July 13, 2026 | **CITY COUNCIL MEETING AGENDA** | **7:00 PM**

11360 Lakefield Drive
Johns Creek, GA 30097

www.JohnsCreekGA.gov

As set forth in the Americans with Disabilities Act of 1990, the City of Johns Creek will assist citizens with special needs given proper notice (7 working days) to participate in any open meetings of the City of Johns Creek. Please contact the City Clerk's Office via telephone (678-512-3212) or email at allison.tarpley@johnscreekga.gov should you need assistance.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. MAYOR'S OPENING REMARKS

E. MINUTES

E.1. ACTION ITEM - Consideration to Approve June 1, 2026 Work Session Summary and Council Meeting Minutes, and June 15, 2026 Retreat Summary
Work Session Summary
Council Meeting Minutes
Retreat Report

F. APPROVAL OF MEETING AGENDA

G. CONSENT AGENDA

G.1. ACTION ITEM - Consideration to Approve a Lease Agreement with Land Baron Properties, LLC for a Portion of the Abandoned Old Wilson Road Right-of-Way
Agenda Report
Lease Agreement

H. PRESENTATIONS

H.1. Georgia Chapter of the American Water Resources Associationâ€™s Innovative Stormwater Project of the Year
H.2. Georgia Chapter of the American Public Works Associationâ€™s Project of the Year

I. PUBLIC COMMENT Public Comment speakers are limited to 3 minutes per speaker for a total of 30 minutes. Those interested in providing public comment should submit a comment card to the City Clerk.

J. REPORTS

J.1. Managers Monthly Report - May 2026
Manager's Report May 2026

FY2026 May Monthly Financial Report
Strategic Priorities Update June

K. ANNOUNCEMENTS

L. OLD BUSINESS

M. NEW BUSINESS

M.1. O2026-07-11 - PUBLIC HEARING and Consideration of a Zoning Text Amendment for A-26-002 to Amend Section 4.12 Home Occupation to Prohibit Uses Incompatible with Residential Properties
Agenda Report
Attachment 1 - Home Occupation Ordinance (Redline Version)
Attachment 2 - Proposed Home Occupation Ordinance

M.2. O2026-07-12 - PUBLIC HEARING and Consideration of a Zoning Text Amendment for A-26-004 to Amend Articles III and XIX to establish definitions for Advanced Air Mobility (AAM) and related terminology, including electric vertical takeoff and landing (eVTOL) aircraft and vertiports, and to allow vertiports as a special use in specified zoning districts
Agenda Report
Proposed Vertiport Ordinance

M.3. RC-26-0001 - PUBLIC HEARING and Consideration to Issue a Metropolitan River Protection Act Certificate to 10555 Embry Farm Road to proceed with development of a single-family residential neighborhood within the Chattahoochee River Corridor
Agenda Report
Attachment 1 - MRPA Certificate Application
Attachment 2 - Site Plan
Attachment 3 - ARC Review Findings

M.4. RC-26-0002 - PUBLIC HEARING and Consideration to Issue a Metropolitan River Protection Act Certificate to construct a covered porch and deck and extend a bathroom within an existing single-family residence located at 9355 Riverclub Parkway within the Chattahoochee River Corridor
Agenda Report
Attachment 1 - MRPA Certificate Application
Attachment 2 - Site Plan
Attachment 3 - ARC Review Findings

M.5. R2026-07-11 - Consideration of a Resolution to Appoint Members to the North Fulton Comprehensive Transportation Plan Committee
Resolution

M.6. ACTION ITEM - Consideration to Name the Amphitheater at Newtown Park
Agenda Report

N. OTHER BUSINESS

O. PUBLIC COMMENT Public Comment speakers are limited to 3 minutes per speaker without limit on the time for public comment. Those interested in providing public comment should submit a comment card to the City Clerk.

P. MAYOR'S COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

CITY OF JOHNS CREEK
WORK SESSION SUMMARY
June 1, 2026 at 5:00 PM
11360 Lakefield Drive, Johns Creek, GA 30097

The City of Johns Creek Mayor and Council held a Work Session on Monday, June 1, 2026 at 5:00 PM at City Hall, located at 11360 Lakefield Drive in Johns Creek, Georgia 30097. In attendance were Council Members D. Tunki, S. Skinner, C. Coughlin, L. DiBiase, and E. Elwood. B. Erramilli present via teleconference. Mayor Bradberry presided.

STAFF PRESENT: City Manager Kimberly Greer, Assistant City Manager Kay Love, Assistant City Manager Chris Haggard, City Attorney Angela Couch, Public Works Director Brian O'Connor, Community Development Director Ben Song, Assistant City Clerk Jacob Dooley, and City Clerk Allison Tarpley.

Mayor Bradberry called the meeting to order and led the Pledge of Allegiance.

ON-GOING PROJECTS

Assistant City Manager Haggard sought Council's direction regarding **E-Bikes and Electric Scooters in Parks**, noting that the incorrect State Code was referenced in the Agenda Report, but that it would not affect the discussion and options presented for consideration. He noted that Council recently updated the code regarding e-bike usage on sidewalks, but park use was not specifically addressed. Because of this, Public Safety has noted increased usage in parks but are unable to address issues because of code constraints. Five options aimed at regulating e-bike and electric scooters in parks were presented; prohibit use entirely, allow use on sidewalks and trails, allow use only in certain areas, allow use only during certain times, and to allow via a permit-based system requiring registration. Council held discussion on restricting e-bikes and electric scooters but allowing non-motorized bikes on trails, creating designated trails and parking lots to store e-bikes and electric scooters while visiting the parks, and adding signage that dictates speed limits and appropriate areas of use. Council was in consensus not to allow e-bikes or electric scooters within City parks, with the exception of parking in designated areas. Staff will draft ordinance amendments and return to a future Council Meeting for Council's review and consideration.

Public Works Director O'Connor provided three **Landscaping / Tree Replanting Policy Options** for Council's consideration; to work within the right-of-way and replant after construction, acquire additional land and replant after construction, and acquire additional land and replant during construction. Director O'Connor shared that costs would increase depending upon specific site conditions, with the expectation of an additional 1% to 5% for staff's preferred option, to work within right-of-way with planting after construction. The remaining options, including the additional costs for right-of-way, are an estimated 5% to 10% increase. Council discussed needing flexibility on both the staff preferred option and the option of acquiring additional land with replanting occurring after construction, as the path chosen by Council would

be specific to location and project. Council also discussed including landscape concept design before construction. Director O'Connor clarified that currently landscaping is replanted after construction, and overviewed current replanting projects in the City. Council reached consensus directing staff to explore alternatives that would provide flexibility either to work within the project's required right-of-way, or to acquire additional land for landscape and buffer replacement, depending on the specific transportation project. Council was also in consensus for staff to incorporate landscaping design plans at the front-end of projects so they can preview. Staff will prepare a draft policy for review at an upcoming Council Meeting.

Public Works Director O'Connor presented a draft **Multi-Modal Policy** with scoring criteria for Council's review, noting the intent of the policy would create continuous connected corridors that would support various forms of transport. Director O'Connor expressed to Council that the Multi-Modal Policy does not have financial impacts but would prioritize future projects and inform staff requests for funding in the Capital Improvement Program (CIP) and annual budget process. Council reviewed the list of projects as presented and discussed combining the Multi-Modal Policy with the Sidewalk Policy into a single comprehensive scoring matrix for all projects, rather than separate. Council also briefly discussed methods on widening existing sidewalks, focusing on concrete depth requirements and considerations on when to utilize the existing concrete when widening. Assistant City Manager Haggard clarified that deciding to replace or use existing concrete sidwalks to meet the minimum multi-modal width is taken on a case-by-case basis, with the recommendation coming from Public Works. Council reached consensus for staff to explore ways to combine the Multi-Modal Policy with the Sidewalk Policy. Staff will explore further and return to a future Work Session with options for Council's continued discussion.

Community Development Director Song presented a revised **Review of Home Occupation Regulations and Prohibited Uses** for Council's feedback before the July 13th Public Hearing. Director Song stated that the revisions included in the draft were based upon feedback received from Mayor and Council during the April 20th Public Hearing. Council held discussion regarding hobbies as business, transporting goods created by home occupations, and Assistant City Manager Love clarified what the City deems a hobby versus a business, with $20K and below in profits being the threshold that is exempt from business occupation taxes with the City. Council discussed secondary entrances for home businesses, limitations of use, animal care and grooming restrictions, automative detailing, massage restrictions, and nuisance definition. Council was in consensus to remove the restriction on accessory buildings and structures used for home occupations, remove the restriction of automotive detailing, include additional wording clarifying prohibited use as on-site retail or wholesale shops, and adding the clarification that the transporting of goods created by the home occupation by commercial truck is prohibited. Staff will incorporate Council's feedback for the Public Hearing at the July 13th Council Meeting.

COUNCIL INITIATIVES

Mayor Bradberry briefly presented his item, **Decision on Status of Asset Name**, providing that the name for the Burkhalter Amphitheater at Newtown Park was never officially actioned on by the City Council. He encouraged Council to consider bringing the issue of renaming before the Arts, Cultural, and Entertainment Committee for feedback. Mayor Bradberry explained that Mr. Burkhalter, after discussion, was in agreeance with exploring renaming options. Council

discussed naming rights for businesses as a revenue source, familiarity of the community with the current name, and the adopted Naming Policy. Council held concerns regarding the current amphitheater name not conforming to the adopted Naming Policy, and City Attorney Couch clarified that the policy sets guidelines but is not binding. Council was in consensus for the Arts, Cultural, and Entertainment Committee to review options for renaming, and for staff to consolidate feedback received and present at a future Council Meeting for consideration.

ROUTINE BUSINESS (NON-DISCUSSION)

Jail IGA with Forsyth County and Bonding Requirements Ordinance Update and Resurfacing and Patching – Annual Contract Award.

ADJOURNMENT – There being no further items on the agenda, Mayor Bradberry adjourned the Work Session.

Approved:

_____
John Bradberry, Mayor

Attest:

_____
Allison Tarpley, City Clerk

CITY OF JOHNS CREEK
COUNCIL MEETING MINUTES
June 1, 2026 at 7:00 PM
11360 Lakefield Drive, Johns Creek, GA 30097

A) CALL TO ORDER

B) ROLL CALL

PRESENT: John Bradberry, Dilip Tunki, Stacy Skinner, Larry DiBiase, and Erin Elwood. Bob Erramilli via Teleconference.

STAFF PRESENT: City Manager Kimberly Greer, Assistant City Manager Kay Love, Assistant City Manager Chris Haggard, City Attorney Angela Couch, Police Chief Mark Mitchell, Public Works Director Brian O'Connor, Assistant City Clerk Jacob Dooley, and City Clerk Allison Tarpley.

C) PLEDGE OF ALLEGIANCE – Led by Girl Scout Stuti Mohan from Troop 14457

D) MAYOR'S OPENING REMARKS

Mayor Bradberry encouraged residents to attend the Summer Concert Series taking place at Newtown Park and The Boardwalk at Town Center, remarked on the Soccer Watch Party beginning on June 12th, Juneteenth Event at Newtown Park on June 20th, and the America 250 Event on July 3rd at The Boardwalk at Town Center.

E) MINUTES

E.1. ACTION ITEM: Consideration to Approve May 11, 2026 Work Session Summary and Council Meeting Minutes.

There was a motion to approve the meeting minutes as presented.

MOTION: Erin Elwood
SECOND: Larry DiBiase
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

F) APPROVAL OF MEETING AGENDA

There was a motion to amend the meeting agenda, moving item G.1. O2026-06-09 - Consideration to Approve an Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures from the Consent Agenda to New Business.

MOTION: Bob Erramilli
SECOND: Chris Coughlin
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

G) CONSENT AGENDA

G.1. O2026-06-09 - Consideration to Approve an Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures (Removed from Consent Agenda and Added to New Business)

G.2. R2026-06-10 - Consideration to Approve a Resolution of Support for Grant Funding Applications for Previously Authorized Transportation Projects through the Atlanta Regional Commission's 2026 Transportation Improvement Program

G.3. ACTION ITEM - Consideration to Approve an Engineering Contract with Barge Design Solutions in the Amount of $143,312 for the Medlock Bridge Road Trail Project

G.4. ACTION ITEM - Consideration to Approve a Project Framework Agreement with the Georgia Department of Transportation to Accept Federal Transportation Alternative Funds for Engineering of the Medlock Bridge Road Trail Project

There was a motion to approve the consent agenda as amended.

MOTION: Chris Coughlin
SECOND: Dilip Tunki
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

H) PRESENTATIONS

H.1. Quarterly Scout Recognition – Girl Scout Gold Award Recipient Stuti Mohan recognized by Mayor Bradberry.

I) PUBLIC COMMENT – No public comment given.

J) REPORTS

J.1. Manager's Monthly Report

City Manager Greer highlighted accomplishments for the month of April, noting the Easter Bunny Hop event, Park Place and The Arts Center event involvement, highlighted the Emergency Medical Regional Oversight Committee (EMROC) meeting, the Medley phase two groundbreaking with the planned opening of Trader Joe's, and Boehringer Ingelheim's ribbon cutting scheduled for August 2026. City Manager Greer remarked on completed projects within the parks and briefly shared road construction project updates.

Council remarked on the success of Keep North Fulton Beautiful's Bulky Recycling Event at City Hall, developmental activities within the Police and Fire Departments, and financial report components to be discussed in greater detail at the upcoming Council Retreat. Council also recognized City staff for their efforts on completing projects around the City.

K) ANNOUNCEMENTS - City Clerk Tarpley noted upcoming meetings. Mayor Bradberry reiterated Johns Creek's Best Places to Live ranking of #5 in the Country and #1 in Georgia as ranked by U.S. News and World Report.

L) OLD BUSINESS – No old business items to consider.

M) NEW BUSINESS

M.1. O2026-06-10 – Consideration to Approve an Ordinance Amending Chapter 26 – Municipal Court, Article III. Bail, Regarding Bonding Requirements

Police Chief Mitchell briefly shared that the amendment to the bonding requirements is in conjunction with the Forsyth County Jail intergovernmental agreement on the agenda, and that this amendment would allow Forsyth County bonding companies to operate within the City of Johns Creek.

Council briefly thanked Chief Mitchell for his efforts relating to the jail agreement.

There was a motion to approve O2026-06-10 – Ordinance Amending Chapter 26 – Municipal Court, Article III. Bail, Regarding Bonding Requirements as presented.

MOTION: Dilip Tunki
SECOND: Chris Coughlin
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

M.2. ACTION ITEM – Consideration to Approve an Intergovernmental Agreement with Forsyth County for Use of the Jail

Police Chief Mitchell noted the agreement was for the use of the jail facilities, beginning July 1, with the Forsyth County Sheriff's Office.

There was a motion to approve ACTION ITEM – Intergovernmental Agreement with Forsyth County for Use of the Jail with the general substantive terms set forth in the Intergovernmental Agreement attached in the Agenda in a final form to be approved by the City Attorney.

MOTION: Erin Elwood
SECOND: Stacy Skinner

Council thanked Chief Mitchell for the collaboration with the Forsyth County Sheriff's Office.

AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

M.3. ACTION ITEM – Consideration to Approve a Construction Contract in the Amount of $1,522,563 with Allied Paving Contractors, Inc. for 2026 Main Roads Resurfacing and Patching, and a Construction, Engineering, and Inspection (CEI) Task Order in the Amount of $77,140 with Lowe Engineering, Inc.

Public Works Director O'Connor highlighted that the two main roads in the proposed contract are McGinnis Ferry Road, from Johns Creek Parkway to Saint Marlo subdivision, and Belcrest Drive and Buice Road, between Jones Bridge Road and Old Alabama Road. Patching is planned for Johns Creek Parkway, Technology Circle, Bell Road, Falls Road, and Timber Road. Director O'Connor shared that the total recommended expenditure for the contract and the task order is within the allocated $1.6M in the FY2026 Budget.

There was a motion to approve ACTION ITEM – Construction Contract in the Amount of $1,522,563 with Allied Paving Contractors, Inc. for 2026 Main Roads Resurfacing and Patching, and a Construction, Engineering, and Inspection (CEI) Task Order in the Amount of $77,140 with Lowe Engineering, Inc. as presented.

MOTION: Chris Couglin
SECOND: Larry DiBiase
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

G.1. O2026-06-09 – Consideration to Approve an Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures (Removed from Consent Agenda)

There was a motion to approve G.1. O2026-06-09 - Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures with a change in the language to reject the findings and recommendations by a supermajority, and either dismiss the complaint or to conduct its own hearing in accordance with Section 2-265.

MOTION: Bob Erramilli
SECOND: Stacy Skinner

Council requested there not be an additional presentation and held discussion over the number of members needed for a supermajority. City Attorney Couch clarified that the ordinance wording could read that a majority of those present forming a quorum plus one, could define a supermajority in the event there are vacant seats on Council. Council also discussed supermajority needed for removal of a Council Member due to an ethics violation, to which City Attorney Couch clarified that the revisions as presented state that the hearing officer's recommendation may be accepted by the majority, but the actual removal must be a supermajority. Council also discussed political use of ethics complaints.

