

Enclave@Wellington
CarriagePark
WindgateHighlandPark
Hillbrooke
Reserve@Wellington
Estates@Wellington
Westbury
WindsongTrace
AbbottsCove
StevensCreek
Cresslyn
LaurelRidge
Forest
Wellsley
FoxGlen
StandardView
Vicarage
Ashland
FindleyChase
KensingtonOaks
Park@Wellington
ConcordHall
CrossingtonRoad@Wellington
LexingtonWoods
Regency@Wellington

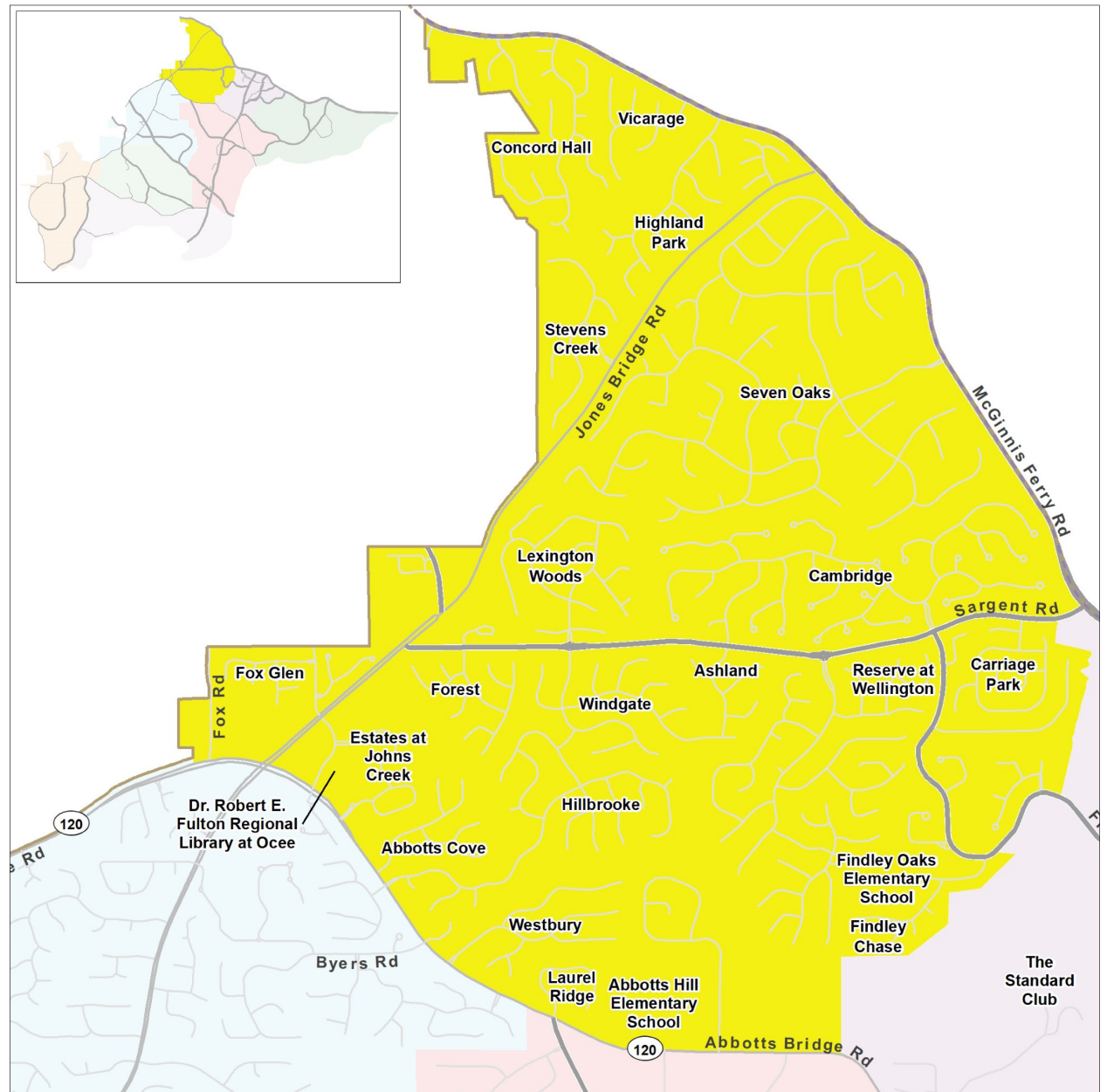
Estates@JohnsCreek
SevenOaks
Cambridge

4.0

JOHNS CREEK NORTH

Boundary

The Johns Creek North Community Area is generally bounded to the east by Johns Creek and the Tech Park Community Area; to the south by Abbotts Bridge Road; to the west by the City of Alpharetta; and to the north by Forsyth County.



