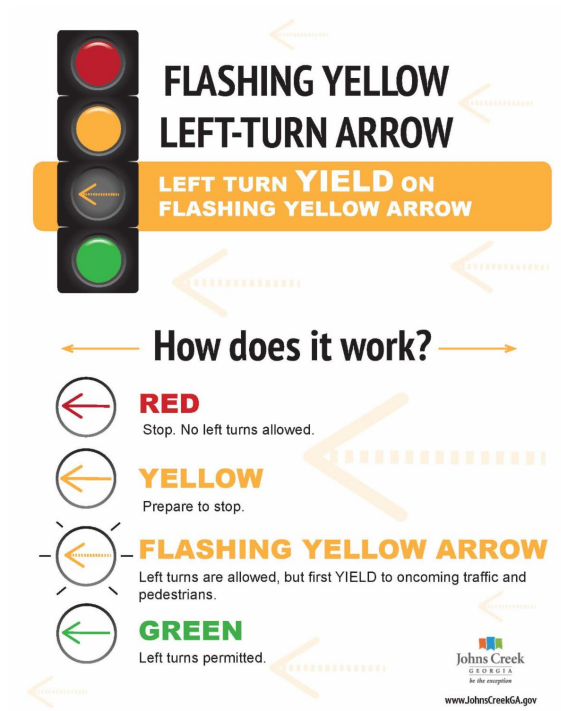
The flashing yellow left arrows – which mean you can turn left if the way is clear, but yield to crossing pedestrians and oncoming vehicles – were installed at the following locations:

- Medlock Bridge Road at Hospital Pkwy / East Johns Crossing
- Medlock Bridge Road at Bell Road
- Medlock Bridge Road at Abbotts Bridge Road
- Medlock Bridge Road at Skyway Dr. / Abbotts Bridge Station
- Medlock Bridge Road at Parsons Road
- Medlock Bridge Road at Wilson Road
- Medlock Bridge Road at Medlock Bridge Pkwy

Flashing yellow arrows help reduce accidents and near-misses. Signals in opposite directions don't always mirror each other, forcing motorists to guess whether oncoming cars will stop, yield, or keep driving. The flashing yellow arrow helps take the guesswork out of making left turns.

The traffic signals feature:

- Solid red arrow: Stop. No left turns allowed.
- Solid yellow arrow: Prepare to stop.
- Flashing yellow arrow: Left turns are allowed, but first yield to oncoming traffic and pedestrians.
- Solid green arrow: Protected left turn. Proceed with caution.



JCCA 2020 Board of Directors

[Amy Little, President](#)

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[Anne Harriman, Committee Development Director](#)

[Scott Sanders, Training Director](#)

[Kirk Canady, Training Director](#)

[Larry DiBiase, Zoning Director](#)



NOWACKHOWARD
COMMUNITY ASSOCIATION ATTORNEYS

Upcoming Events and Important Dates

July 27, City Council Work Session
(5:00pm), Meeting 7:00pm

August 4 Planning Commission, 7:00pm - Cancelled

August 10, City Council Work Session
(5:00pm), Meeting 7:00pm
**Public Hearing for Budget

August 18, Board of Zoning Appeals, 7:00pm

August 24, City Council Work Session
(5:00pm), Meeting 7:00pm
**Public Hearing for Millage Rate and Budget



Johns Creek Community Association | www.jccahome.org |

STAY CONNECTED