There was a motion to amend the main motion to approve G.1. O2026-06-09 - Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures amending Subsection 2-266 (a) (3), by a supermajority, reject the findings and recommendations, and either dismiss the complaint or conduct its own hearing in accordance with Section 2-265 hereof. Upon the completion of such hearing, the findings and recommendations of the Mayor and Council shall be binding. Also, to amend Subsection 4. If the hearing officer's recommendation is to initiate removal proceedings, then that recommendation may be accepted by a supermajority of City Council.

MOTION TO AMEND THE MAIN MOTION: Larry DiBiase
Amended motion failed due to lack of second.

AYES: Stacy Skinner, Bob Erramilli, and Larry DiBiase.
NAYS: John Bradberry, Dilip Tunki Chris Coughlin, and Erin Elwood.
Main Motion failed 3-4.

There was a motion to approve O2026-06-09 - Ordinance Amending Article IX, Code of Ethics, to Chapter 2, Administration, Concerning Ethics Complaint Procedures as presented.

MOTION: Chris Coughlin
SECOND: Erin Elwood

Council discussed providing due diligence to such proposed changes and the current use of simple majority of important decisions.

AYES: John Bradberry, Dilip Tunki, Chris Coughlin, and Erin Elwood.

NAYS: Stacy Skinner, Bob Erramilli, and Larry DiBiase.
Motion carried 4-3.

N) OTHER BUSINESS – No other business items to consider.

O) PUBLIC COMMENT – No additional public comment.

P) MAYOR'S COMMENTS

Mayor Bradberry thanked those that attended tonight's meeting and expressed appreciation for Council's debate.

Q) EXECUTIVE SESSION

There was a motion made to adjourn to Executive Session for land, legal, or personnel matters.

MOTION: Chris Coughlin
SECOND: Dilip Tunki
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

Council departed the Dais to hold Executive Session. Upon reentry, there was a motion made to adjourn from Executive Session.

MOTION: Stacy Skinner
SECOND: Dilip Tunki
AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

Mayor Bradberry noted that one personnel, two legal, and five land items were discussed.

There was a motion to amend the Agenda to add the following items: ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with the Estate of Mildred Marion Moore for Property located at 9110 Medlock Bridge Road, 5.77 acres for $2,000,000.00, ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with William George Verner, SR. and David Howard Verner for Property located at 8940 Medlock Bridge Road, 4.38 acres for $800,000.00, and ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with H Farm, LLC for Property located at 10275 Jones Bridge Road, 15.38 acres for $5,800,000.00

MOTION: Chris Coughlin
SECOND: Erin Elwood

AYES: John Bradberry, Dilip Tunki, Stacy Skinner, Bob Erramilli, Chris Coughlin, Larry DiBiase, and Erin Elwood.
NAYS: None
Motion carried 7-0.

ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with the Estate of Mildred Marion Moore for Property located at 9110 Medlock Bridge Road, 5.77 acres for $2,000,000.00 (Added Agenda Item)

There was a motion to approve ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with the Estate of Mildred Marion Moore for Property located at 9110 Medlock Bridge Road, 5.77 acres for $2,000,000.00 as presented.

MOTION: Erin Elwood
SECOND: Dilip Tunki

Council briefly remarked on the historical aspect of the property and the opportunity it would be for the City.

AYES: John Bradberry, Dilip Tunki, Chris Coughlin, and Erin Elwood.
NAYS: Stacy Skinner, Bob Erramilli, and Larry DiBiase.
Motion carried 4-3.

ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with William George Verner, SR. and David Howard Verner for Property located at 8940 Medlock Bridge Road, 4.38 acres for $800,000.00 (Added Agenda Item)

There was a motion to approve ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with William George Verner, SR. and David Howard Verner for Property located at 8940 Medlock Bridge Road, 4.38 acres for $800,000.00 as presented.

MOTION: Erin Elwood
SECOND: Chris Coughlin

Council provided an overview of the location of the lot in comparison to the 9110 Medlock Bridge Road property.

AYES: John Bradberry, Dilip Tunki, Chris Coughlin, and Erin Elwood.
NAYS: Stacy Skinner, Bob Erramilli, and Larry DiBiase.
Motion carried 4-3.

ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with H Farm, LLC for Property located at 10275 Jones Bridge Road, 15.38 acres for $5,800,000.00 (Added Agenda Item)

There was a motion to approve ACTION ITEM - Consideration to Authorize the City to Enter into a Purchase and Sale Agreement with H Farm, LLC for Property located at 10275 Jones Bridge Road, 15.38 acres for $5,800,000.00 as presented.

MOTION: Erin Elwood
SECOND: Dilip Tunki

Council shared this property would allow for capital improvements for residents and remarked on the central location in the City. Council Members Erramilli and DiBiase shared they would not support the motion due to wanting to focus priorities on properties already owned by the City.

AYES: John Bradberry, Dilip Tunki, Chris Coughlin, and Erin Elwood.
NAYS: Stacy Skinner, Bob Erramilli, and Larry DiBiase.
Motion carried 4-3.

R) ADJOURN

There being no further business, the meeting was adjourned.

Approved: Attest:

_____ _____

John Bradberry, Mayor Allison Tarpley, City Clerk

2026 Council Mini Retreat

June 15, 2026
Lake Lanier Islands
Buford, Georgia

DRAFT

Council Members

John Bradberry	Mayor
Dilip Tunki	Post 1
Stacy Skinner	Post 2
Bob Erramilli	Post 3
Chris Coughlin	Post 4
Larry DiBiase	Post 5
Erin Elwood	Mayor Pro Tem / Post 6

City Staff

Kimberly Greer, City Manager / Facilitator
Allison Tarpley, City Clerk
Angela Couch, City Attorney
Kay Love, Assistant City Manager
Chris Haggard, Assistant City Manager
Pam Sutton, Manager of the Office of the Mayor

Call to Order

Mayor Bradberry called the retreat to order. All members of the Council were present with Councilmember Coughlin and Councilmember DiBiase participating virtually.

Retreat Mindset and Expectations for Success

City Manager Greer reviewed her role as facilitator, and each member of the Council shared his or her expectations for retreat success.

Executive Session

Councilmember Erramilli motioned, with a second by Councilmember Tunki, to enter an Executive Session for the purposes of discussion of land, legal, or personnel matters. The Council voted unanimously in favor.

Executive Session was held.

Councilmember Tunki motioned, with a second by Councilmember Erramilli, to adjourn from the Executive Session. The Council voted unanimously in favor.

Mayor Bradberry reported that the Council discussed one real estate matter.

ACTION ITEM: Real Estate Agreement with McDonald Land Holdings, LLC

Mayor Pro Tem Elwood, with a second by Councilmember Tunki motioned to approve the Real Estate Agreement with McDonald Land Holdings, LLC for 5.86 acres at 11555 Medlock Bridge Road for $8.58M. The Council voted in favor by a vote of 4-3 with Councilmembers DiBiase, Skinner, and Erramilli in opposition to the motion.

Review of Accomplishments: 2026 Highlights / Progress

The Council reviewed accomplishments since January to advance the five strategic priorities.

★ **Arts and Culture**

To support arts and culture, the City hosted an MLK Jr. Unity Breakfast; received a final and conclusive report of the ground penetrating radar work conducted at Macedonia cemetery; installed public art markers; hosted a Battle of the Bands; kicked off the summer concert series; conducted several successful cultural events including Lunar New Year, Daffodil Days, and International Festival; installed "JC Paws" public art sculptures at Fire Station #63; continued the public art gallery quarterly rotations in partnership with the Arts Center; and entered a Purchase and Sale Agreement for two historic properties.

★ **Public Safety**

To maintain leading levels of public safety, the City celebrated the grand opening of the new Fire Station #63 / Police South Substation; the Police and Fire Departments have conducted community engagement programs including the Drug Take Back Day with One Johns Creek, Boot Drive supporting autism research, the Public Safety Foundation Chili Cookoff, Career Fairs, and the Citizen's Public Safety Academy. Both Fire and Police Departments have on-boarded new members and more of existing fire personnel have completed paramedic training. Between Police and Fire, almost 100 members of our team leaned into the public safety specific health screening called HeartStart which uses a blood screening to detect early warning signs for heart disease and metabolic dysfunction which are typically missed by traditional screenings. The other first responding partners at ChatComm (9-1-1 call-taking and dispatching) and AMR (ambulance services) have met or exceeded the contract metrics for service every month this year. The regional drug task force has been busy keeping drugs off the streets and municipal court has hosted a successful amnesty program clearing old cases.

★ **Economic Development**

To advance the City's economic development efforts is the year, the City has brought the community's vision for Town Center to life in the grand opening of The Boardwalk at Town Center on May 8 and has hosted multiple successful events since. Medley, the $560M-mixed-use development in Town Center, likewise remains on track for phase I grand opening in October, and this spring, the Council helped with the ceremonial groundbreaking for Phase II this spring. Other highlights in the first six months of the year include business openings, staff presentations to numerous groups, and visits to businesses. Additionally, both the Council and staff have supported the Johns Creek Chamber of Commerce by attending their events.

★ **Recreation and Parks**

To further the parks system and recreational programming, the City has activated the Boardwalk at Town Center with the Easter Bunny Hop, Touch a Truck event, and movie and soccer watch party. Park improvement projects have been conducted across the park system including the Newtown Park basketball court renovation, The Wall That Heals Plaza expansion, Shakerag Park cricket batting renovation, addition of Ocee Park safety netting, Newtown Park ballfield leveling, and Autrey Mill tree planting and drainage improvements.

★ **Transportation / Connectivity**

To continue to improve connectivity and enhance the transportation network throughout the City, the first six months of 2026 have included several notable construction projects. Abbotts Bridge is under construction between Medlock and Parsons, the intersection of Barnwell at Niblick and the trail up to North Peak is under construction, Buice Road Bridge replacement is on-going, the Johns Creek Parkway signalized intersection at East Johns Crossing is taking shape as is the roundabout at Johns Creek Parkway's northern intersection with Lakefield Drive, Jones at Sargent and Douglas intersection improvements are underway, McGinnis Ferry is under construction between Sargent Road and the City limits, the Town Center pedestrian tunnel is wrapping up construction, and ground was broken for the roundabout at Nesbit and Colony Club. The City has also made several smaller but still meaningful ADA ramp improvements, curb and gutter repairs, storm clean-up, sidewalk repairs, and striping improvements.

Each Councilmember shared an achievement or progress thus far of which they were proud.

Preview of Upcoming Efforts

To continue advancing the Council's five strategic priorities for the balance of 2026, the Council reviewed the upcoming efforts for each priority.

★ **Arts and Culture**

To advance arts and culture during the rest of 2026, the Council will consider Tourism Product Development Projects including the brainstormed suggestions from the

Convention and Visitors Bureau as part of the FY2027 Budget process. Upcoming cultural events include the Juneteenth celebration, a pair of summer concerts, the Diwali Marketplace, the Literary Fair, and Johns Creek Arts on the Boardwalk. The public art commissioned for the Boardwalk ("Fluostrata") is on schedule for installation in November. Also this fall, staff anticipates requesting feedback from the Arts, Culture, and Entertainment Committee and then Council consideration of a Public Art Master Plan to set the locations and strategy for future public art installations.

★ **Public Safety**

To maintain leading levels of public safety, highlights for the second half of the year include expanding emergency pre-emption technology (now successfully installed and tested in Fire Engine #61 along the Medlock Bridge Road corridor) to the rest of the City's traffic signal system and fire apparatus, allowing them to turn the traffic signals green to reduce response times even further. In July, the City will begin using the Forsyth County Jail for municipal and misdemeanor offense detention. Both Police and Fire have major training planned for the balance of the year, including the Annual Live Fire Training, the Police Department's Annual Physical Fitness Challenge, and a joint public safety effort for Emotional Intelligence Leadership Training. The Fire Department is leading the City's participation in the Multi-Jurisdictional Hazard Mitigation Planning with Fulton County and the surrounding cities. And the FY2027 Budget provides several opportunities for investment in Police and Fire operations, equipment, enhancements, and vehicle and apparatus replacements.

★ **Economic Development**

To advance the City's economic development efforts, the in-person business visits to connect with our small business owners (Biz Blitz) program continues, as well as the sharing of the Johns Creek story at key gatherings and conferences. The City continues to support the Chamber of Commerce for the State of the Chamber Event (August 5, 2026) as well as their Quarterly Board Meetings and plethora of events. Staff continues to conduct quarterly engagement with the Town Center businesses in roundtable fashion and is preparing for JC 10 (gathering of our ten largest employers). The economic development highlight of the fall will be Medley's Grand Opening on October 29, 2026.

★ **Recreation and Parks**

In Recreation and Parks, the second half of the year includes the largest special events, including America 250, movies in the park, Pup-a-Palooza, Patriot Day, Trunk-or-Treat, and Honoring our Veterans. The improvement projects across the park system include the Autrey Mill Animal Habitat Improvement project, the Ocee Park Tennis Court renovation, the Newtown Park Clubhouse Expansion, the Ocee Park Turf Field Installation on Lang Field (in partnership with OPAA), and the fall daffodil planting in Cauley Creek Park along the trail in partnership with Johns Creek Beautification.

DRAFT

★ **Transportation / Connectivity**

To continue to improve connectivity and the transportation network throughout the City, the second half of 2026 will include four ribbon cuttings: (1) the Buice Road Bridge Replacement, (2) Johns Creek Parkway Corridor Improvements, (3) Jones Bridge at Sargent and Douglas Improvements, and (4) the Town Center Pedestrian Tunnel. Construction will continue throughout the balance of 2026 on Abbotts Bridge (Parsons to Medlock), Barnwell Road at Niblick and Barnwell Trail, McGinnis Ferry (Sargent to Douglas), and Nesbit at Colony Club roundabout.

Each Councilmember added to the discussion by highlighting a discussion or issue they were most excited about advancing in the second half of 2026.

Rapid Response Issues

Assistant City Manager Haggard presented two issues for quick direction from the Council.

Bike Rental Program – as the Council previously decided to use the FY2026 Tourism Product Development funds to establish a Bike Rental Program in Town Center, staff has been exploring different options for implementation. The most feasible alternative appears to be working with a company that will install the bike racks, provide the bikes, and run the rental program. The annual cost is $12K per station. Each station would have eight bike slots and come with five rental bikes, allowing room for bikes to move between stations. However, the company requires a minimum of five stations. Our neighboring City of Alpharetta is looking to work with the same company and has expressed willingness to partner with Johns Creek. The Council discussed and supported staff continuing the conversation with Alpharetta to see if an IGA could facilitate a partnership to allow Johns Creek to start with fewer than five stations as a pilot.

Amphitheater Renaming – as requested by Council, the Arts, Culture, and Entertainment Committee considered the naming of the Amphitheater at Newtown Park. The committee suggested three potential names to recommend to Council: (1) Heroes Amphitheater, (2) Founders Amphitheater, and (3) Freedom Amphitheater. Council discussed the three suggestions and the possibility of just calling the Amphitheater "Newtown Amphitheater." Ultimately, Council expressed appreciation for ACE's work, determined the issue did not need further Work Session, and reached consensus to take up the issue to rename the Amphitheater at the next Council Meeting.

City Finances

Assistant City Manager Love presented three items related to the City's finances: (1) FY2026 Millage Rate, (2) FY2027 Budget Process, and (3) Financial Reports and Dashboard.

FY2026 Millage Rate – on an annual basis, the Council must establish a millage rate for the City's portion of property taxes. The current millage rate of 3.492 was set on July 28, 2025 and used for the FY2025 property tax billings. The FY2026 millage rate must be set before the early August deadline imposed by Fulton County (which handles the billing of property taxes for Johns Creek). Mrs. Love reviewed the City's current millage rate in comparison to the other cities of Fulton County and the millage rate since incorporation, noting it is the lowest rate in Fulton County and the lowest millage rate Johns Creek has ever had. Mrs. Love confirmed that the rate advertised sets the ceiling for the rate that can be adopted following the Public Hearing process and that the verbiage in the advertisement is set by State Law.

Council reached consensus to advertise the current millage rate of 3.492 and asked that staff run a secondary advertisement to explain that the advertised rate sets the ceiling on the rate that can be adopted following the Public Hearing process, but is not a guarantee that the Council intends to adopt that rate.

FY2027 Budget Process – the City's fiscal year runs from October 1 – September 30. Prior to the start of the new fiscal year, the Council must adopt a budget for the coming year. As prescribed by the Charter, the staff prepares the budget and provides it to the Mayor. The Mayor reviews, adjusts, and presents his proposed Budget to Council for review and finalization. The Mayor has received the draft FY2027 Budget from staff and is in the midst of his review. The Mayor will present the proposed FY2027 Budget to the Council at the July 13, 2026 Work Session.

Mrs. Love reviewed the review process for the FY2027 Budget, noting the addition of scheduled small group meetings with Department Heads, providing Councilmembers the opportunity to ask questions directly of the subject matter experts following the Mayor's presentation of the proposed Budget and before the Council takes up the Budget for discussion in Work Session on July 27, August 10, and August 24. The first Public Hearing on the FY2027 Budget will be advertised for July 27 as part of the Council Meeting. The second Public Hearing will be held as part of the consideration for adoption at the September 14, 2026 Council Meeting.