Map 30: Johns Creek North Boundary

BACKGROUND



History

Benjamin Franklin Findley's original 1850s farm and a portion of the large acreage eventually acquired by the Findley family were located in the Johns Creek North area. The Abbotts were another large landowning family with over 1,700 acres of farmland, a part of which extended into today's Johns Creek North. However, most of this area was populated by small homesteads farmed by settlers beginning in the 1830s. Often called yeoman farmers, they typically owned 40 to 100 acres and were self-sufficient, depending on the members of their large families for labor and growing or making most of what they needed to survive. The eastern boundary of this Community Area is formed by Johns Creek, a large stream that extends north-south through the entire City. In the 1980s and 1990s, the area's residential development exploded when Georgia Highway 400 was expanded and suburban communities like Windward were created. Johns Creek North is a continuation of the growth of this residential expansion.

Existing Conditions

The largest residential subdivisions are Seven Oaks, Cambridge, and Wellington. Most of the residential subdivisions are typical of those built in the late 20th century, with curvilinear streets and highly landscaped entrances.

The Johns Creek North Community Area has two major retail shopping centers, both located along Jones Bridge Road. It has no community park within its boundaries, but is adjacent to Webb Bridge Park, which is just across the City line in Alpharetta. This area does not have a fire station, but it is anticipated that one will be built in the next five years.

The area has two public schools (Findley Oaks Elementary School and Abbotts Hill Elementary School) and the Dr. Robert E. Fulton Regional Library.

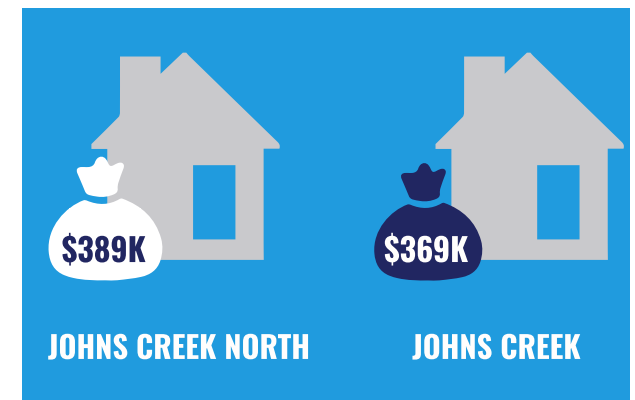
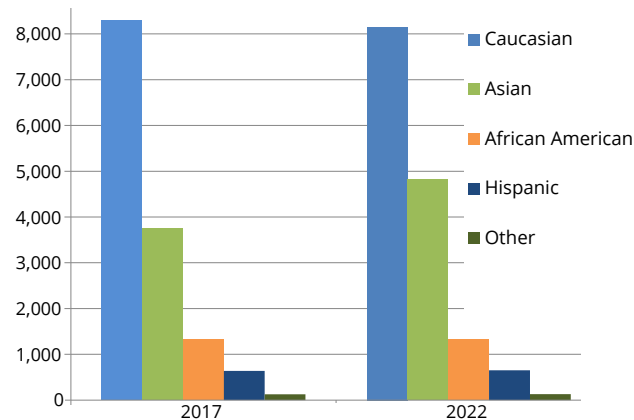
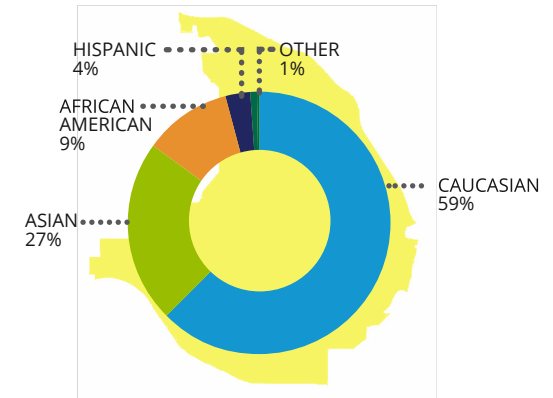
Demographics

As of 2017, the Johns Creek North Community Area is home to 14,146 residents, accounting for approximately 16.7% of the City's population. Johns Creek North's population saw 0.7% annual growth from 2010 to 2017, slightly lower than that of the City overall (1.5%).

