



Representing Member Homeowner Associations Since 1982

November 2020 Newsletter

Hello JCCA Members,

Happy Thanksgiving! While it has truly been a year like no other, I am sure that we can all identify many blessings in our lives that we are thankful for.

I am very thankful for the JCCA's members and our fantastic sponsors. An extra special thank you goes out to Michael Crew. Michael is the president of HMS Homeowner Management Services. I received several questions from HOA's regarding the possibility of holding an annual meeting virtually - what would that look like, how could it be done, what pitfalls should be considered. I asked Michael if he could put a class together for us and he so wonderfully responded. Thank you Michael and thanks to all that attended the webinar, it was really informative.



We'll remind you in December too, but 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.

We are always interested in how we can help you better, Email us [here](#), and let us know what's on your mind and how we can help!



Johns Creek earmarks \$2.7 million of CARES funding to support local businesses

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](#)



Johns Creek Launches Map our Trees Initiative

The City of Johns Creek Geographic Information Systems (GIS) has launched a "Map Our Trees" initiative, which aims to create an inventory of tree species in city parks. Johns Creek's parks contain thousands of trees, but the city does not have a current inventory of tree types and locations. A tree inventory with this information can help the city maintain trees and plant more in the future.



Thanks to a GIS-created smartphone app, "Map Our Trees," residents can head to any of Johns Creek's parks (Autrey Mill Nature Preserve, Newtown, Ocee, and Shakerag) with a smartphone and help contribute to the tree inventory.

How you can participate:

1. Download the City of Johns Creek's "Map Our Trees" app from the App Store
2. Head to any of Johns Creek's parks with your smartphone
3. Using the Map Our Trees app, start taking photos of trees' leaves
4. Upload those photos within the app

The information collected on the app is uploaded and analyzed in order to create the tree inventory. The city can then track tree species, age, and location.

Visit the [Map our Trees Website](#) to learn more.



City Begins Stormwater Utility Program Exploration



The City of Johns Creek is beginning an assessment analysis of a potential stormwater utility fee for all property owners. The stormwater utility fee would be used to operate and fund a stormwater management program and is seen as a critical component of an effective stormwater maintenance and operations funding mechanism.

Stormwater runoff and its effects are a growing concern for the city. Maintaining and improving the stormwater system is important in order to prevent flooding and property damage, and to protect our quality of life in Johns Creek.

[Read more](#)

[Stormwater FAQ](#)



City to Acquire The Macedonia African Methodist Cemetery



Johns Creek will use eminent domain to acquire and preserve the graves of former enslaved people and their relatives.

Johns Creek City Council approved the \$52,000 purchase of Macedonia African Methodist Church Cemetery property Monday, though the owner of the nearly two-acre property is unknown. The funds will be kept with Fulton County Superior Court, an official said, and would be forwarded to the state if the city doesn't find an owner.

[Click here for the full article from the AJC.](#)



Zoning Update

Larry DiBiase, JCCA Zoning Director

Johns Creek City Council 11/16/2020

The Johns Creek city council met on November 16th and decided to defer rendering a decision On RZ-20-006 until council meets again in January.

The developer has decided to re-adjust the project in an attempt to further meet the needs and concerns of the city and neighborhood effected by the rezoning. Below is an overview of the rezoning applied for.



Planning Commission: 11/04/2020

The Planning Commission met and voted to deny a rezoning for the applicant.

Below is an overview of the rezoning applied for.

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

At the Public Participation Meeting, October 3, 2020, Individuals from neighboring subdivisions came to express their opposition to the installation of a drive through window at a specific location on the property. Opposition cited primary noise and traffic congestion to be of great concern.

Both developer and neighbors have met (Via Zoom) following the public meeting to address concerns and find solution. Subsequently, the developer incorporated changes to the site plan in hopes of addressing these concerns.

While the changes are welcome, a continued concern over traffic stacking at the Haynes Bridge light while attempting to enter or exit the property exists. In addition, the internal parcel “cut through” traffic from Old Alabama to Haynes Bridge further burdens the light and compounds traffic.

[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. Well Done!

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

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

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

Public Participation:

November 2020: Meeting Cancelled, No new Cases

December 2020: Meeting Cancelled, No new Cases



City of Johns Creek News and Updates:

City Announces new Public Works Director

The City of Johns Creek Assistant Public Works Director Chris Haggard has been selected as the city's new Public Works Director.



Haggard is employed by Jacobs Engineering Group, which performs Public Works and Recreation and Parks operations under contract with Johns Creek. He joined the City of Johns Creek in 2013 and has served as the city's Deputy Public Works Director since 2018. During his tenure, he has successfully managed the widening of SR 120 / Abbotts Bridge Road (from Jones Bridge Road to Parsons Road), Brumbelow Road Pedestrian Bridge and Sidewalk Connection, and Parsons Road sidewalk and mid-block crossing.

[More](#)



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.



JCCA 2020 Board of Directors

[Amy Little, President](#)

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[Larry DiBiase, Zoning Director](#)

Upcoming Events and Important Dates

December 1, Planning Commission, 7:00pm - Meeting Cancelled

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

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



Johns Creek Community Association | www.jccahome.org |

STAY CONNECTED