The Council expressed appreciation for the formalization of the small group meetings to provide structure and a means for them to directly interact with Department Heads to better understand the requests from each department. Mrs. Love reminded the Council that no changes (reductions, additions, etc.) to the proposed Budget would be made as part of the small group meetings, and any requests from Council for the same would be made as part of the Work Session discussions of the Budget with the full Council present.

Financial Reports and Dashboard – the Council receives Monthly Financial reports summarizing the City's finances. Mrs. Love reviewed the components of the monthly financial reports and previewed the new software the staff is now using for the FY2027 Budget. Mrs. Love noted that staff plans to utilize the same software to improve the financial reporting by connecting to the budget and automating data pulls from the Enterprise Resource Planning system. Mrs. Love noted that once the system is built out, Councilmembers interested in drilling down into the details would be able to access such information from the dashboard without waiting on the monthly financial report publication. After answering questions from the Council, Mrs. Love confirmed the Council dashboard and updated monthly financial report will be implemented at the start of FY2027. Council was supportive of the improvement, noting that the software would allow staff to focus their time on the analysis of financial variance and trends.

Executive Session

Mayor Pro Tem Elwood motioned, with a second by Councilmember Tunki, to enter an Executive Session for the purposes of discussion of land, legal, or personnel matters. The Council voted unanimously in favor.

Executive Session was held.

Councilmember Coughlin motioned, with a second by Councilmember Skinner, to adjourn from the Executive Session. The Council voted unanimously in favor.

Mayor Bradberry reported that the Council discussed seven real estate matters.

Mini-Retreat Evaluation

The Council reviewed the mini-retreat success indicators set at the outset, concurred that the mini-retreat was a success, and each member completed a retreat evaluation.

Adjournment

There being no further business, Mayor Bradberry adjourned the meeting.

DRAFT

AGENDA REPORT

To: Honorable Mayor and City Council

From: Ben Song, Community Development Director
Brian O'Connor, Public Works Director

Agenda: July 13, 2026 – Council Meeting

Item: **Lease Agreement for a Portion of the Abandoned Old Wilson Road Right-of-Way**

Item Summary
Consideration to approve a lease agreement authorizing Land Baron Properties, LLC (dba Dermatology Center of Atlanta) to use a portion of the abandoned, City-owned right-of-way, Old Wilson Road for construction and use of a gravel parking lot, subject to the proposed lease agreement.

Background
In August 2007, the City abandoned Old Wilson Road but retained ownership of the underlying right-of-way. The first 80 feet of the right-of-way extending from Grove Point Road remains paved, and beyond that point, the right-of-way transitions to a dirt path continuing to a driveway off Medlock Bridge Road.

For several years, the Dermatology Center of Atlanta has sought to lease a portion of this right-of-way to construct a gravel parking lot adjacent to its facility for staff parking. In 2024, Council established the terms under which a lease would be considered: 1) The Dermatology Center of Atlanta must construct a 216-foot sidewalk connection for use by Johns Creek High School students; and 2) The resulting parking area must be made available for public parking during non-business hours.

Because a portion of the proposed gravel lot falls on property owned by the Fulton County Board of Education, the Council further directed the applicant to first obtain the Board's approval prior to the City executing the lease.

Update
This item was last discussed by Council on June 1, 2026. At that time, the Dermatology Center of Atlanta provided documentation of approval from the Fulton County Board of Education, satisfying the Council's prior condition and agreed to the lease terms as established by the Council in 2024. The proposed lease generates no direct cost to the City. The lease provides a public benefit at no cost to the City in the form of a new 216-foot sidewalk connection for student pedestrian safety along the Old Wilson Road right-of-way, as well as continued public access to the resulting parking area outside of the Dermatology Center's business hours.

Recommendation
Staff recommends approval of the lease agreement as presented with Land Baron Properties, LLC (dba Dermatology Center of Atlanta).

Next Steps
Following Council authorization, staff will coordinate execution of the lease agreement and then Land Baron Properties, LLC will have to submit for a land disturbance permit to construct the parking lot in compliance with the terms of the agreement.

Attachment
1. Lease Agreement

RIGHT OF WAY LEASE AGREEMENT
OLD WILSON ROAD

STATE OF GEORGIA
COUNTY OF FULTON

THIS LEASE AGREEMENT ("Lease") is made and entered into this _____ day of _____, 2026 by and between the CITY OF JOHNS CREEK, GEORGIA, a municipal corporation duly created pursuant to the laws of the State of Georgia (hereinafter referred to as "LESSOR"), and LAND BARON PROPERTIES, LLC, a Limited Liability Company organized pursuant to the laws of the State of Georgia (hereinafter referred to as "LESSEE");

WITNESSETH

WHEREAS, LESSOR has authority to lease right of way not presently needed for right of way purposes pursuant to O.C.G.A. § 32-7-5; and

WHEREAS, LESSEE has submitted a request to lease a portion of the property known as "Old Wilson Road"; and

WHEREAS, LESSEE owns the property adjoining the Premises ("Adjoining Property"); and

WHEREAS, LESSEE seeks to use the Premises to provide staff dedicated parking for the Dermatology Center of Atlanta as well as permit after hours and weekend parking by Johns Creek High School;

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PREMISES: LESSOR represents and warrants that LESSOR is the owner of that right of way known as Old Wilson Road. LESSOR does hereby rent and lease to LESSEE and LESSEE does hereby rent and lease from the LESSOR, upon the terms and conditions hereinafter set forth, that portion of Old Wilson Road right of way approximately 196 feet in length by 40 feet in width (containing 0.18 acres) as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (hereinafter referred to as the "Premises"). LESSEE shall have the exclusive use of the Premises throughout the term of this Lease, subject to the provisions of Section 4 below.

2. TERM OF LEASE: The term of this Lease shall be for one (1) year commencing on the date first above written ("Commencement Date") and terminating twelve months later, unless sooner terminated or extended as provided herein. If LESSEE does not obtain title to an approximately 0.095-acre parcel of land from Fulton County Board of Education, then LESSEE shall have the right to terminate this Lease by giving 15 days written notice to LESSOR whereupon this Lease shall end and neither party shall have further rights or obligations hereunder.

This Lease shall automatically renew for a one (1) year term at the expiration of the first one (1) year term and annually thereafter for one (1) year terms unless LESSEE gives written notice of termination to LESSOR at least thirty (30) days prior to the expiration of the then current one-year term.

3. TERMINATION: Notwithstanding any provision herein to the contrary, at any time following the 10th anniversary of the date of this Lease, LESSOR shall have the right to terminate this Lease upon one hundred twenty (120) days written notice to LESSEE. Upon termination, LESSEE shall surrender the Premises to LESSOR.

4. RENT: LESSEE agrees to pay LESSOR an annual rent of $1 for the use and occupancy of the Premises under this Lease, with the first payment due on the Commencement Date and annually thereafter on or before the anniversary of the Commencement Date. As further consideration, (i) during the term of this Lease, LESSEE agrees to make the Premises available, free of charge for public parking use (excluding overnight parking) during LESSEE's non-business hours in conjunction with a Johns Creek High School event or activity, and (ii) LESSEE shall construct a 216-foot sidewalk from the new parking area to provide a connection to the asphalt portion of Old Wilson Road as shown on Exhibit A. LESSEE's business hours are 7:00 A.M. – 6:00 P.M., Monday – Friday. LESSEE shall have the right to impose reasonable rules and regulations concerning the parking use of the Premises by others not in conflict with the provisions of this Lease.

5. USE OF PREMISES: Subject to the terms and provisions hereof, LESSEE shall continuously use and occupy the Premises solely for parking of passenger vehicles. Parking of commercial trucks, trailers, and/or commercial fleet vehicles shall be prohibited. Any proposed change in the use is subject to written approval of the LESSOR. LESSEE shall comply with all laws, ordinances, regulations and orders with respect to the Premises.

6. IMPROVEMENTS: LESSEE acknowledges that it is leasing the Premises "As Is" and that LESSOR has not made any representations or warranties. LESSEE may make, at its own cost and expense, such improvements, erections, additions and alterations as are necessary to use the Premises for a parking lot, subject to prior approval by LESSOR. LESSEE will also install, at its own cost and expense, a 216-foot long by four-foot wide concrete sidewalk, for the full length of the new parking area to provide a connection to existing driveway located at the western term inus

of Old Wilson Road as shown on Exhibit "A", subject to prior approval by LESSOR. All construction work and improvements must be done in conformity with the plans and specifications as approved by LESSOR. All improvements, erections, additions, or alterations installed or placed on the premises by LESSEE, whether permanently affixed thereto or otherwise, shall become the property of LESSOR, without compensation to LESSEE, at the end of the term of this Lease.

7. UTILITIES: LESSEE understands and agrees that LESSOR will not undertake to make any utilities physically available on the Premises. LESSEE is responsible for providing utilities to the Premises and LESSEE shall promptly and timely pay any bills regarding such utilities.

8. MAINTENANCE AND REPAIRS: LESSEE shall be responsible for providing and paying for all maintenance on the Premises. LESSEE shall, throughout the term of this Lease, at its expense, maintain the Premises in good order and repair.

9. INDEMNIFICATION: LESSEE shall indemnify, defend and hold harmless LESSOR against all lawsuits, demands, claims, losses, liabilities, judgments, liens, costs and expenses resulting from LESSEE's use or occupancy of the Premises. LESSEE shall promptly notify LESSOR of any claim asserted against LESSOR on account of any injury or claimed injury to persons or property and shall promptly deliver to LESSOR the original or true copy of any summons or other process, pleading or notice issued in any suit or other proceedings.

10. INSURANCE: LESSEE shall carry and maintain, at LESSEE's sole cost and expense, general liability insurance coverage with limits of not less than One Million Dollars ($1,000,000) for death or bodily injury to one or more persons in a single occurrence, and not less than Two Million Dollars ($2,000,000) aggregate general liability insurance. All liability insurance policies required herein shall be with companies licensed by the State of Georgia and shall be endorsed to include LESSOR as an additional insured. Lessee shall furnish Lessor with certificates of all coverage required herein and with copies of the required endorsements prior to the commencement of this Lease. LESSEE shall also provide proof of insurance at any time as requested by LESSOR.

11. ASSIGNMENT: LESSEE shall not assign this Lease or sublease the Premises or any part thereof or mortgage or pledge its interest in the Premises without the prior written approval of LESSOR, and any attempt to do any of the foregoing shall be void and of no effect; provided, however, after (but not before) completion of the parking lot and sidewalk work contemplated herein, LESSEE shall have the right to assign this Lease to a successor-in-title to the Adjoining Property that uses the Adjoining Property as medical offices (including dermatology offices) without the approval of LESSOR but with notice to LESSOR of any such assignment, provided that the assignee assumes all obligations of LESSEE hereunder from and after the date of such assignment.

12. DESTRUCTION OR DAMAGE: If the Premises are totally destroyed or substantially damaged by storm, fire, earthquake, or other casualty, this Lease shall terminate as of the date of such destruction or damage. Determination of whether the Premises have been substantially damaged shall be determined by LESSOR in its sole discretion.

13. DEFAULT: If LESSEE is in default of any of the terms or conditions as set forth in this Lease and fails to cure same within ten (10) days of notice of such default from LESSOR, LESSOR is entitled to enter upon the Premises and repossess same as if this Lease had not been made, and all obligations of LESSOR shall cease and terminate. LESSOR shall have the right to pursue any remedies against LESSEE as allowed by law.

14. ENTIRE AGREEMENT: This Lease and all exhibits attached hereto contain the entire agreement of the Parties, and no representations, inducements, promises or agreements, verbal or otherwise, between the parties not embodied herein shall be of any force and effect unless in writing and signed by both parties hereto. Any Amendment, modification or alteration of the terms hereof will not be binding unless the same are in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

15. NOTICES: Any notice or other communication required or permitted to be given hereunder by either party shall be effected in writing (a) by personal delivery, (b) by registered or certified mail or (c) by overnight commercial courier. All such notices or other communications shall be deemed received as of the date of personal delivery, three (3) days after the date of mailing, or one (1) day after the date of deposit with overnight courier. Notices shall be mailed or delivered to the respective addresses set forth below:

LESSOR:	City of Johns Creek Attention: City Manager 11360 Lakefield Drive Johns Creek, GA 30097
With a copy to City Attorneys:	Carothers & Mitchell, LLC 1809 Buford Highway Buford, GA 30518
LESSEE:	LAND BARON PROPERTIES, LLC 9900 Medlock Bridge Road Johns Creek, GA 30097 Attn: Mr. Glenn Gray

Either party may from time to time change its address for notices by giving the other party notice thereof in accordance with this Paragraph.

16. SUCCESSORS AND ASSIGNS: This Lease shall be binding upon and inure to the benefit of the LESSOR and LESSEE and their respective heirs, successors and assigns.

17. SEVERABILITY CLAUSE: Should any court of competent jurisdiction determine that any provision hereof is unenforceable or invalid, the same shall not invalidate the remainder of the Lease, and each and every other provision of the Lease not held to be unenforceable or invalid shall be valid and enforceable to the fullest extent provided by law.

18. GOVERNING LAW: This Lease shall be construed and enforced in accordance with the Laws of the State of Georgia.

19. PARAGRAPH NUMBERS AND CAPTIONS: The paragraph numbers and captions appearing in the Lease are inserted only as a matter of convenience and shall in no way define, limit, construe or describe the scope or intent of any term or provision hereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the day and year first written, with each party hereto acknowledging receipt of a copy of this instrument.

Signed, sealed and delivered, this _____ day of _____, 2026.

LESSEE:
LAND BARON PROPERTIES, LLC

By:_____
Glenn Gray, Managing Member

Signed, sealed and delivered, this _____ day of _____, 2026.

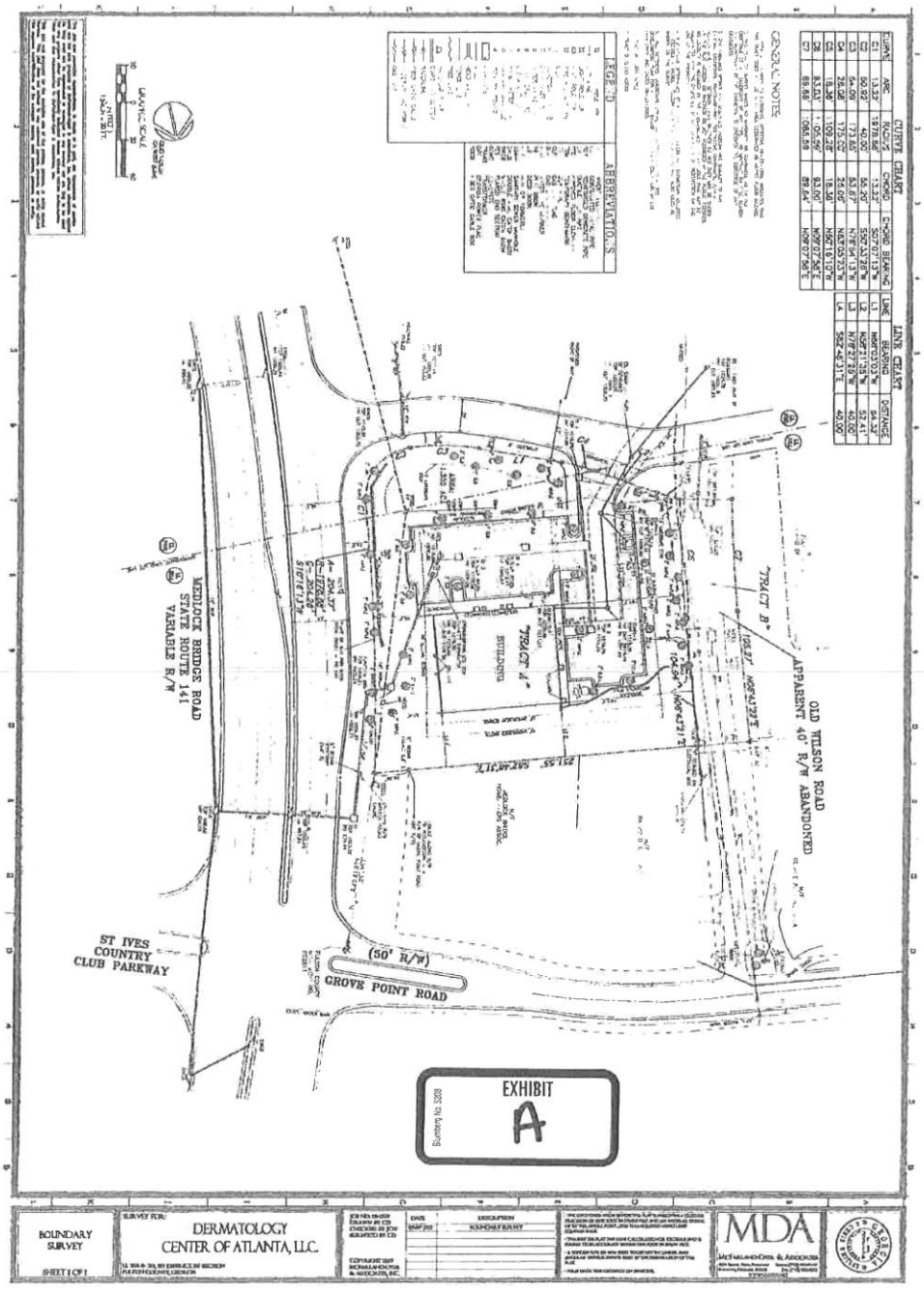
LESSOR:
City of Johns Creek, Georgia

By:_____
Title:_____

ATTEST:

By:_____
CITY CLERK
CITY OF JOHNS CREEK, GEORGIA

Exhibit A
Page 1 of 2



Page 7

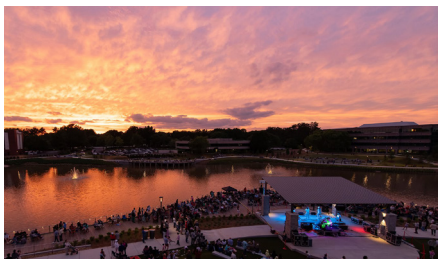
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 301, 1st District, 1st Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the southwestern intersection of the right of way of Grove Point Road and State Route 141 (a.k.a. Medlock Bridge Road); thence southerly along the right of way of State Highway 141 a distance of 129.93 feet to a point; thence leaving said right of way North 82°48'31" West, a distance of 225.26 feet to a point, that is the **POINT OF BEGINNING;** thence South 06°43'21" West, a distance of 104.94 feet to a point; thence 93.03 feet along a curve to the right, said curve having a chord of South 09°07'58" West 93.00 feet and a radius of 1105.59 feet to a point; thence North 78°27'25" West, a distance of 40.00 feet to a point; thence 89.66 feet along a curve to the left, said curve having a chord of North 09°07'58" East 89.64 feet and a radius of 1065.59 feet to a point; thence North 06°43'22" East, a distance of 105.27 feet to a point; thence South 82°48'31" East, a distance of 40.00 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.180 Acres.