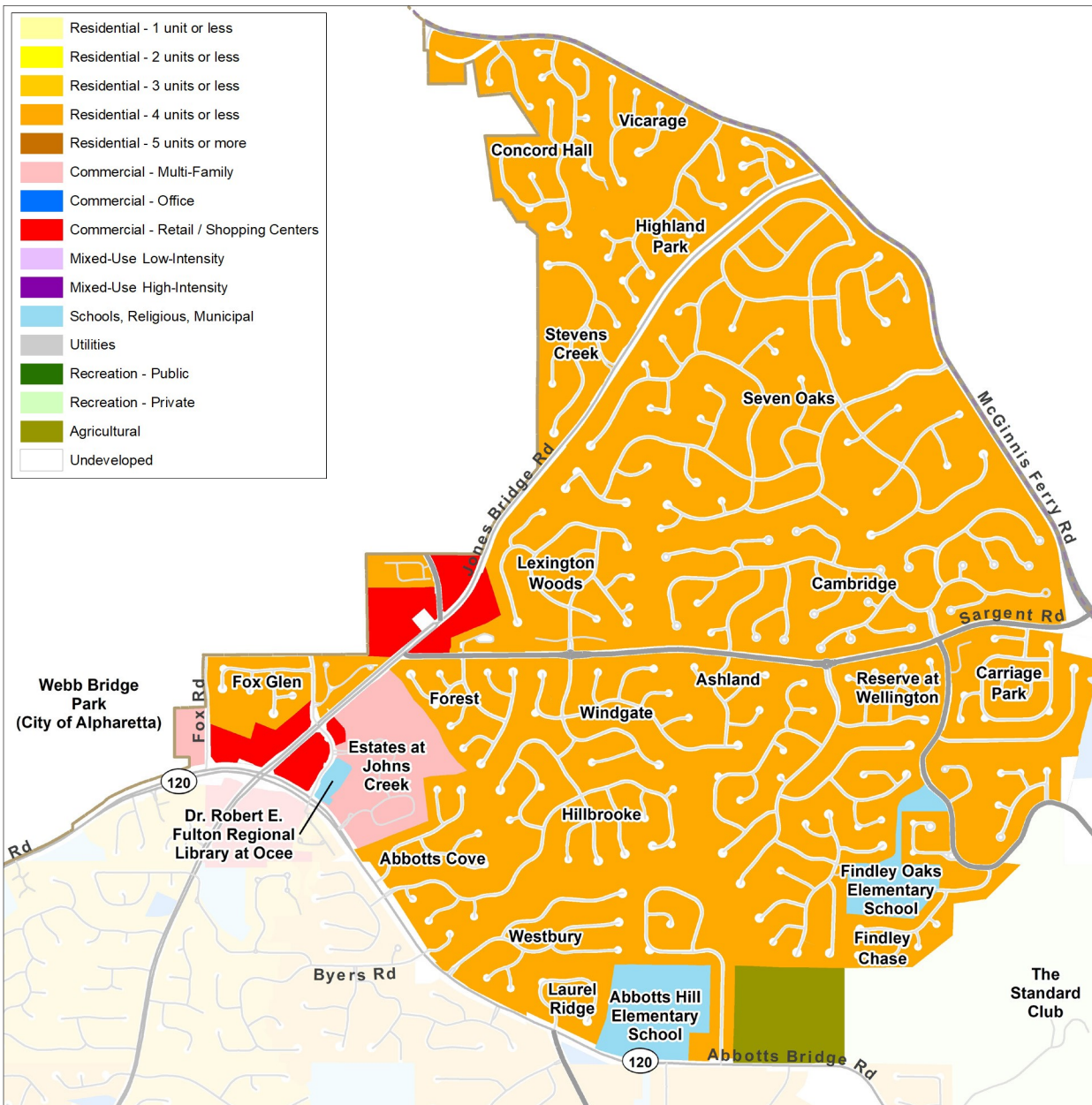
The Baby Boomer population saw a 4.2% annual decrease from 2010 to 2017, the highest in the City. Their population is expected to drop by 7.5% annually in the next five years (also the highest in the City). From 2010 to 2017, the Millennial population in Johns Creek North dropped from 3,669 to 3,083, or 2.5% annually, the second greatest decline in the City.

The race makeup and trend are consistent with the City overall. While the Johns Creek North area is predominantly Caucasian (58.6%), its Caucasian population is expected to decrease by 1.6% and its Asian population is expected to grow by 28.4% in the next five years.

67% of Johns Creek North residents over age 25 hold a bachelor's degree or higher. Both the median household income (\$119,730) and the median home value (\$389,433) are similar to the City as a whole (\$113,383 and \$368,725, respectively).



