



Representing Member Homeowner Associations Since 1982

September 2020 Newsletter

Hello JCCA Members,

Fall has finally arrived and with those cooler temperatures comes some long awaited football. We are all anxious to have some level of normalcy and Friday Night Lights and SEC Saturdays sure fit the bill!

Fulton County is slowly and steadily moving toward full Face to Face learning for our students. Follow this link to the latest news from Fulton County's [plan](#) and other school resources. Here is the Georgia Department of Public Health Daily COVID Status [Report](#) to keep on top of the latest case numbers and information.



This month we have a zoning update as well as updates from City Hall and a great article from Sears Pool regarding fall pool maintenance.

Lastly, let us know how we can help you. We are creating our 2021 Training schedule and are anxious to create new content. We want to hear what you all are interested in! Email us [here](#).



Volunteers

Needed!



The JCCA is always looking for fresh perspectives and leadership for our Board. If you are a self starter looking for a way to impact our community, we'd love to talk to you! Send this [application](#) to Communications@jccahome.org



Fall Planning Tips for Your Community Pool

brought to *the JCCA Newsletter* by Craig Sears of Sears Pool

1. Plan your pool renovations extra early. If you are thinking about renovating your pool or pool area before next pool season, start planning now. The pandemic prompted a major spike in backyard pool construction. This in turn has put skilled labor and construction materials in high demand. Most pool contractors' schedules are busier than usual headed into the off season. To ensure an on time opening next spring, plan and schedule work at your pool well in advance of next season.



2. In addition to causing a backlog in contractor schedules, the pandemic has caused random equipment and supply shortages, as factories across the country have had to close temporarily for Covid-19 outbreaks or government imposed shut downs. Allow extra time when placing orders for new equipment like pool covers, salt systems, starting blocks, lifeguard stands, handrails, pool pumps, etc.

3. Remember to winterize your fresh water plumbing before freezing weather hits. Your pool company will usually handle winterizing your pool equipment and plumbing. The fresh water lines for your restrooms, showers, hose spigots, fill lines/spouts, drinking fountains, etc. are at risk of freeze damage if they are not properly insulated, winterized, or inside a climate controlled area.

4. COVID-19 liability signage. Hopefully you posted a COVID-19 liability sign at your pool entrance. If you still need a professionally made COVID-19 liability sign that is compliant with SB 359, we have them available for just \$16.50 each, while supplies last. They are perfect for community amenities and entrances to businesses.

Sears Pool Management
1165 Hightower Trail
Sandy Springs, GA 30350
770-993-7492



City Receives \$3M Grant for Future Cauley Creek Park

On Tuesday, Sept. 8, Johns Creek City Council unanimously voted to accept a \$3 million grant for the development of the future Cauley Creek Park through the Georgia Outdoor Stewardship Program.



“We are extremely grateful to the Georgia Department of Natural Resources (GDNR) and the Georgia Outdoor Stewardship Program for contributing to our plans to bring Cauley Creek Park to fruition,” said Mayor Mike Bodker. “Cauley Creek Park will be one the of City’s newest and largest parks, providing a wide variety of recreational options for our community.”

The 192-acre property is located in the eastern half of the city adjacent to the Rogers Bridge Trail and the proposed Rogers Bridge connection over the Chattahoochee River to Duluth. More

Cauley Creek Park Plan

Zoning Update

Larry DiBiase, JCCA Zoning Director

Planning Commission:

The Planning Commission has approved the Sign Ordinance 7-0 and is recommended to City Council for approval on 09/21/2020

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 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.

Public Participation:

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

A Public Participation meeting was held on 09/03/2020 to discuss the re-zoning and conditions placed on the property.

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.

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

[Internal Memo](#)

[Site Plan](#)

[Renderings](#)

The Board of Zoning Appeals (BZA):



City of Johns Creek News and Updates:

JCPD Drug-Take Back Event Oct. 24

The Johns Creek Police Department (JCPD) will participate in the Drug Enforcement Agency's National Drug Take-Back event on Saturday, Oct. 24, from 10 a.m. to 2 p.m. in the Kroger parking lot, 10945 State Bridge Road, Johns Creek, GA 30097 (near the intersection of State Bridge and Jones Bridge roads).



Council Approves Fiscal Year 2021 Budget

The Johns Creek City Council unanimously approved a \$59 million General Fund budget Tuesday, Sept. 8 for the fiscal year (FY) 2021, beginning Oct.1. The adopted budget includes \$17.9 million for operational expenditures and \$26.9 million for personnel expenditures.

The adopted budget aligns with FY2021 four key themes: (1) continue high quality core services, (2) thoughtfully maintaining infrastructure, (3) realigning resources for optimal effectiveness, and (4) recalibrating the economic development approach. These themes can be seen in both the programs and services funded in the budget and the shifts as compared to budgets of prior years. [More](#)

City Extends Temporary Outdoor Operations Permits

In continuing the effort to provide businesses flexibility as establishments seek to continue operations during the COVID-19 pandemic, the City of Johns Creek has extended the duration of the Temporary Outdoor Operations permit. The permit provides for allowances where they may not be otherwise permitted by city code:

[More](#)



JCCA 2021 Membership Dues

Be watching your email and mailbox for your 2021 Membership Invoice and information regarding our Annual Meeting. 2020 has not been the year that we had planned, but we have done our best to support and provide advice in a truly unprecedented time. We appreciate the many kind responses from you. We love hearing how we have helped you! We are planning to close out the year with virtual training classes and then gear up for a great 2021. Thank you all for your continued support!



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](#)

Upcoming Events and Important Dates

- October 5, City Council Work Session (5:00pm), Meeting 7:00pm
- October 6, Planning Commission, 7:00pm
- October 19, City Council Work Session (5:00pm), Meeting 7:00pm
- October 20, Board of Zoning Appeals 7:00pm - Cancelled
- November 2, City Council Work Session



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

November 16, City Council Work Session
(5:00pm), Meeting 7:00pm

Johns Creek Community Association | www.jccahome.org |

STAY CONNECTED