May Highlights

City opens The Boardwalk at Town Center



The mix of live music, sunset views, a drone show, and a community excited to explore something new made for a memorable grand opening of The



Boardwalk at Town Center & Summer Concert in May. The event included a ribbon cutting ceremony during the concert, which featured Boy Band



Review and the show opener, Music Authority's Eclipse.

Community enjoys International Festival, Touch-A-Truck



The Johns Creek International Festival was filled with flavors from around the globe, non-stop rhythms, colorful performances, and art from around the world on the fields in early May. Two weeks



later, children (and adults!) enjoyed the City's annual Touch-A-Truck event, where horns were honked, sirens flashed, and smiles were everywhere! Families climbed aboard emergency vehicles,



explored heavy equipment, viewed interactive public safety demonstrations, and got an up-close look at the trucks and teams that help keep Johns Creek moving every day.

New public art unveiled at Fire Station #63 / Police Substation



Three stainless-steel companions now stand watch outside Fire Station #63 / Police Substation along Brumbelow Road, honoring the service of Johns Creek's first responders.



The Mayor & City Council joined Johns Creek Beautification and the Bellemere Garden Club for a ribbon cutting ceremony to officially welcome the life-size stainless-steel dog sculptures



to the station. The sculptures include a Dalmatian, a vizsla, and a German shepherd.

May Department Stats

292
building permits received

291
permits issued

434
fire incidents

10
car seat checks

579
court cases scheduled

92%
of the 579 cases scheduled were disposed

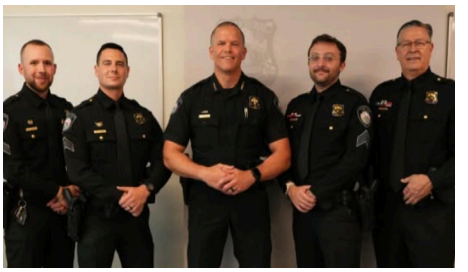
97%
successful probation completion / closure rate

#1

Johns Creek named #1 Best Place to Live in Georgia & #5 Best Place to Live in U.S. (U.S. News & World Report)

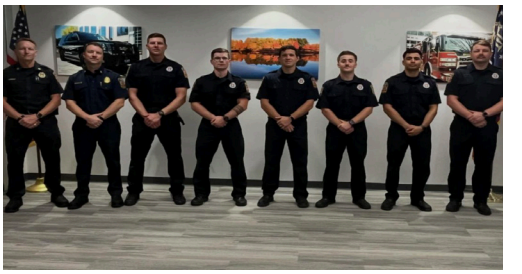
Department Updates

Police



- Promoted Scott Hughes, Blake Harris, Daniel Drake and Raymond Moeller to Sergeant
- Recognized Officer Michael Bacon and Mental Health Clinician Jessica Brown as the recipients of the Officer and Civilian of the First Quarter 2026

Fire



- Swore in six new firefighters
- Conducted company officer development training

Municipal Court

- 115% Court clearance rate
- 448 new citations filed
- 34 young adults enrolled in the Municipal Court DRIVE program with 32 successfully completing the program in May

Community Development

- Community Development held a Building Safety panel discussion at City Hall on May 28. The panel was composed of industry professionals and City staff including the Chief Building Official, Building Inspector, and Deputy Fire Marshal.

Public Works



- Poured the bridge end bents on both sides of Johns Creek and installed fill dirt to raise the roadway elevation by four feet for the Buice Road bridge replacement project
- Completed backfill over the culvert, installed the base and paving on top, and poured the trail through the tunnel for the Medlock Bridge pedestrian tunnel project

Recreation & Parks



- Installed new wayfinding signage at Morton Road & State Bridge parks
- Began expansion of the Newtown Community Clubhouse building to provide additional community space in Newtown Park
- Completed cricket batting cage refresh at Shakerag Park

MEMORANDUM

To: **Mayor and City Council**

From: **Harpreet Hora, Finance Director**

Date: **June 15, 2026**

Agenda: **Financial Report for FY2026 Year to Date through May 31, 2026**

General Fund Summary: The Fiscal Year 2026 (FY2026) Budget was adopted on September 8, 2025, with an Operating Budget totaling $87.6M in the General Fund. The adopted budget was balanced, with projected revenues matching forecasted expenditures. This report provides a summary of year-to-date revenues and expenditure as of the period ending May 31, 2026. The report includes the revenue and expenditure forecasts for the fiscal year based on the eight-month actuals for FY2026.

General Fund Revenues: As of May 31, 2026, $32.9 million in revenues have been collected, representing 39.4% of the total budgeted revenues. It is important to note that revenue collection varies throughout the fiscal year based on the timing of receipts from different sources.

A Revenue Detail Spreadsheet is attached, showing year-to-date receipts for the City's Top 10 revenue sources, which collectively account for more than 90% of the FY2026 budgeted revenue. For context, comparative actuals from FY2025 are also included.

Revenue Highlights:

- Local Option Sales Tax continues to outperform projections, with an average growth rate of 8.1% through the first eight months compared to the same period in FY2025. The month of May saw a year-over-year increase of 10.3%.
- Business Occupation Tax and Municipal Court Fees are each expected to exceed their budgeted amounts by approximately $150,000.
- Motor Vehicle TAVT revenues are below projections, reflecting a broader slowdown in vehicle sales, with collections declining by an average of 8.7% over the past eight months.
- Interest Earnings have also reduced due to falling interest rates and unfavorable economic conditions and an analysis is underway.
- Building Residential revenue is projected to fall short of budget by $575,000. This is due to three major developments experiencing delays in construction or have not started: Tableau at Medley (townhomes), Embry Farms (Toll Brothers), and Reynolds Farm (McKinley

Homes). These three developments account for approximately 353 total residential units and only 24 units have been permitted.

General Fund Expenditures: As of May 31, 2026**,** expenditures total $62.2 million, which is 70.6% of the revised budget amount. This is due to the Other Financing Uses and the Operating Transfers Out that account for $22.9 million of the total $62.2 million. The Other Financing Uses include the E911 Supplement, Capital Projects and Enhancements, and transfers to the three accrual funds.

A Department Expenditure Summary Spreadsheet is included with this report, providing a breakdown of spending by department, alongside FY2025 actuals for comparison. All departments except the Legal, Communications, and Court departments are currently projected to finish the year under budget, with anticipated savings of approximately $1.8 million. The actual expenditure for the Legal department is over budget due to the Humphreys settlement. A budget amendment will be brought forward at the July 13 Work Session to address the overage.

Capital Projects: The financial packet also provides expenditure detail on each approved Capital Project, greater than $100k, by fund and by category. The report also includes an additional page summarizing funding details for three major projects: Fire Station #63, the Maker Space at Cauley Creek, and the Boardwalk at Town Center.

Fund Balance Update: The shortfall of $1,041,907 in the General Fund Unassigned balance reflected on the dashboard (page 3 of the report) after accounting for the three-month Reserve and the Cash Flow Stabilization Fund requirements, is not a cause for concern. The city anticipates ending FY2026 with a net surplus of approximately $2.4 million, which is expected to offset the $1,041,907 shortfall.

Overall Financial Outlook: The City's overall financial position as of May 31, 2026, is on track. Total revenues and expenditures are performing within expected ranges, and the overall fiscal outlook for FY2026 is favorable.

CITY OF JOHNS CREEK
MONTHLY FINANCIAL REPORT
PERFORMANCE DASHBOARD
For the Month Ended May 31, 2026

GENERAL FUND DETAIL

REVENUES	YTD Status	Forecasted Over/Under
Top - 10		
Local Option Sales Tax	↔	$0
Real Property CY & PY	↔	$0
Insurance Premium Tax	↗	$1,000,000
Motor Vehicle TAVT	↙	($150,000)
Interest Earnings	↔	$0
Electric Franchise Fees	↗	$100,000
Business & Occupation Tax	↗	$150,000
Municipal Court Fees	↗	$150,000
Building Residential	↔	($575,000)
Gas Franchise Fees	↙	($1,600)
Other Revenues	↔	$0
Forecasted Revenue Surplus / (Loss)		$673,400
Forecasted Expenditure (Savings) / Overrun		($1,815,000)
Favorable (Unfavorable) Net Surplus vs. Deficit		$2,488,400

Expenditures Departments	YTD Status	Forecasted Over/(Under)
City Council	↙	($25,000)
City Manager	↙	($200,000)
City Clerk	↙	($100,000)
Finance	↙	($65,000)
Legal	↗	$500,000
Information Technology	↔	$0
Human Resources	↙	($150,000)
Facilities	↙	($175,000)
Communications	↔	$0
Municipal Court	↙	$0
Police	↙	($500,000)
Fire	↙	($300,000)
Public Works	↙	($400,000)
Recreation and Parks	↙	($300,000)
Community Development	↙	($100,000)
Other Financing Uses	↔	$0

FUND SYNOPSIS

General Fund - Assigned		$ -
General Fund - Unassigned		$ 29,021,492
Three-Month Reserve Requirement	$ 16,163,399	
Cash Flow Stabilization	$ 13,900,000	
Property Tax Stabilization	$ -	
Use of Reserves	$ -	
Excess / (Shortfall)	$ (1,041,907)	

Revenue (Actuals) Comparison [FY 2022 to FY 2026]

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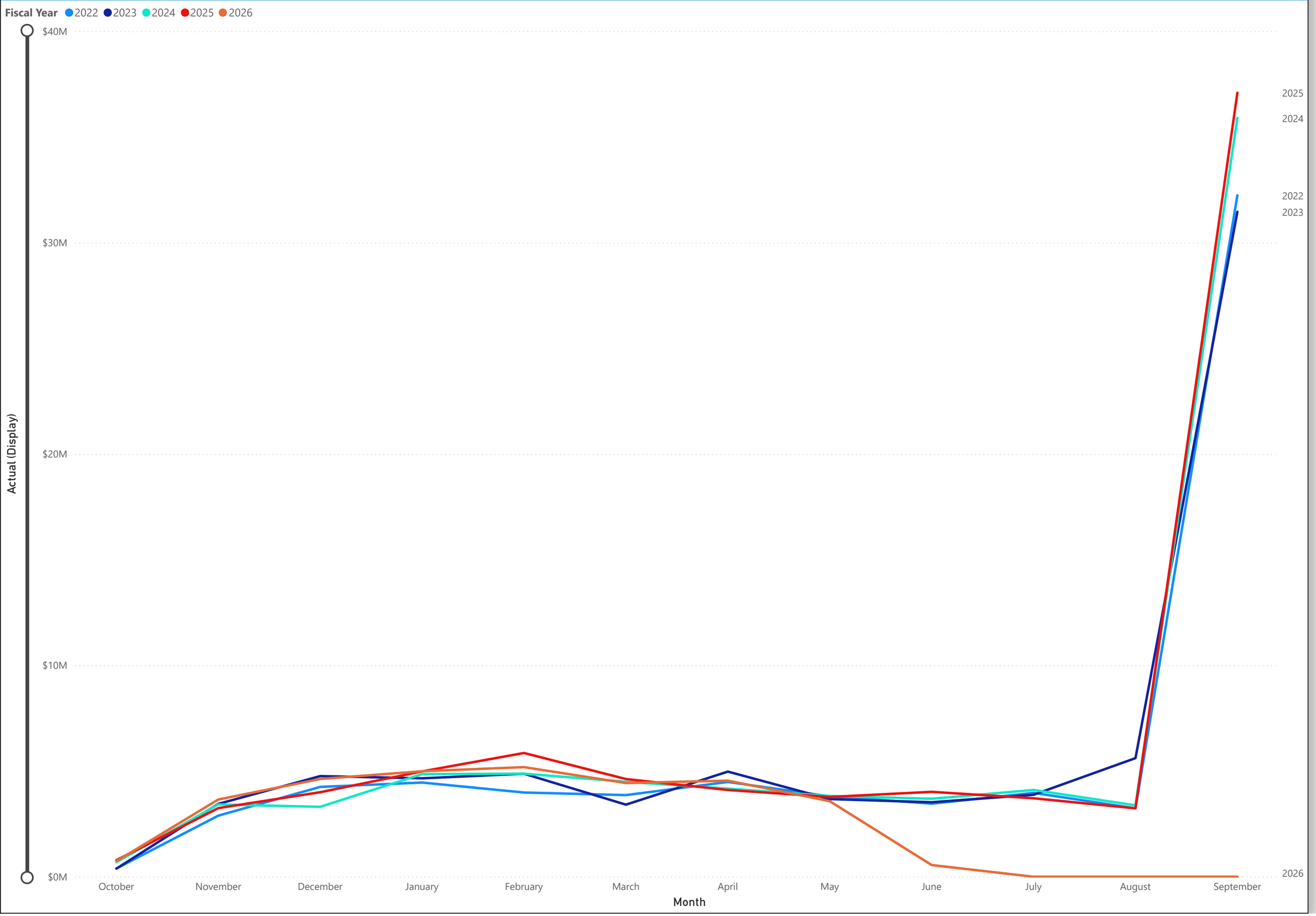
Revenue - Actuals

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2022	391,983	2,890,323	4,249,826	4,456,869	3,985,035	3,862,871	4,484,413	3,803,878	3,458,662	3,967,058	3,240,421	32,241,350	**71,032,688**
2023	382,489	3,446,996	4,761,635	4,657,266	4,874,017	3,410,529	4,975,222	3,674,478	3,525,897	3,879,128	5,611,760	36,283,733	**79,483,151**
2024	688,275	3,420,866	3,307,765	4,857,385	4,877,060	4,492,690	4,170,182	3,822,772	3,690,288	4,104,975	3,378,099	35,900,918	**76,711,273**
2025	1,702,918	3,246,881	3,999,509	4,985,508	5,855,067	4,622,503	4,105,352	3,775,964	4,017,373	3,712,759	3,236,588	37,092,612	**80,353,036**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	842,701	3,839,941	4,801,053	5,154,593	5,324,010	4,575,814	4,692,787	3,719,944	**32,950,842**

Revenue - Actuals



Expense (Actuals) Comparison [FY 2022 to FY 2026]