LAND USE



Current Land Use

Single-family residential is the most prominent land use in Johns Creek North, at 87.3% of total land.

Commercial Retail accounts for 2.9% of total land, and is located along Jones Bridge Road. Only a small amount of land (3.5%) is being used for Commercial Multi-Family.

Institutional and agricultural uses make up 3.6% and 2.4%, respectively.

Currently, there are 3.2 acres of undeveloped land (0.2%) in this area.

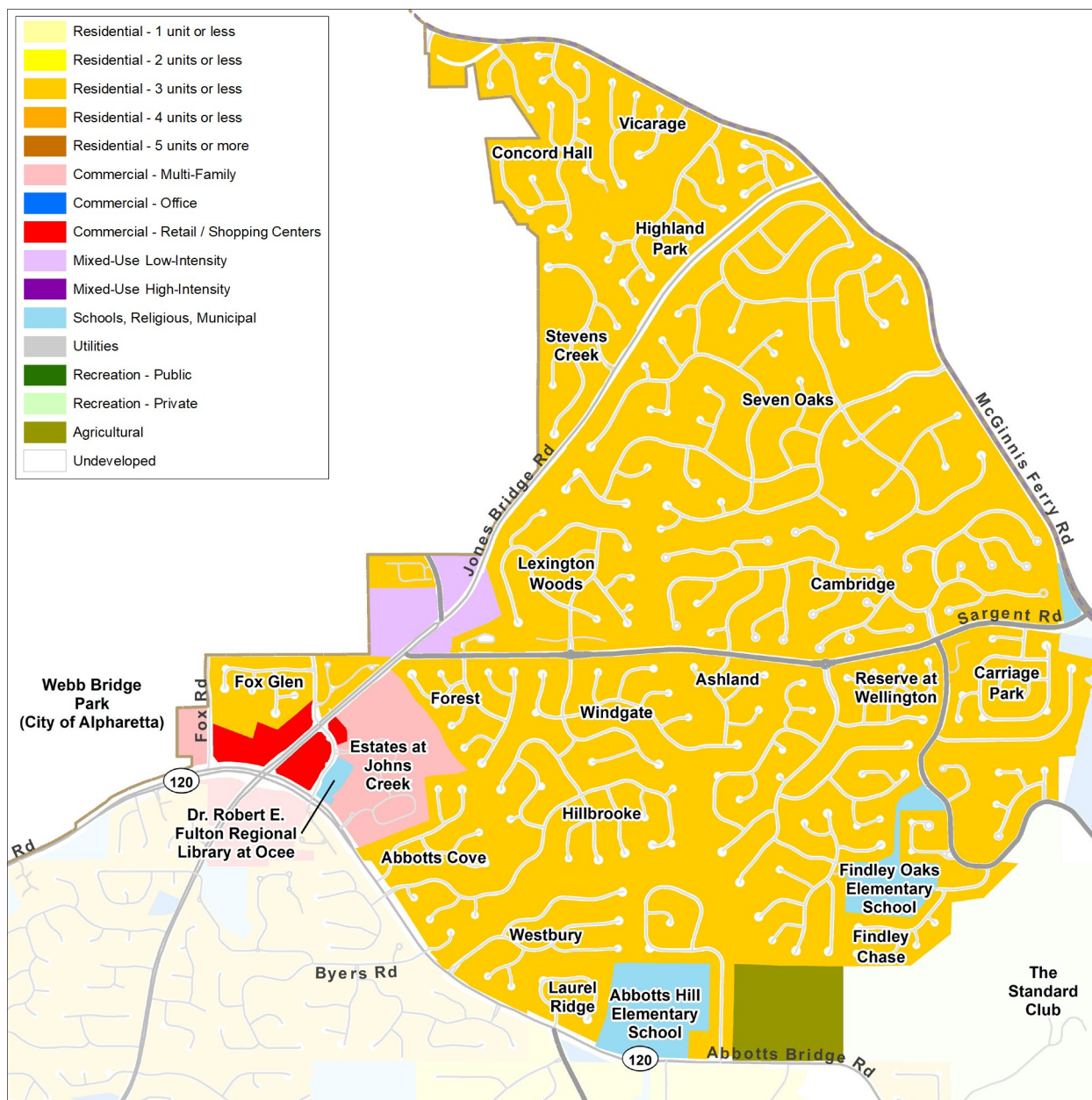
Map 31: Current Land Use in Johns Creek North

Future Land Use

Apart from residential density reduction, 98% of future land use in Johns Creek North will match current land use. A detailed build-out analysis is available on Pages 72-73.