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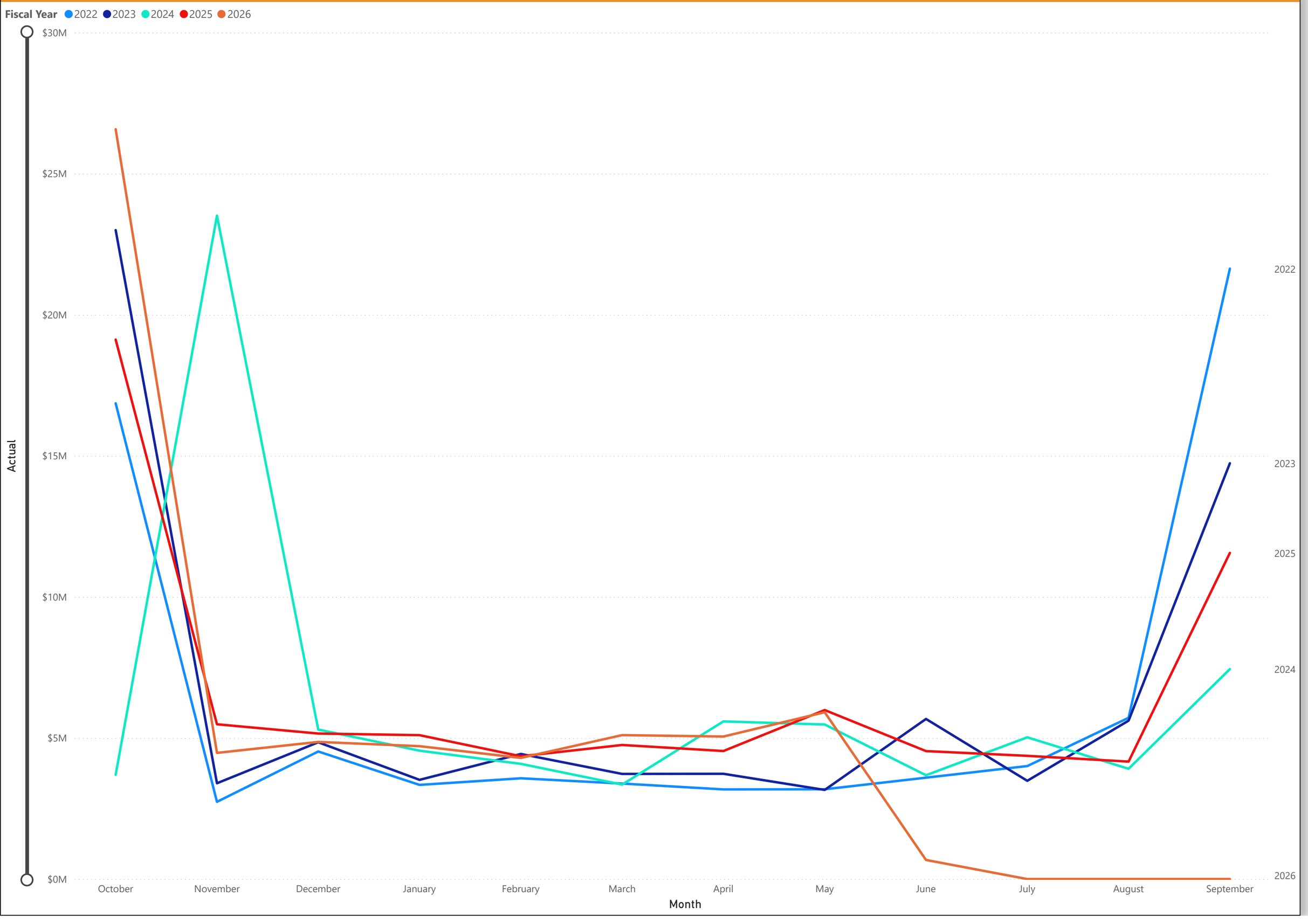
Expense - Actuals

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2022	16,864,324	2,825,083	4,585,177	3,411,515	3,657,368	3,449,544	3,262,978	3,275,113	3,683,352	4,089,206	5,796,270	21,790,624	**76,690,553**
2023	23,002,823	3,473,876	4,938,205	3,607,760	4,582,690	3,856,084	3,995,114	3,275,434	5,796,462	3,577,577	5,717,531	14,836,829	**80,660,385**
2024	3,700,059	23,720,087	5,407,407	4,689,227	4,177,397	3,449,642	5,711,180	5,585,162	3,823,348	5,137,409	4,020,656	7,586,184	**77,007,758**
2025	19,271,312	5,597,679	5,279,548	5,224,677	4,453,485	4,878,975	4,678,196	6,094,658	4,656,319	4,517,579	4,315,526	11,768,987	**80,736,941**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	26,680,537	4,658,622	5,037,115	4,873,089	4,431,827	5,243,846	5,197,235	6,057,631	**62,179,902**

Expense Actuals



Top 10 Revenues [FY 2025 and FY 2026]

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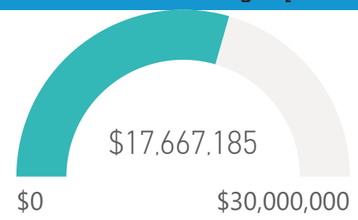
Top 10 Revenues - Local Option Sales Tax

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	2,288,338	2,254,006	2,912,862	2,263,085	2,100,229	2,332,665	2,240,599	2,333,486	2,278,070	2,348,156	4,330,470	**27,681,964**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	2,636,379	2,565,538	2,953,983	2,192,598	2,352,398	2,494,587	2,471,703	**17,667,185**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

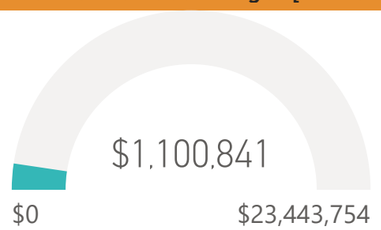
58.89%

Top 10 Revenues - Real Property Tax (Current Year & Prior Year)

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	0	259,746	374,658	163,992	346,527	18,734	32,028	29,607	30,294	662	21,182,916	**22,439,163**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	0	366,767	281,466	165,344	272,224	0	15,040	**1,100,841**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

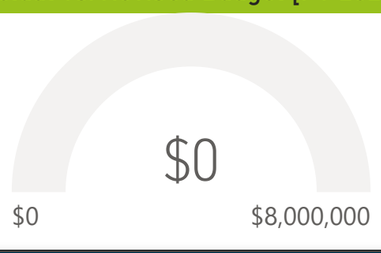
4.70%

Top 10 Revenues - Insurance Premium Tax

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	0	0	0	0	0	0	0	0	0	0	8,968,657	**8,968,657**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	0	0	0	0	0	0	0	**0**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

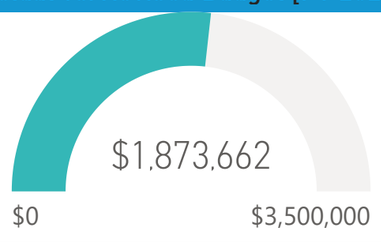
0.00%

Top 10 Revenues - Motor Vehicle TAVT

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	274,685	226,765	310,558	364,011	282,221	272,588	346,288	281,934	293,025	297,974	591,488	**3,541,537**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	304,966	225,094	269,512	303,430	210,089	283,890	276,682	**1,873,662**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

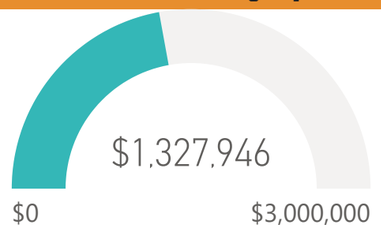
53.53%

Top 10 Revenues - Interest Earnings

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	200,715	203,140	226,875	226,786	125,289	626,771	139,103	138,272	444,339	132,887	123,534	387,021	**2,974,731**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	127,578	133,081	391,466	131,884	122,399	190,118	117,508	113,912	**1,327,946**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

44.26%

Top 10 Revenues [FY 2025 and FY 2026]

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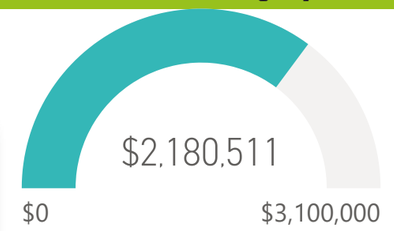
Top 10 Revenues - Electric Franchise Fees

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	0	0	320,610	1,391,480	0	343,689	0	0	381,637	0	635,401	**3,072,817**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	0	0	363,077	1,445,649	0	371,784	0	**2,180,511**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

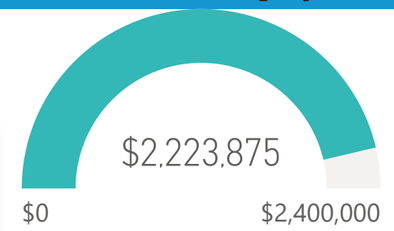
70.34%

Top 10 Revenues - Business & Occupation Tax

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	61,063	8,826	18,461	254,933	824,026	506,628	342,004	337,093	210,179	61,430	91,580	77,846	**2,794,067**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	10,883	10,730	126,391	331,827	303,341	624,591	587,839	228,274	**2,223,875**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

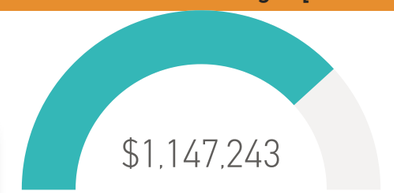
92.66%

Top 10 Revenues - Municipal Court Fees

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	135,495	109,383	110,950	122,773	97,753	119,308	124,182	99,801	118,127	147,019	104,733	191,685	**1,481,208**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	102,037	184,575	145,726	157,823	136,798	138,373	141,612	140,300	**1,147,243**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

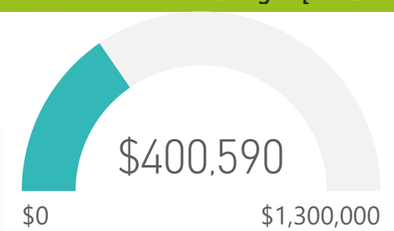
76.48%

Top 10 Revenues - Building Residential

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	8,377	4,487	3,825	6,163	5,093	11,551	2,600	5,311	3,723	9,019	650,673	17,938	**728,761**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	63,047	16,570	18,341	62,400	80,563	40,815	82,902	35,951	**400,590**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

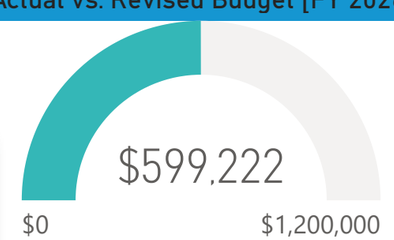
30.81%

Top 10 Revenues - Gas Franchise Fees

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	0	275,933	0	0	275,933	0	0	275,933	0	0	275,933	**1,103,733**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	0	299,611	0	0	299,611	0	0	**599,222**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

49.94%

Top 10 Revenues [FY 2025 and FY 2026]

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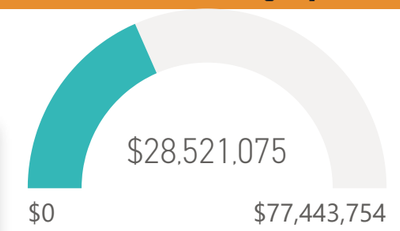
Sub-Total Top 10 Revenue

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	270,155	2,779,475	3,265,611	4,406,570	5,136,975	4,149,861	3,451,383	3,099,591	3,579,201	3,186,361	3,512,579	36,467,669	**73,305,431**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	303,545	3,286,300	4,138,934	4,551,973	4,750,122	4,128,219	4,080,121	3,281,861	**28,521,075**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

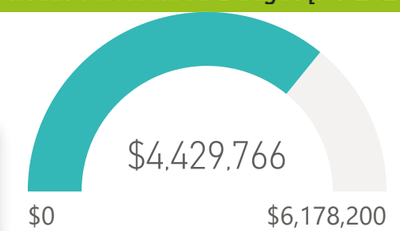
36.83%

Other Revenues

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	665,613	578,486	855,254	703,158	819,108	598,772	793,729	780,150	558,769	675,829	-123,898	833,646	**7,738,616**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	539,156	553,641	662,120	602,620	573,888	447,644	612,615	438,082	**4,429,766**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

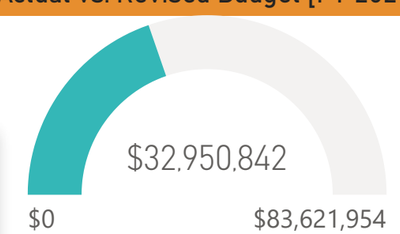
71.70%

Total [Sub-Total Top 10 Revenue + Other Revenues]

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	1,677,191	3,210,266	3,970,281	4,963,264	5,698,075	4,560,211	4,037,137	3,750,373	3,976,145	3,726,162	3,236,366	36,780,990	**79,586,460**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	842,701	3,839,941	4,801,053	5,154,593	5,324,010	4,575,814	4,692,787	3,719,944	**32,950,842**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

39.40%

Departmental Expenditure Summary [FY 2025 and FY 2026]

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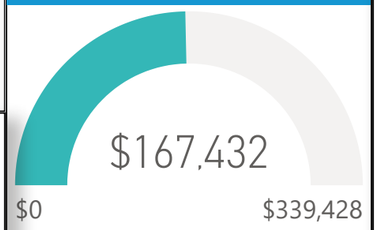
Departmental Expenditure Summary - Mayor and City Council

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	4,252	24,864	23,641	25,375	32,210	20,650	24,454	27,918	19,286	20,963	20,073	37,351	**281,037**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	8,448	20,674	20,635	21,796	21,377	22,695	25,930	25,878	**167,432**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

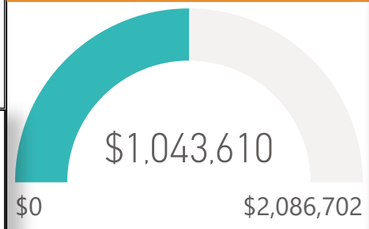
49.33%

Departmental Expenditure Summary - City Manager

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	45,892	165,130	151,556	131,130	113,422	138,489	116,587	167,370	148,449	128,803	125,958	258,669	**1,691,454**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	92,618	152,794	107,483	122,950	121,822	133,286	129,866	182,791	**1,043,610**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

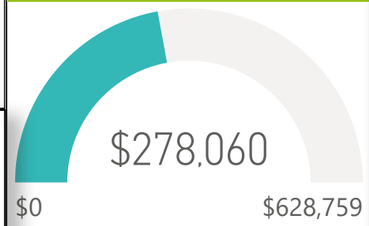
50.01%

Departmental Expenditure Summary - City Clerk

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	13,819	44,786	35,980	33,499	33,304	33,475	32,964	46,611	33,802	32,945	32,008	51,353	**424,546**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	29,922	34,787	36,800	31,578	34,018	30,979	34,777	45,200	**278,060**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

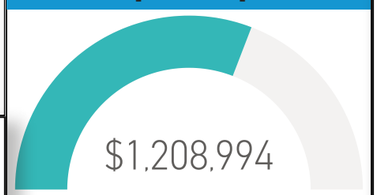
44.22%

Departmental Expenditure Summary - Finance

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	82,301	172,933	144,643	127,980	169,259	131,188	141,693	221,278	147,628	143,588	109,730	178,804	**1,771,025**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	145,935	138,423	153,790	126,625	153,320	133,541	164,281	193,080	**1,208,994**

Actual vs. Adopted Budget [FY 2026]



[Percentage] [FY 2026]

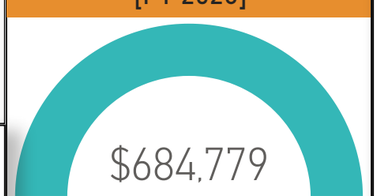
61.71%

Departmental Expenditure Summary - Legal

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	0	32,467	33,299	29,148	1,050	33,884	75,682	39,790	34,063	974	32,766	110,274	**423,396**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	0	0	64,604	30,288	1,041	558,635	929	29,283	**684,779**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

152.17%

Departmental Expenditure Summary [FY 2025 and FY 2026]

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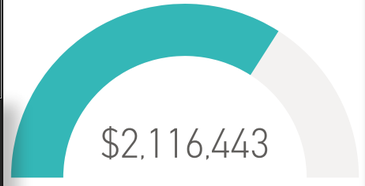
Departmental Expenditure Summary - IT

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	394,731	217,296	147,493	234,611	231,884	316,379	176,372	209,786	193,807	185,961	186,828	266,811	**2,761,959**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	162,423	271,507	377,335	265,209	194,468	217,649	463,014	164,838	**2,116,443**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

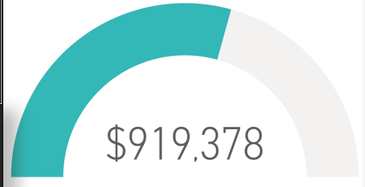
68.09%

Departmental Expenditure Summary - Human Resources

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	28,829	179,761	61,135	191,346	58,747	68,882	166,232	83,853	80,773	175,842	53,759	93,281	**1,242,439**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	78,042	168,204	74,245	184,057	67,239	88,935	139,458	119,197	**919,378**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

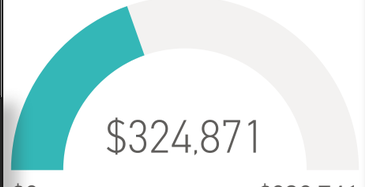
58.55%

Departmental Expenditure Summary - Facilities

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	33,270	27,779	45,761	34,248	51,033	74,700	56,798	85,267	55,754	94,023	44,874	108,854	**712,361**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	12,365	38,077	26,147	37,937	36,214	54,823	74,874	44,434	**324,871**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

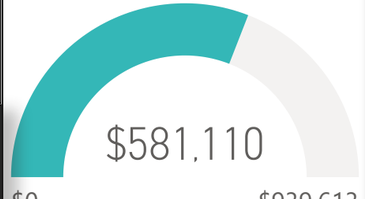
3920%

Departmental Expenditure Summary - Communications

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	53,389	84,198	87,842	63,535	60,210	62,164	59,370	92,034	77,651	66,509	65,095	105,267	**877,264**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	76,028	66,611	75,044	68,121	67,903	103,621	58,369	65,413	**581,110**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

61.85%

Departmental Expenditure Summary [FY 2025 and FY 2026]