Table 6: Land Use Change in Johns Creek North (Acres)

Land Use Type	Current	Future	Change
Residential - 3 units or less	0	1,378.8	1,378.8
Residential - 4 units or less	1,376.8	0	-1,376.8
Commercial - Multi-Family	55.2	55.2	0
Commercial - Retail/Shopping Centers	46.2	18.4	-27.8
Mixed-Use Low-Intensity	0	28.9	28.9
Schools, Religious, Municipal	56.4	58.5	2.1
Agricultural	38.0	38.0	0
Undeveloped	5.2	2.0	-3.2



Map 32: Future Land Use in Johns Creek North

VISION

The Johns Creek North Community Area will remain a premier residential community by enhancing the quality of the public infrastructure in the existing residential neighborhoods and roadways, and by completing sidewalk and trails along Jones Bridge, Kimball Bridge, and Abbotts Bridge Roads to connect pedestrians to the community's schools, Fulton Library, and local shopping.

A specific area plan for Johns Creek North should be developed for the area that may transform into a village center at Jones Bridge and Douglas Roads. The plan would guide the private sector in the amenities desired by the community, as well as the City's design standards.

Rezoning the existing shopping area at Jones Bridge and Douglas Roads to mixed-use should attract private investment that would transform the area into a retail/office/residential area with public green spaces to further enhance the quality of life. New mixed-use development will be limited to eight residential units/acre and no more than three stories in height.

New infill housing developments should be limited to single-family detached homes at three units/acre and up to three stories in height.





BUILD-OUT ANALYSIS

Residential Build-out Analysis

The residential build-out analysis provides a projection of maximum allowable future development within the Community Area, based on the Future Land Use Map and market analysis. It can also explore the impact of development on tax base, traffic, school enrollment, natural and historic resources, and quality of life.

The projected number of housing units was calculated by multiplying the acres of land by the allowable number of residential units as described in the Community Area vision. Population increase was calculated by multiplying the number of additional housing units by the average number of people per household (3.07).

The build-out analysis shows that the Johns Creek North Community Area has the capacity for 155 additional residential units.

Commercial Build-out Analysis

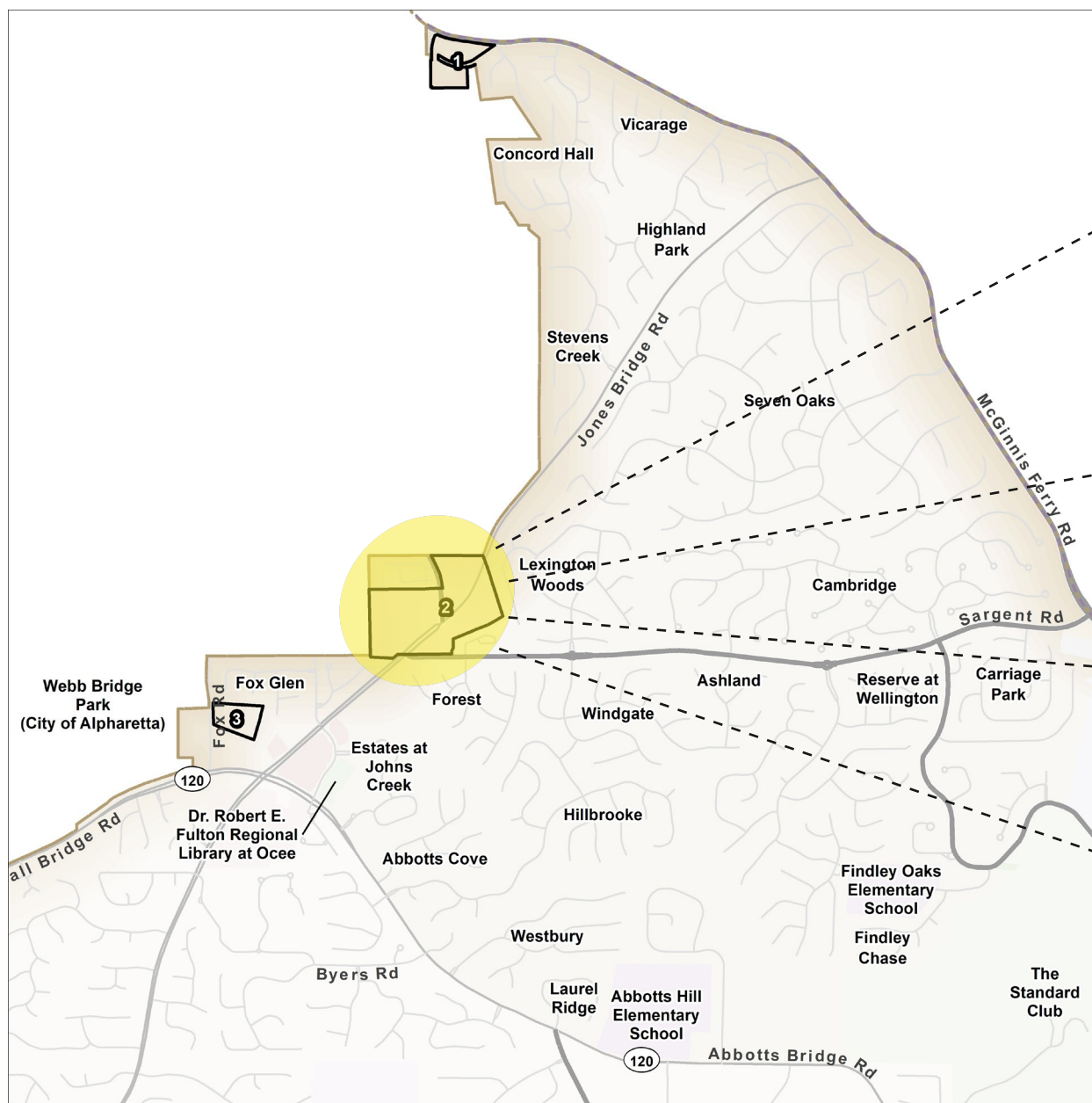
With the continuing increase of online shopping and personal package delivery, it is envisioned that physical retail shopping will continue to decline, while shopping for personal services, dining out, and entertainment will continue to grow. These trends will cause many local shopping centers to realign to buyers’ needs.

The Johns Creek North community has identified the area surrounding the intersection of Douglas and Jones Bridge Roads for a possible village center. The location currently has three shopping centers. The vision calls for a local area study to determine possible layouts for the new village center, with one shopping center being replaced with a traditional village green, surrounded by retail stores on the ground level, with a mix of residential housing and perhaps some live-work units. The village area would allow up to eight residential units/acre and up to three stories in height. It is also desired that the alignment of Douglas Road with Sargent Road at Jones Bridge Road will be addressed during the village master plan study.

Table 7: Residential Build-out Analysis in Johns Creek North

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	9.4	3	28	2	26	80
2	14.6*	8	116	0	116	357
3	4.69	3	14	1	13	40
Total	28.69				155	477

*The acreage reflects the maximum area eligible for mixed-use development.



Map 33: Potential Residential Build-out in Johns Creek North



TRANSPORTATION PROJECTS



The Johns Creek North Community Area faces numerous transportation impacts from several large-scale residential subdivisions being developed just north of the Community Area in south Forsyth County. An agreement is currently in place between the City of Johns Creek and Forsyth County to widen McGinnis Ferry Road from two to four lanes between Sargent and Union Hill Roads, which includes sidewalks.

Abbotts Bridge Road is currently under construction by the Georgia Department of Transportation (GDOT) to widen the two-lane roadway to four lanes to accommodate the increased traffic volume. The project starts at Jones Bridge Road and extends to the Chattahoochee River, and includes landscaped medians and ten-foot-wide trails on both sides of the roadway. The bridge crossing at the Chattahoochee River will also be replaced with a wider bridge to accommodate the four lanes and sidewalk crossings.