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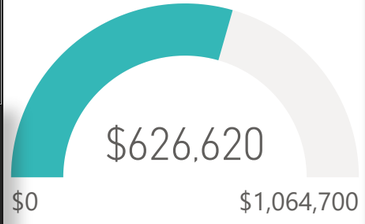
Departmental Expenditure Summary - Municipal Court

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	36,419	67,533	75,931	59,428	52,636	72,152	58,613	82,965	69,653	84,243	62,997	136,763	**859,334**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	64,987	62,494	76,304	79,012	78,230	84,510	83,065	98,016	**626,620**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

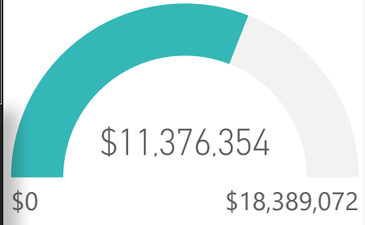
58.85%

Departmental Expenditure Summary - Police

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	534,652	1,802,969	1,626,615	1,458,940	1,253,105	1,364,127	1,346,964	1,828,897	1,301,021	1,355,499	1,300,417	2,035,497	**17,208,703**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	1,144,097	1,367,342	1,430,919	1,410,563	1,294,046	1,405,606	1,373,899	1,949,882	**11,376,354**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

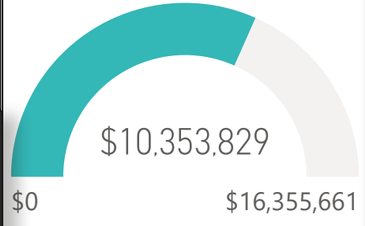
61.86%

Departmental Expenditure Summary - Fire

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	567,028	1,743,363	1,528,878	1,396,148	1,153,058	1,269,243	1,239,930	1,662,974	1,233,104	1,119,076	1,099,911	1,847,915	**15,860,629**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	1,052,843	1,261,062	1,348,543	1,347,572	1,178,325	1,240,100	1,217,900	1,707,486	**10,353,829**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

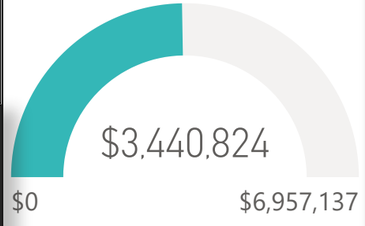
63.30%

Departmental Expenditure Summary - Public Works

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	74,653	194,849	512,890	670,983	517,123	499,462	404,063	670,227	473,843	322,942	387,159	1,158,483	**5,886,676**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	235,800	305,901	474,548	471,339	409,773	473,012	546,671	523,781	**3,440,824**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

49.46%

Departmental Expenditure Summary [FY 2025 and FY 2026]

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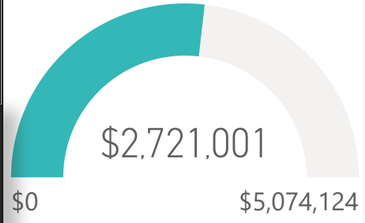
Departmental Expenditure Summary - Recreation & Parks

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	130,326	376,362	342,036	377,130	356,401	384,862	385,033	398,886	389,222	388,423	374,403	694,263	**4,597,348**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	259,037	344,317	325,343	244,768	343,538	298,213	504,902	400,884	**2,721,001**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

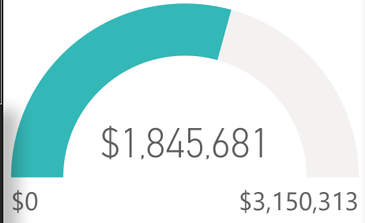
53.63%

Departmental Expenditure Summary - Community Development

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	83,566	270,179	268,642	198,806	176,864	215,213	200,262	283,595	205,055	204,579	226,338	376,315	**2,709,413**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	156,241	233,035	251,981	237,879	237,118	204,844	187,701	336,881	**1,845,681**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

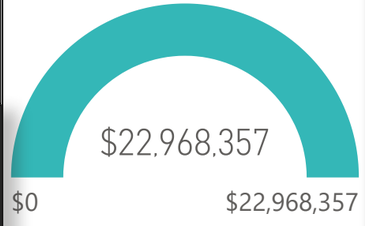
58.59%

Departmental Expenditure Summary - Other Financing Uses

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	16,994,976	0	0	0	0	0	0	0	0	0	0	4,115,879	**21,110,855**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	22,968,357	0	0	0	0	0	0	0	**22,968,357**

Actual vs. Revised Budget [FY 2026]



[Percentage] [FY 2026]

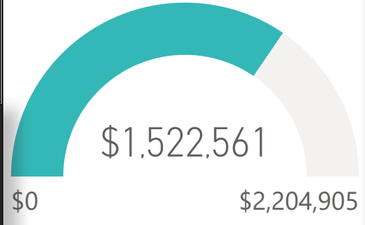
100.00%

Departmental Expenditure Summary - Operating Transfer Out

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	193,208	193,208	193,208	193,208	193,208	193,208	193,208	193,208	193,208	193,208	193,208	193,208	**2,318,501**

Fiscal Year	October	November	December	January	February	March	April	May	Total
2026	193,396	193,396	193,396	193,396	193,396	193,396	191,600	170,586	**1,522,561**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

69.05%

Departmental Expenditure Summary [FY 2025 and FY 2026]

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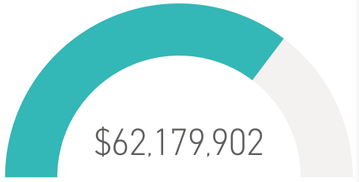
Departmental Expenditure Summary - TOTAL

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September	**Total**
2025	19,094,758	5,449,983	5,128,964	5,079,050	4,195,506	4,689,656	4,470,250	5,965,290	4,494,495	4,381,551	4,163,211	11,248,663	**78,361,377**

Fiscal Year	October	November	December	January	February	March	April	May	**Total**
2026	26,680,537	4,658,622	5,037,115	4,873,089	4,431,827	5,243,846	5,197,235	6,057,631	**62,179,902**

Actual vs. Revised Budget [FY 2026]



[Percentage]-[FY 2026]

70.60%

City of Johns Creek
FY 2026 Capital Projects > 100k Detail Summary
As of May 31, 2026
(Sorted by Fund)

Multi-fund projects

Fund 250: LMIG Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PW2551		Sidewalk Trails	792,142	0	792,142	0	100%
PW2253		Intersection Improvements	115,778	0	101,803	13,975	88%
TS0250		Pedestrian/Bike Improvements	963,613	0	0	963,613	0%
PW2653*	PW2253	Intersection Improvements	84,222	0	0	84,222	0%
PW2655*	PW2554	Town Center-East Johns Crossing Cro	98,924	0	31,059	67,865	31%
		Subtotal	**2,054,679**	**0**	**925,004**	**1,129,675**	

Fund 285: Tree Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2460		Boardwalk at Town Center	551,451	0	164,100	387,351	30%
PW2625		Tree Fund - Improvements (Roadway)	200,000	0	115,367	84,633	58%
		Subtotal	**751,451**	**0**	**279,467**	**471,984**	

Fund 301: Capital Project Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2460		Boardwalk at Town Center	16,842,546	1,165,762	15,534,135	142,649	99%
FD2259		Fire Station #63 Construction	8,651,964	200,000	8,424,525	27,438	100%
FD2303		Fire Station #63 Construction Docs	294,853	0	272,381	22,472	92%
RP2257		Cauley Creek Park - Phase II	1,984,263	0	328,376	1,655,887	17%
FN1802		New ERP System	1,527,123	0	1,510,222	16,901	99%
PD2502		Vehicles for 5 New Police Officers	221,441	0	221,441	0	100%
CD2601		Comp Plan Update Phase I	100,000	0	0	100,000	0%
FD2659*	FD2259	Fire Station #63 Construction	653,184	519	260,448	392,216	40%
HR2603*	HR2403	Health Insurance Preventative Care	201,566	0	123,279	78,287	61%
PD2639*	PD2502	Vehicles for 5 New Police Officers	163,559	83,469	33,086	47,004	71%
PW2602*	P1402X	Abbotts Bridge Par- Med	381,270	0	15,000	366,270	4%
PW2608*	PW2508	Stormwater Grant Program	422,000	16,397	0	405,604	4%
RP2606*	RP2206	Macedonia Cemetery	57,516	0	13,800	43,716	24%
RP2607*	RP2507	Additional Parking for Cauley Creek	300,000	0	0	300,000	0%
RP2627*	RP2311	Outparcel Cauley Creek	141,600	0	0	141,600	0%
RP2628*	RP2311	AMNP - Engineering	76,540	0	0	76,540	0%
RP2629*	RP2311	Newtown Lighting	45,000	0	0	45,000	0%
RP2657*	RP2311 & RP2257	Cauley Creek Park - Phase II	215,737	0	0	215,737	0%
RP2662*	RP2362	Maker Space at Cauley Creek	64,640	0	0	64,640	0%
		Subtotal	**32,344,801**	**1,466,147**	**26,736,694**	**4,141,961**	

Fund 302: Infrastructure Maintenance Accrual Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
CH2509		City Hall - HVAC Replacement - IV	195,388	0	195,054	333	100%
CH2609		City Hall - HVAC Replacement	300,000	0	0	300,000	0%
FD2513		Fire Station Alerting System (Repla	400,000	34,665	365,335	0	100%
PW2016		Stormwater Repair/Drainage Rehabili	3,717,866	218,593	3,499,273	0	100%
PW2020		Buice Road Bridge Replacement - Eng	6,616,742	4,689,329	1,927,413	0	100%
PW2515		Resurfacing (Main Roads & Neighborh	2,250,000	52,537	468,079	1,729,384	23%
PW2516		Roadway Patching	600,000	0	0	600,000	0%
PW2517		Pavement Marking Refreshes and Rest	96,453	0	74,482	21,971	77%
PW2521		Traffic Signal and ITS Maintenance	248,292	0	194,683	53,609	78%
PW2615		Resurfacing Main Roads	716,071	0	0	716,071	0%
PW2617		Pavement Marking Refresh and Restri	303,547	0	140,077	163,470	46%
PW2618		Road and Right of Way Maintenance M	402,294	61,158	287,657	53,479	87%
PW2619*	PW2519	Sign Maintenance Material	247,370	0	3,327	244,044	1%
PW2620*	PW2520	Concrete Repairs and Maintenance	459,502	88,150	323,888	47,464	90%
PW2621		Traffic Signal and IT Maintenance	143,178	0	142,831	347	100%
PW2622*	PW2524	Video Wall Replace Traffic Control	353,530	247,471	106,059	0	100%
RP2522		Park Maintenance Materials	1,400,000	0	1,000,477	399,523	71%
RP2523		Park Refreshes	450,000	311,564	138,352	84	100%
RP2622		Park Maintenance Material	1,405,000	16,700	909,013	479,287	66%
RP2623		Park Refreshes	450,000	298,198	39,654	99,192	78%
PW2616*	PW2016	Stormwater Improvement	101,984	0	0	101,984	0%
PW2626*	PW2020	Buice Road Bridge Replacement - Eng	1,206,229	2,653	23,892	1,179,684	2%
PW2627*		Old Alabama Road Bridge Replacement	110,741	0	0	110,741	0%
		Subtotal	**22,174,186**	**6,021,018**	**9,839,546**	**6,300,667**	

Fund 303: Equipment Accrual Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
FD2642		Personal Protective Equipment	102,000	31,015	16,183	54,802	46%
PD2651*	PD2526	Body Worn Camera	392,281	0	137,572	254,709	35%
PD2654		Automated License Plate Readers	156,722	0	137,500	19,222	88%
		Subtotal	**651,003**	**31,015**	**291,255**	**328,733**	

Fund 310: Park Bond Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PB1702		Cauley Creek	28,006,513	0	27,936,424	70,088	100%
PB1712		Trails/Greenway	686,113	365,840	320,273	0	100%
RP2460		Boardwalk at Town Center	3,441,186	0	3,441,185	1	100%
PB2602*	PB1702	Cauley Creek	109,942	0	0	109,942	0%
PB2612*	PB1712	Trails/Greenway	413,887	0	0	413,887	0%
		Subtotal	**32,657,641**	**365,840**	**31,697,882**	**593,919**	

City of Johns Creek
FY 2026 Capital Projects > 100k Detail Summary
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(Sorted by Fund)

Fund 335: TSPLOST Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2460		Boardwalk at Town Center	2,169,749	0	2,169,749	0	100%
TS0101		Medlock Bridge @ McGinnis	9,696,250	-46,905	5,756,091	3,987,063	59%
TS0103		Medlock Bridge @ State Bridge	8,023,000	182,821	2,929,018	4,911,161	39%
TS0104		Jones Bridge (from McGinnis to Sarg	9,073,164	69,628	5,771,338	3,232,198	64%
TS0105		Jones Bridge (from Waters to State	25,932,790	0	25,914,750	18,040	100%
TS0106		McGinnis Ferry Widening	8,500,000	0	5,947,801	2,552,199	70%
TS0107		Haynes Bridge Widening	5,121,501	0	4,226,358	895,143	83%
TS0109		Barnwell at Holcomb Bridge (Interse	7,748,051	0	7,664,229	83,822	99%
		Subtotal	**76,264,505**	**205,544**	**60,379,335**	**15,679,625**	

Fund 336: TSPLOST II Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2460		Boardwalk at Town Center	15,422,658	154,593	15,432,148	-164,083	101%
TS0201		Project Management TSPLOST II	2,777,507	0	1,868,170	909,337	67%
TS0203		TSPLOST II Inflation	524,012	0	0	524,012	0%
TS0210		Bridges - TSPLOST II	3,650,000	519,647	545,743	2,584,610	29%
TS0220		Traffic Congestion Relief - TSPLOST	42,145,982	18,304,386	19,731,480	4,110,115	90%
TS0220A3		TS0220 - Nesbit Ferry Road Trail (Colony Club to Brumbelow)	200,000	150,713	49,287	0	100%
TS0220A2		TS0220 - Nesbit Ferry Road Trail (Colony Club Drive Roundabout)	3,973,911	3,628,369	0	345,542	91%
TS0230		Landscape/Streetscape - TSPLOST II	980,700	57,950	179,311	743,439	24%
TS0240		Operations and Safety - TSPLOST II	8,993,372	2,186,504	4,059,676	2,747,192	69%
TS0250		Pedestrian/Bike Improvements	14,797,217	14,129,611	10,370,883	-9,703,277	166%
		Subtotal	**93,465,359**	**39,131,773**	**52,236,697**	**2,096,888**	

Fund 350: Vehicle Replacement Accrual Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PD2449		Police 14 Vehicles	919,697	6,104	913,593	0	100%
FD2644		Fire Engine and Admin Truck	1,280,000	18,280	961,855	299,865	77%
PD2650	PD2354, PD2449	Police 11 Vehicles, SUV, Trucks, Bi	1,272,508	180,698	942,085	149,725	88%
		Subtotal	**3,472,205**	**205,082**	**2,817,534**	**449,590**	

Fund 560: Stormwater Fund

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PW2616	PW2552	Stormwater Improvement	442,549	0	0	442,549	0%
		Subtotal	**442,549**	**0**	**0**	**442,549**	
		Grand Total	**264,278,380**	**47,426,419**	**185,203,414**	**31,635,591**	

City of Johns Creek
FY 2026 Capital Projects > 100k Detail Summary
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(Sorted by Category)