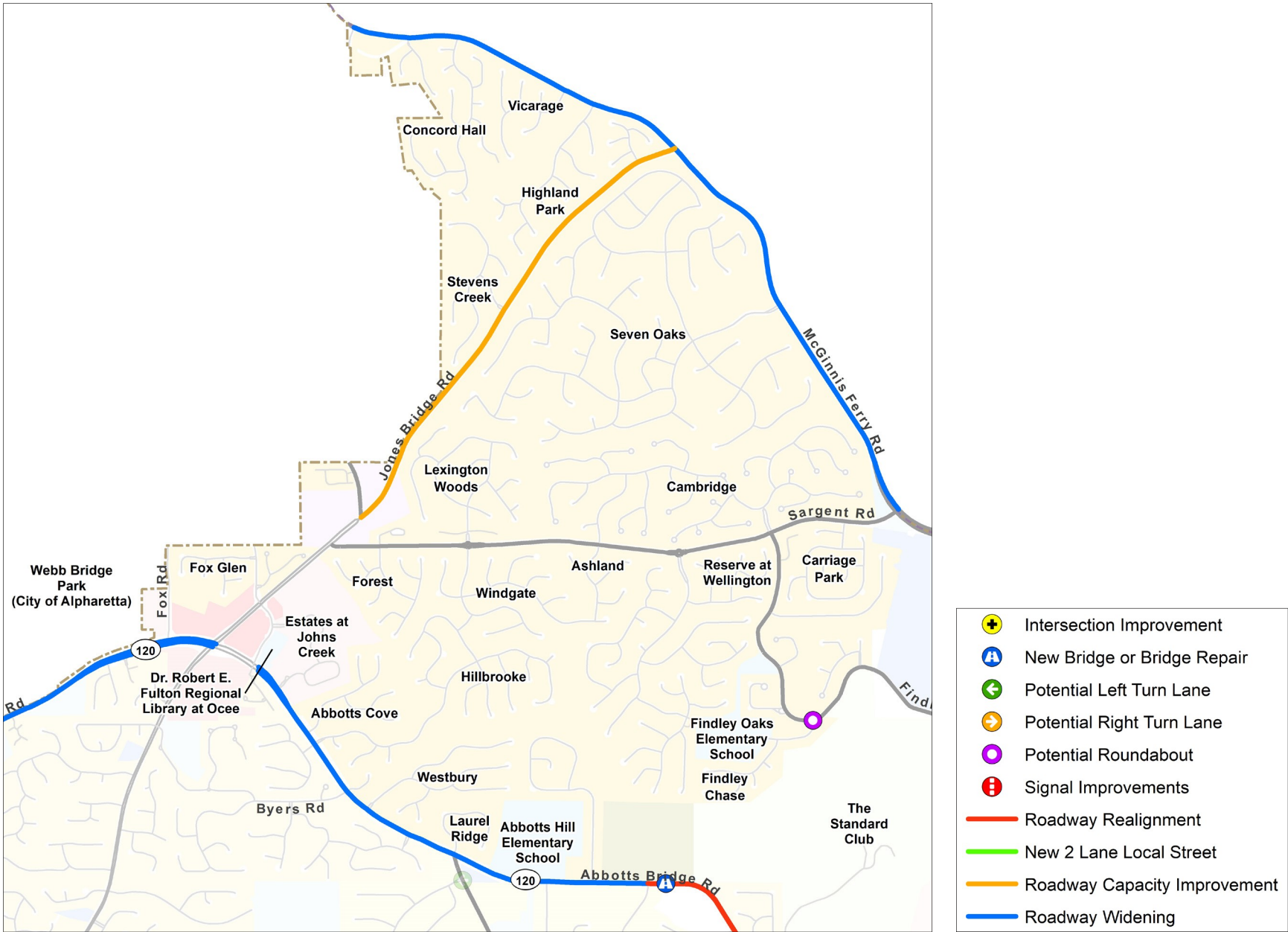


In addition, Fulton County's Transportation Special Purpose Local Option Sales Tax (TSPLOST) program identified capacity improvements (which may include road widening) to Jones Bridge Road between McGinnis Ferry and Douglas Roads.

The Citizens Advisory Committee (CAC) suggests feasibility studies for the following transportation projects:

- Roundabout on Findley Road at the entrance to Findley Oaks Elementary School;
- Realign Douglas Road with Sargent Road where they intersect with Jones Bridge Road, to eliminate the current double traffic signal and awkward left turning lanes. Realignment may be possible by creating a new street through the Kroger parking lot, which is currently being used as a shortcut to avoid the traffic signal at Douglas and Jones Bridge Roads.





Map 34: Transportation Projects in Johns Creek North

SIDEWALKS AND TRAILS PROJECTS



Sidewalks and trails exist along sections of McGinnis Ferry, Jones Bridge, Abbotts Bridge, Sargent, and Findley Roads, but in general, the Johns Creek North Community Area lacks fully-connected sidewalks and trails that allow residents to walk/bike to neighborhood schools, shopping, and the Fulton County Library.

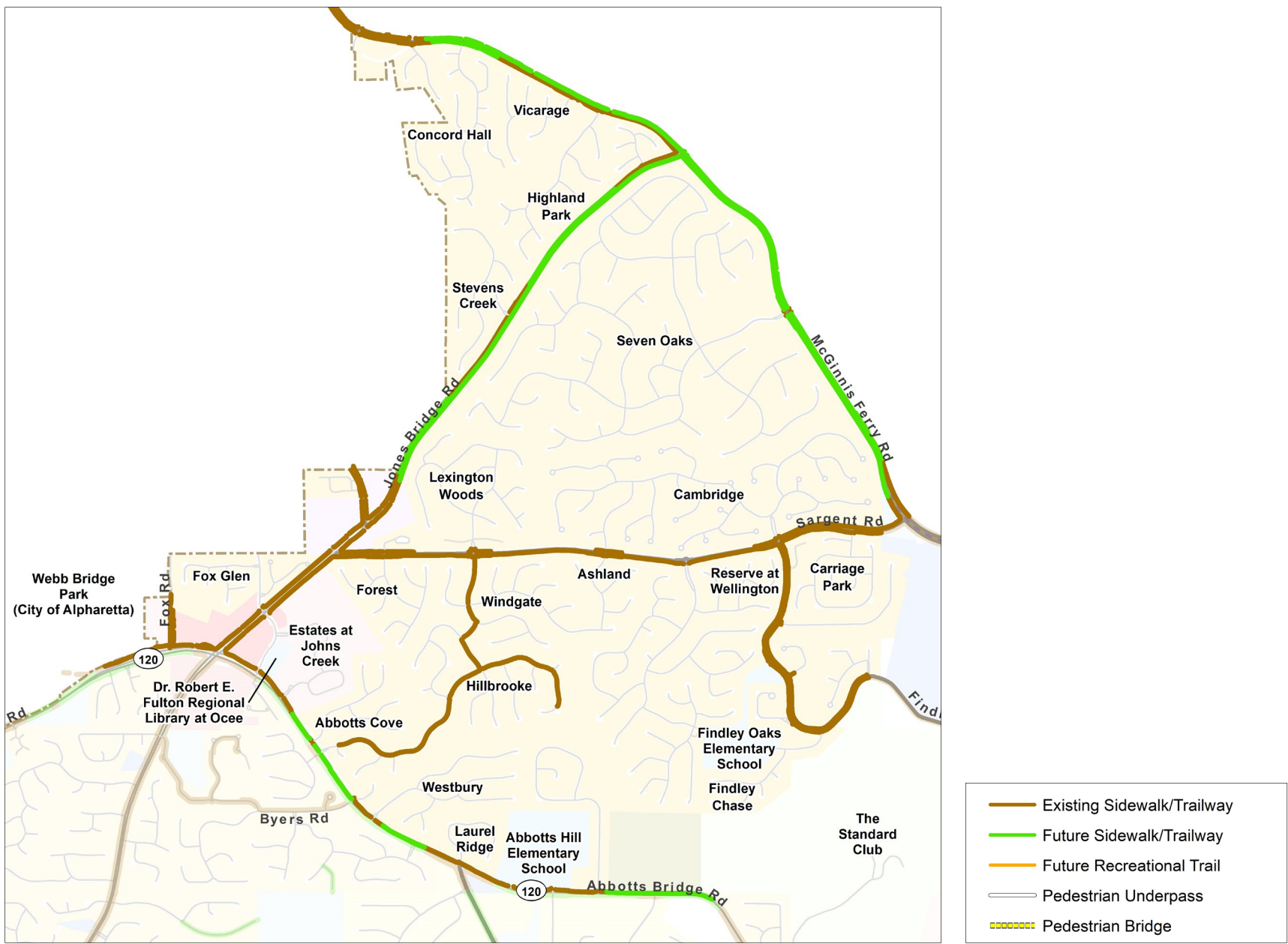
The City's current policy regarding the development of sidewalks and trails is to install them when major roadway improvements are done or to require their installation when new residential development is approved. Most sidewalks and trails in the City are located at the back of the roadway curb and provide limited safety to pedestrians. New streetscape standards should require landscaping to separate vehicles from pedestrians walking on trails. A rule of thumb is: five feet of separation for roadways with a 35 mile/hour speed limit; ten feet of separation for roadways with a 45 mile/hour speed limit; and 20 feet of separation for roadways with a 55 mile/hour speed limit. Heavily traveled sidewalks and trails should be lighted for pedestrians.



Current concept designs for McGinnis Ferry Road call for ten-foot-wide trails through road widening projects currently funded through Fulton County's Transportation Special Purpose Local Option Sales Tax (TSPLOST) program, and in the case of Abbotts Bridge Road, roadway improvements with ten-foot-wide trails are underway by the Georgia Department of Transportation (GDOT).

The Citizens Advisory Committee (CAC) recommends preserving the residential character of the Johns Creek North Community by completing missing sections of sidewalks and trails along Jones Bridge Road to promote greater transportation options for local trips by walking, biking and the use of PTVs.





Map 35: Trail Projects in Johns Creek North