Multi-fund projects

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
CH2509		City Hall - HVAC Replacement - IV	Building/Facilities Maintenance	195,388	0	195,054	333	100%
CH2609		City Hall - HVAC Replacement	Building/Facilities Maintenance	300,000	0	0	300,000	0%
FD2259		Fire Station #63 Construction	Building/Facilities Maintenance	8,651,964	200,000	8,424,525	27,438	100%
FD2303		Fire Station #63 Construction Docs	Building/Facilities Maintenance	294,853	0	272,381	22,472	92%
FD2513		Fire Station Alerting System (Repla	Building/Facilities Maintenance	400,000	34,665	365,335	0	100%
FD2659*	FD2259	Fire Station #63 Construction	Building/Facilities Maintenance	653,184	519	260,448	392,216	40%
			Sub-Total Bldg/Facilities Maintenance	**10,495,388**	**235,184**	**9,517,744**	**742,459**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
CD2601		Comp Plan Update Phase I	Other	100,000	0	0	100,000	0%
TS0201		Project Management TSPLOST II	Other	2,777,507	0	1,868,170	909,337	67%
TS0203		TSPLOST II Inflation	Other	524,012	0	0	524,012	0%
HR2603*	HR2403	Health Insurance Preventative Care	Other	201,566	0	123,279	78,287	61%
			Sub-Total Other	**3,603,085**	**0**	**1,991,450**	**1,611,635**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PB1702		Cauley Creek	Park Development	28,006,513	0	27,936,424	70,088	100%
RP2257		Cauley Creek Park - Phase II	Park Development	1,984,263	0	328,376	1,655,887	17%
RP2460		Boardwalk at Town Center	Park Development	551,451	0	164,100	387,351	30%
RP2460		Boardwalk at Town Center	Park Development	16,842,546	1,165,762	15,534,135	142,649	99%
RP2460		Boardwalk at Town Center	Park Development	3,441,186	0	3,441,185	1	100%
RP2460		Boardwalk at Town Center	Park Development	2,169,749	0	2,169,749	0	100%
RP2460		Boardwalk at Town Center	Park Development	15,422,658	154,593	15,432,148	-164,083	101%
PB2602*	PB1702	Cauley Creek	Park Development	109,942	0	0	109,942	0%
RP2607*	RP2507	Additional Parking for Cauley Creek	Park Development	300,000	0	0	300,000	0%
RP2627*	RP2311	Outparcel Cauley Creek	Park Development	141,600	0	0	141,600	0%
RP2628*	RP2311	AMNP - Engineering	Park Development	76,540	0	0	76,540	0%
RP2629*	RP2311	Newtown Lighting	Park Development	45,000	0	0	45,000	0%
RP2657*	RP2311 & RP2257	Cauley Creek Park - Phase II	Park Development	215,737	0	0	215,737	0%
RP2606*	RP2206	Macedonia Cemetery	Park Development	57,516	0	13,800	43,716	24%
RP2662*	RP2362	Maker Space at Cauley Creek	Park Development	64,640	0	0	64,640	0%
			Sub-Total Park Devleopment	**69,429,341**	**1,320,355**	**65,019,917**	**3,089,069**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2522		Park Maintenance Materials	Park Maintenance	1,400,000	0	1,000,477	399,523	71%
RP2523		Park Refreshes	Park Maintenance	450,000	311,564	138,352	84	100%
RP2622		Park Maintenance Material	Park Maintenance	1,405,000	16,700	909,013	479,287	66%
RP2623		Park Refreshes	Park Maintenance	450,000	298,198	39,654	99,192	78%
			Sub-Total Park Maintenance	**3,705,000**	**626,462**	**2,087,496**	**978,086**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PB1712		Trails/Greenway	Pedestrian/Bike Improvement	686,113	365,840	320,273	0	100%
TS0250		Pedestrian/Bike Improvements	Pedestrian/Bike Improvement	14,797,217	14,129,611	10,370,883	-9,703,277	166%
TS0250		Pedestrian/Bike Improvements	Pedestrian/Bike Improvement	963,613	0	0	963,613	0%
PB2612*	PB1712	Trails/Greenway	Pedestrian/Bike Improvement	413,887	0	0	413,887	0%
			Sub-Total Pedestrian/Bike Improvement	**16,860,830**	**14,495,451**	**10,691,156**	**-8,325,777**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PW2016		Stormwater Repair/Drainage Rehabili	Stormwater	3,717,866	218,593	3,499,273	0	100%
PW2616*	PW2016	Stormwater Improvement	Stormwater	101,984	0	0	101,984	0%
PW2616*	PW2552	Stormwater Improvement	Stormwater	442,549	0	0	442,549	0%
			Sub-Total Stormwater	**4,262,399**	**218,593**	**3,499,273**	**544,533**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
FD2642		Personal Protective Equipment	Technology	102,000	31,015	16,183	54,802	46%
FN1802		New ERP System	Technology	1,527,123	0	1,510,222	16,901	99%
PD2651*	PD2526	Body Worn Camera	Technology	392,281	0	137,572	254,709	35%
PD2654		Automated License Plate Readers	Technology	156,722	0	137,500	19,222	88%
			Sub-Total Technology	**2,178,126**	**31,015**	**1,801,477**	**345,634**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PW2020		Buice Road Bridge Replacement - Eng	Transportation Networks	6,616,742	4,689,329	1,927,413	0	100%
PW2253		Intersection Improvements	Transportation Networks	115,778	0	101,803	13,975	88%
PW2515		Resurfacing (Main Roads & Neighborh	Transportation Networks	2,250,000	52,537	468,079	1,729,384	23%
PW2516		Roadway Patching	Transportation Networks	600,000	0	0	600,000	0%
PW2517		Pavement Marking Refreshes and Rest	Transportation Networks	96,453	0	74,482	21,971	77%
PW2521		Traffic Signal and ITS Maintenance	Transportation Networks	248,292	0	194,683	53,609	78%
PW2615		Resurfacing Main Roads	Transportation Networks	716,071	0	0	716,071	0%
PW2617		Pavement Marking Refresh and Restri	Transportation Networks	303,547	0	140,077	163,470	46%
PW2618		Road and Right of Way Maintenance	Transportation Networks	402,294	61,158	287,657	53,479	87%
PW2619*	PW2519	Sign Maintenance Material	Transportation Networks	247,370	0	3,327	244,044	1%
PW2620*	PW2520	Concrete Repairs and Maintenance	Transportation Networks	459,502	88,150	323,888	47,464	90%
PW2621		Traffic Signal and IT Maintenance	Transportation Networks	143,178	0	142,831	347	100%
PW2622		Video Wall Replace Traffic Control	Transportation Networks	353,530	247,471	106,059	0	100%
PW2625		Tree Fund - Improvements (Roadway)	Transportation Networks	200,000	0	115,367	84,633	58%
TS0101		Medlock Bridge @ McGinnis	Transportation Networks	9,696,250	-46,905	5,756,091	3,987,063	59%
TS0103		Medlock Bridge @ State Bridge	Transportation Networks	8,023,000	182,821	2,929,018	4,911,161	39%
TS0104		Jones Bridge (from McGinnis to Sarg	Transportation Networks	9,073,164	69,628	5,771,338	3,232,198	64%
TS0105		Jones Bridge (from Waters to State	Transportation Networks	25,932,790	0	25,914,750	18,040	100%
TS0106		McGinnis Ferry Widening	Transportation Networks	8,500,000	0	5,947,801	2,552,199	70%
TS0107		Haynes Bridge Widening	Transportation Networks	5,121,501	0	4,226,358	895,143	83%
TS0109		Barnwell at Holcomb Bridge (Interse	Transportation Networks	7,748,051	0	7,664,229	83,822	99%
TS0210		Bridges - TSPLOST II	Transportation Networks	3,650,000	519,647	545,743	2,584,610	29%
TS0220		Traffic Congestion Relief - TSPLOST	Transportation Networks	42,145,982	18,304,386	19,731,480	4,110,115	90%
TS0220A3		TS0220 - Nesbit Ferry Road Trail (Colony Club to Brumbelow)	Transportation Networks	200,000	150,713	49,287	0	100%
TS0220A2		TS0220 - Nesbit Ferry Road Trail (Colony Club Drive Roundabout)	Transportation Networks	3,973,911	3,628,369	0	345,542	91%
TS0230		Landscape/Streetscape - TSPLOST II	Transportation Networks	980,700	57,950	179,311	743,439	24%
TS0240		Operations and Safety - TSPLOST II	Transportation Networks	8,993,372	2,186,504	4,059,676	2,747,192	69%

City of Johns Creek
FY 2026 Capital Projects > 100k Detail Summary
As of May 31, 2026
(Sorted by Category)

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PW2551		Sidewalk Trails	Transportation Networks	792,142	0	792,142	0	100%
PW2602*	P1402X	Abbotts Bridge Par- Med	Transportation Networks	381,270	0	15,000	366,270	4%
PW2608*	PW2508	Stormwater Grant Program	Transportation Networks	422,000	16,397	0	405,604	4%
PW2626*	PW2020	Buice Road Bridge Replacement - Eng	Transportation Networks	1,206,229	2,653	23,892	1,179,684	2%
PW2627*	PW2217	Old Alabama Road Bridge Replacement	Transportation Networks	110,741	0	0	110,741	0%
PW2653*	PW2253	Intersection Improvements	Transportation Networks	84,222	0	0	84,222	0%
PW2655*	PW2554	Town Center-East Johns Crossing Cro	Transportation Networks	98,924	0	31,059	67,865	31%
			Sub-Total Transportation Networks	**149,887,006**	**30,210,808**	**87,522,841**	**32,153,357**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
PD2449		Police 14 Vehicles	Vehicles	919,697	6,104	913,593	0	100%
PD2502		Vehicles for 5 New Police Officers	Vehicles	221,441	0	221,441	0	100%
PD2650*	PD2354, PD2449	Police 11 Vehicles, SUV, Trucks, Bi	Vehicles	1,272,508	180,698	942,085	149,725	88%
FD2644		Fire Engine and Admin Truck	Vehicles	1,280,000	18,280	961,855	299,865	77%
PD2639*	PD2502	Vehicles for 5 New Police Officers	Vehicles	163,559	83,469	33,086	47,004	71%
			Sub-Total Vehicles	**3,857,205**	**288,551**	**3,072,060**	**496,594**	
			Grand Total	**264,278,380**	**47,426,419**	**185,203,414**	**31,635,591**	

City of Johns Creek
FY 2026 Capital Projects > 100k Detail Summary
As of May 31, 2026
(Sorted by Projects)

Multi-fund projects

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
FD2259		Fire Station #63 Construction	Building/Facilities Maintenance	8,651,964	200,000	8,424,525	27,438	100%
FD2303		Fire Station #63 Construction Docs	Building/Facilities Maintenance	294,853	0	272,381	22,472	92%
FD2659	FD2259	Fire Station #63 Construction	Building/Facilities Maintenance	653,184	519	260,448	392,216	40%
			Fire Station #63	**9,600,000**	**200,519**	**8,957,355**	**442,126**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2257		Cauley Creek Park - Phase II	Park Development	1,984,263	0	328,376	1,655,887	17%
RP2662	RP2362	Maker Space at Cauley Creek	Park Development	64,640	0	0	64,640	0%
			Maker Space	**2,048,904**	**0**	**328,376**	**1,720,527**	

PROJECT	ORIGINAL PROJECT #	PROJECT TITLE	PROJECT CATEGORY	REVISED BUDGET	ENCUMBRANCES	ACTUALS	AVAILABLE BUDGET	PERCENT USED
RP2460		Boardwalk at Town Center	Park Development	551,451	0	164,100	387,351	30%
RP2460		Boardwalk at Town Center	Park Development	16,842,546	1,165,762	15,534,135	142,649	99%
RP2460		Boardwalk at Town Center	Park Development	3,441,186	0	3,441,185	1	100%
RP2460		Boardwalk at Town Center	Park Development	2,169,749	0	2,169,749	0	100%
RP2460		Boardwalk at Town Center	Park Development	15,422,658	154,593	15,432,148	-164,083	101%
			Boardwalk at Town Center	**38,427,590**	**1,320,355**	**36,741,317**	**365,918**	

Active improvement projects around the City

Transportation Projects

To be completed in 2026






Buice Road Bridge Replacement: Crews have installed more than 100 feet of storm pipe and begun driving piles for the supports for the new bridge.

Johns Creek Parkway Improvements: Crews are installing traffic signal cabinets, signals at Johns Creek Parkway and East Johns Crossing and constructing the roundabout at Johns Creek Parkway and Lakefield Drive.

Jones Bridge Road at Sargent / Douglas Improvements: Utilities continue to be relocated along the project corridor making way for the remaining roadway improvements.

Medlock Bridge Road Pedestrian Crossing & Tunnel: The trail has been installed through the tunnel and crews are adding the stone wall facade to the outside walls of the tunnel.

Ongoing Projects:






Abbotts Bridge Road Improvements: Crews continue work on the second span of the bridge, wall construction, and curb & gutter. Estimated completion: Spring 2027.

Barnwell Road at Niblick Drive and Trail: Stormwater and waterline work is ongoing. Estimated completion: Spring 2027.

McGinnis Ferry Road Widening: Utility relocation work and retaining wall construction continues along the project route. Estimated completion: Spring 2028.

Nesbit Ferry Road at Colony Club Drive Roundabout: Construction fencing is being installed along the project route and the ceremonial groundbreaking occured to mark the start of the project. Estimated completion: Summer 2027.

Recreation & Parks - Upcoming Events and Active Projects

- Special Events: America 250 / Independence Day, Summer Concerts, Pup-a-Palooza, Patriot Day, Arts on the Boardwalk, Trunk or Treat, Honoring Our Veterans, and more
- Animal habitat project at Autrey Mill Nature Preserve
- Tennis court renovations at Ocee Park
- Installing turf on Lang Field at Ocee Park



#1

Safest Place to Live in the U.S.*
Best Place to Live in Georgia*
Best Place to Raise a Family in Georgia**
Best Suburb to Raise a Family in Georgia**

**U.S. News & World Report, 2026-2027*
***Niche.com, 2026*

Progress Update

January - June 2026



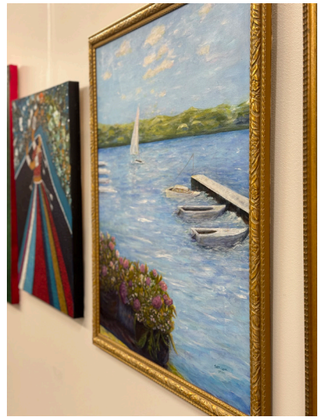



Strategic Priorities Progress Update

In February 2026, the City Council gathered at City Hall for their annual strategic planning retreat. This collaborative session served as a vital forum for open dialogue, enabling the Council to strengthen their alignment and unify their vision around the city's key objectives for the upcoming year. Driven by a shared commitment to the community's future, the Council renewed its focus on enhancing the overall quality of life for residents and cultivating a thriving, dynamic environment for local businesses across five strategic priorities. In the months since the retreat, significant progress has been achieved in each of the strategic priorities.

Arts & Culture







- Installed public art "JC Paws" sculptures
- Updated public art galleries at City Hall and Park Place on a quarterly basis
- Completed ground penetrating radar data collection at Macedonia cemetery determining locations of potential unmarked burial sites
- Hosted Lunar New Year, Daffodil Days, International Festival, Summer Concerts

Economic Development



- Supported private-sector projects including Medley's second phase groundbreaking
- Continued the "Business Blitz" program
- Completed the JC BizLab business accelerator program
- Connected with businesses through presentations Including:
  - Greater Atlanta Home Builders Association
  - Greater North Fulton Chamber of Commerce's Leadership program
  - Town Center quarterly roundtable meetings
  - Georgia Life Sciences Pathways and Partnerships
  - Atlanta Realtors / Commercial Board of Realtors
  - Council for Quality Growth

Public Safety

- Opened Fire Station #63 / Police Substation
- Installed a new fire alerting system in all stations
- Passed year two of the CALEA assessment
- Hosted Drug Take-Back event with Johns Creek Police and One Johns Creek
- Completed a Municipal Court Amnesty Program
- Began the Public Safety Academy program
- Hosted Teen Driver Safety Class



Recreation & Parks







- Celebrated the grand opening of The Boardwalk at Town Center
- Hosted Battle of the Bands, Easter Bunny Hop, Touch-A-Truck, Movies at the Park, Soccer Watch Party, Adaptive Recreation Game Night, Cauley Creek Night Hike
- Renovated Newtown Park basketball courts
- Installed safety netting at Ocee Park to reduce foul balls leaving field of play
- Installed new wayfinding signage at Morton Road and State Bridge parks
- Renovated the cricket batting cages at Shakerag Park
- Confirmed the location for the future makerspace will be at Cauley Creek Park
- Approved a construction contract for an overflow parking lot at Cauley Creek Park

Transportation & Connectivity



- Approved an amendment to the City code of ordinances to include provisions and guidance for electric-assisted bicycles (e-bikes)
- Adopted the 2027 - 2031 Capital Improvement Plan
- Approved supplemental agreements with the National Parks Service for the Chattahoochee Greenway
- Approved a contract for the Traffic Control Center server and display wall replacement
- Determined allocation by project category for TSPLOST III

AGENDA REPORT

To: Honorable Mayor and City Council

From: Ben Song, Community Development Director

Agenda: July 13, 2026 – Council Meeting

Item: **Zoning Ordinance Text Amendment (A-26-002) to Update and Modernize Home Occupation Regulations**

Item Summary
The proposed amendment is intended to update and clarify the City's Home Occupation code (Section 4.12 of the Zoning Ordinance) to better address contemporary home-based business trends while ensuring residential neighborhoods remain protected from incompatible business activities.

Background
Section 4.12 of the Zoning Ordinance governs the applicable regulations for home occupations and was originally adopted at the time of city's incorporation and has not been updated to reflect evolving business practices. Since that time, there has been significant growth in remote work, gig work, e-commerce, mobile-service businesses, and other emerging categories of home-based business activities that have also been made popular through social media, and the current home occupation standards do not include a comprehensive list of uses that may be incompatible with residential neighborhoods. The absence of clearly defined and updated list of prohibited uses creates ambiguity and the potential for inconsistent interpretation and application.

As discussed at the Public Hearing on April 20 and the Work Session on June 1, staff reviewed home occupation regulations from comparable Georgia municipalities and national jurisdictions and incorporated effective provisions into the proposed amendment. Specifically, the proposed amendment seeks to clarify and expand the intent of the home occupation regulations, provide clear guidance for interpretation and enforcement, strengthen protections for residential neighborhoods by adding specific prohibited use categories, align the City's home occupation standards with best practices observed in peer jurisdictions, and maintain a balanced regulatory framework supporting small-business entrepreneurship while preserving the character and quality of residential neighborhoods. The proposed amendment, if implemented, would be consistent with the following goals and policies of the City's Comprehensive Plan: (a) Protect and preserve the character of established residential neighborhoods; (b) Support small-business development and entrepreneurship; and (c) Maintain high-quality community standards through proactive, clear, and fairly enforced regulations.

Update
At the Work Session on June 1, 2026, Council reviewed and reached consensus around four additional changes to the Home Occupation standards. Specifically, the Council removed two limitations: 1) removing the prohibition for use of an accessory structure for a home occupation; and 2) removing the prohibition to automobile detailing. The Council also added two clarifications: 1) prohibiting on-site retail or wholesale of goods; and 2) prohibiting the transport by truck of goods created by a home occupation.

Recommendation
Staff recommends approval of the proposed amendment to the home occupation regulations as presented.

Attachments
1. Home Occupation Ordinance (Redline Version)
2. Proposed Home Occupation Ordinance

ADDITIONS IN RED
DELETIONS IN ~~STRIKETHROUGH~~

ARTICLE III. DEFINITIONS

1. Modify Article III – Definitions, Section 3.3.8.H, definition of Home Occupation:

Article III, Section 3.3.8. H.
Home Occupation. An accessory use of a dwelling unit for business, profession or trade operated by members of the resident family only. All home occupations shall comply with the standards in ~~(See~~ Article IV, Section 4.12.~~)~~

ARTICLE IV. GENERAL PROVISIONS

2. Modify Article IV, Section 4.12, regulations for Home Occupation:

Article IV, Section 4.12. Home Occupation.
The regulations in this section are intended to allow residents to engage in lawful, small-scale commercial activities from their homes that are incidental and subordinate to the principal residential use of a dwelling, while preserving the residential character of neighborhoods. ~~A home occupation is permitted as an accessory use of a dwelling unit in any zoning district and its operation and employees are limited to members of the resident family only.~~ The following ~~are limitations on~~ regulations are established to ensure that home occupations remain compatible with surrounding residential uses:

A. The smaller of 25% or 750 square feet of the gross floor area of a dwelling unit may be used for activities devoted to the home occupation, which may include an area for storage internal to home, not to exceed 150 square feet of the total permitted gross floor area.

B. All access to the home occupation shall be through the principal residential entrance or other entrances commonly used by the occupants of the dwelling.

C. There shall be no signs identifying the home occupation, nor shall there be any storage, display or activity associated with the home occupation visible outside the structure.

D. ~~Said uses are excluded:~~ *Prohibited Uses*. The Community Development Director or designee may determine other uses not listed herein may be incompatible with the residential character or the intent of this section and prohibit such use. The following uses are specifically prohibited as home occupations, regardless of whether other standards in this Article are met. This list is not all-inclusive:

    1. Activities involving the use, manufacture, storage, or disposal of explosive, hazardous, toxic or flammable materials.
    2. ~~, keeping of animals~~ Animal care, grooming, boarding, breeding or selling animals.
    3. Assembly, repair, or servicing of household appliances (e.g., refrigerators, washers, dryers, stoves, HVAC equipment) on the premises.
    4. Automotive ~~auto~~ repair, painting, maintenance or similar operations.
    5. Automotive ~~auto~~ sales, leasing or rental.

6. Bed and breakfast, boarding house, or hotel ~~motel type~~ establishments.
7. Dispatch centers for delivery, transportation, or similar services where employees or contractors report to or depart from the residence.
8. Firearms dealers, gunsmiths, or any business involving the manufacture, sale, repair, trade, or storage of firearms, ammunition, magazines, suppressors, or any item regulated by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) under a Federal Firearms License (FFL), except: (1) A federally licensed firearms collector (Type 03 FFL) who does not engage in regular commercial sales activity and does not receive client or customer traffic at the dwelling; or (2) A resident holding a Type 01 FFL who conducts firearm sales exclusively through online or other remote transactions, provided a written and notarized approval is obtained from the property owner and any applicable homeowners' association; subject to review and approval by the Community Development Director.
9. F~~f~~uneral homes, mortuaries, crematoriums, or interment services.
10. Junk, scrap, salvage, recycling, or dismantling operations
11. Massage therapy or any massage-related services.
12. Mobile vehicle-based retail sale operations, where any business in which a motor vehicle (including a truck, van, trailer, cart, or similar conveyance) is used as the primary point-of-sale or retail sales platform and is operated primarily from or dispatched from the residential address. This prohibition includes mobile food service units (food trucks) and roaming merchandise vehicles where the residential address serves as the base of operation.
13. On-site retail or wholesale shops of goods or merchandise. Sales may be conducted only as off-site transactions (e.g., mail order and/or internet sales with off-site fulfillment), or as incidental retail sales directly accessory to a permitted service (e.g., hair care products sold in conjunction with hair cutting services).
14. Pest control services utilizing commercial-grade pesticide storage.
15. ~~r~~Restaurants, tearooms, catering kitchens, or commercial food production facilities, except Cottage Food Operators who comply with O.C.G.A. § 40-7-19, Cottage Food Regulations, of the Georgia Department of Agriculture Food Safety Division and sell home produced non-potentially hazardous foods only at non-profit events as described in O.C.G.A. § 26-2-21(a)(5)(C).
16. Special event facility.
17. Taxi, limousine, van pool, bus, or ride-share dispatch center operations services. ~~or any other occupation found incompatible with the intent of this ordinance.~~
18. Taxidermists
19. Towing and/or wrecker services.
20. ~~Home occupations must exclude the u~~Use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the unit.

E. ~~Resident participants in a home occupation must have the appropriate occupational licensing, including business licenses.~~ Only residents of the dwelling unit shall be permitted to work on the premises in connection with a home occupation. Any occupational license, business registration, or other permits

required by the State, County, or City regulations shall be obtained prior to the commencement of the home occupation.

F. Up to two (2) home occupation licenses shall be permitted per dwelling unit. A home occupation license issued to the original applicant shall not be transferable to another person, resident, address or business activity. Upon termination of the applicant's residency, the home occupation permit shall automatically become null and void.

G. A signed, notarized letter of authorization and a copy of the written lease agreement of the parties shall be required from the property owner when the applicant is renting the property for which the home occupation use is proposed. Such letter shall be provided at the time of application for a Home Occupation – Business License.

~~F~~H. No home occupation shall be conducted in a manner that generates noise, traffic, parking demand, sound, ~~smell~~odors, vibration, light, ~~or~~ dust, or safety hazards, that ~~is offensive~~ would be deemed a nuisance.

~~G~~I. No more than two clients or patrons are allowed on the premises at the same time in conjunction with the home occupation (except for persons in care at a Family Day Care Homes, where no more than six clients are allowed), and hours of operation shall be limited to Monday through Saturday from eight (8) a.m. to seven (7) p.m.

~~H~~J. Vehicles kept on site in association with the home occupation shall be used by residents only.

~~I~~K. The transporting by truck of goods created by the home occupation ~~by truck~~ is prohibited. Incoming vehicles related to the home occupation shall be parked off-street within the confines of the residential driveway or other on-site permitted parking.

~~J. Home occupations must exclude the use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the unit.~~

~~K~~L. *Family Day Care Home.* A Home Occupation in which shelter, care, and supervision are provided for 6 or fewer persons on a regular basis.

1. Family Day Care Homes are prohibited within multi-family dwelling units.

~~L~~2. Family Day Care Homes shall provide outdoor play areas as required by Georgia law, but such areas shall be limited to side or rear yards outside the minimum yard area and shall not occupy any yard adjoining a street.

~~M~~3. Family Day Care Home shall be located at least 1,000 feet in all directions from any other such use operated as a Home Occupation.

~~N~~4. Family Day Care Home hours of operation shall be limited to Monday through Saturday from six (6) a.m. ~~A.M.~~ to seven (7) p.m. ~~P.M..~~

~~O~~5. Family Day Care Home operators shall have a current, certified copy of the operator's State of Georgia Family Day Care Home registration which shall be filed with the business license application and renewals.

AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK CODE OF ORDINANCES, APPENDIX A – ZONING, TO MODIFY THE DEFINITION AND MODERNIZE REGULATIONS FOR HOME OCCUPATION

WHEREAS, the City of Johns Creek, Georgia, is authorized by the State of Georgia Constitution to execute zoning power within its city limits;

WHEREAS, the City originally adopted its Zoning Ordinance in January 2007, adopting the Fulton County Zoning Resolution in its entirety, including all definitions;

WHEREAS, the Code of Ordinances Appendix A – Zoning should be amended to modify the definition and update the regulations for home occupation and to establish specific categories of prohibited uses to clarify the intent of the home occupation regulations, preserve the residential character of neighborhoods, and protect the public health, safety, and welfare; and

NOW THEREFORE, the Mayor and Council of the City of Johns Creek hereby ordain that Appendix A – Zoning, Article III, Section 3.3.8.H. "Definitions;" and Article IV and Section 4.12. "Home Occupation" are amended as follows:

Article III, Section 3.3.8. H.
Home Occupation. An accessory use of a dwelling unit for business, profession or trade operated by members of the resident family only. All home occupations shall comply with the standards in Article IV, Section 4.12.

Article IV, Section 4.12. Home Occupation.
The regulations in this section are intended to allow residents to engage in lawful, small-scale commercial activities from their homes that are incidental and subordinate to the principal residential use of a dwelling, while preserving the residential character of neighborhoods. The following regulations are established to ensure that home occupations remain compatible with surrounding residential uses:

A. The smaller of 25% or 750 square feet of the gross floor area of a dwelling unit may be used for activities devoted to home occupation, which may include an area for storage internal to home, not to exceed 150 square feet of the total permitted gross floor area.

B. All access to the home occupation shall be through the principal residential entrance or other entrances commonly used by the occupants of the dwelling.

C. There shall be no signs identifying the home occupation, nor shall there be any storage, display or activity associated with the home occupation visible outside the structure.

D. *Prohibited Uses*. The following uses are specifically prohibited as home occupations, regardless of whether other standards in this Article are met. This list is not all-inclusive. The Community Development Director, or designee, may determine that additional uses not listed herein are incompatible with the residential character or the intent of this section and therefore prohibited:

1. Activities involving the use, manufacture, storage, or disposal of explosive, hazardous, toxic or flammable materials.
2. Animal care, grooming, boarding, breeding or selling animals.
3. Assembly, repair, or servicing of large household appliances (e.g., refrigerators, washers, dryers, stoves, HVAC equipment) on the premises.
4. Automotive repair, painting, maintenance or similar operations.
5. Automotive sales, leasing or rental.
6. Bed and breakfast, boarding house, or hotel establishments.
7. Dispatch centers for delivery, transportation, or similar services where employees or contractors report to or depart from the residence.
8. Firearms dealers, gunsmiths, or any business involving the manufacture, sale, repair, trade, or storage of firearms, ammunition, magazines, suppressors, or any item regulated by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) under a Federal Firearms License (FFL), except: (1) A federally licensed firearms collector (Type 03 FFL) who does not engage in regular commercial sales activity and does not receive client or customer traffic at the dwelling; or (2) A resident holding a Type 01 FFL who conducts firearm sales exclusively through online or other remote transactions, provided a written and notarized approval is obtained from the property owner and any applicable homeowners' association; subject to review and approval by the Community Development Director.
9. Funeral homes, mortuaries, crematoriums, or interment services.
10. Junk, scrap, salvage, recycling, or dismantling operations.
11. Massage therapy or any massage-related services.
12. Mobile vehicle-based retail sale operations, where any business in which a motor vehicle (including a truck, van, trailer, cart, or similar conveyance) is used as the primary point-of-sale or retail sales platform and is operated primarily from or dispatched from the residential address. This prohibition includes mobile food service units (food trucks) and roaming merchandise vehicles where the residential address serves as the base of operation.
13. On-site retail or wholesale shops of goods or merchandise. Sales may be conducted only as off-site transactions (e.g., mail order, internet sales with off-site fulfillment, or at the customer's location), or as incidental retail sales directly accessory to a permitted service (e.g., hair care products sold in conjunction with hair cutting services).
14. Pest control services utilizing commercial-grade pesticide storage.
15. Restaurants, tearooms, catering kitchens, or commercial food production facilities, except Cottage Food Operators who comply with O.C.G.A. § 40-7-19, Cottage Food Regulations, of the Georgia Department of Agriculture Food Safety Division and sell

home produced non-potentially hazardous foods only at non-profit events as described in O.C.G.A. § 26-2-21(a)(5)(c).

16. Special event facility.
17. Taxi, limousine, van pool, bus, or ride-share dispatch center operations services.
18. Taxidermists.
19. Towing and/or wrecker services.
20. Use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the unit.

E. Only residents of the dwelling unit shall be permitted to work on the premises in connection with a home occupation. Any occupational licenses, business registrations, or other permits required by the State, County, or City regulations shall be obtained prior to the commencement of the home occupation.

F. Up to two (2) home occupation licenses shall be permitted per dwelling unit. A home occupation license issued to the original applicant shall not be transferable to another person, resident, address or business activity. Upon termination of the applicant's residency, the home occupation permit shall automatically become null and void.

G. A signed, notarized letter of authorization and a copy of the written lease agreement of the parties shall be required from the property owner when the applicant is renting the property for which the home occupation use is proposed. Such letter shall be provided at the time of application for a Home Occupation – Business License.

H. No home occupation shall be conducted in a manner that generates noise, traffic, parking demand, sound, odors, vibration, light, dust, or safety hazards, that would be deemed a nuisance.

I. No more than two clients or patrons are allowed on the premises at the same time in conjunction with the home occupation (except for persons in care at a Family Day Care Homes, where no more than six clients are allowed) and hours of operation shall be limited to Monday through Saturday from eight (8) a.m. to seven (7) p.m.

J. Vehicles kept on site in association with the home occupation shall be used by residents only.

K. The transporting by truck of goods created by the home occupation is prohibited. Incoming vehicles related to the home occupation shall be parked off-street within the confines of the residential driveway or other on-site permitted parking.

L. *Family Day Care Home*. A Home Occupation in which shelter, care, and supervision are provided for 6 or fewer persons on a regular basis.

1. Family Day Care Homes are prohibited within multi-family dwelling units.
2. Family Day Care Homes shall provide outdoor play areas as required by Georgia law, but such areas shall be limited to side or rear yards outside the minimum yard area and shall not occupy any yard adjoining a street.

3. Family Day Care Home shall be located at least 1,000 feet in all directions from any other such use operated as a Home Occupation.
4. Family Day Care Home hours of operation shall be limited to Monday through Saturday from six (6) a.m. to seven (7) p.m.
5. Family Day Care Home operators shall have a current, certified copy of the operator's State of Georgia Family Day Care Home registration which shall be filed with the business license application and renewals.

SO ORDAINED, this _____ day of July, 2026.

Approved:

_____
John Bradberry, Mayor

ATTEST:

_____
Allison Tarpley, City Clerk

(Seal)

Approved as to Form:

_____
Angela C. Couch, City Attorney

AGENDA REPORT

To: Honorable Mayor and City Council

From: Ben Song, Community Development Director
Brian O'Connor, Public Works Director

Agenda: July 13, 2026 – Council Meeting

Item: **Zoning Ordinance Text Amendment (A-26-004) to Allow Vertiports as a Special Use Permit**

Item Summary

This Council initiated amendment to the Zoning Ordinance seeks to establish standards, requirements, and specific zoning districts to allow for the processing of vertiports as a Special Use Permit. The Planning Commission recommended approval of the text amendment as presented.

Background

The City currently has a provision for the construction of an aircraft landing area for conventional fixed-wing and rotary-wing aircraft (through the Special Use Permit (SUP) process, which requires review and approval by Planning Commission and City Council. The intent of the text amendment is to ensure that the City has established specific zoning districts allowing for the proposed use through the SUP process and to set standards to regulate advanced air mobility (AAM) and vertiports ahead of the Federal Aviation Administration's (FAA) final approval for AAM passenger-carrying operations in the United States.

AAM is an umbrella term that includes aircraft that are highly automated, electrically powered, and have vertical take-off and landing capability. Vertiports are areas that are specifically designated to serve AAM aircraft including electrical vertical takeoff and landing (eVTOL aircraft) and may be located at airports, on building rooftops, on parking structures, as well as at grade. Vertiports may be subject to additional regulations to accommodate AAM (as compared to conventional helicopters and airplanes) because AAM can operate as both a rotary-wing and fixed-wing aircraft. Currently, the City only has standards accounting for Aircraft Landing Areas for conventional fixed-wing and rotary-wing aircraft (i.e. helicopter or Airplane) as a special use permit (Article XIX, Section 19.4.4) and specific standards and regulations for AAM and vertiports need to be established in the Zoning Ordinance.

Analysis

Staff reviewed ordinances from national jurisdictions related to AAM and vertiport requirements. The research yielded a common theme across all jurisdictions, which are to add definitions for AAM, vertiports, and relevant

terminology, identifying specific zoning districts for vertiport sites, and define requirements and standards to ensure public safety and welfare.

Update
In support of staff's recommendation, the Planning Commission at their public meeting on June 2, 2026, recommended approval of the proposed text amendment as presented.

Attachments

1. Proposed Vertiport Ordinance

AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK CODE OF ORDINANCES, APPENDIX A – ZONING, TO DEFINE AND ESTABLISH STANDARDS FOR ADVANCED AIR MOBILITY AND VERTIPORTS

WHEREAS, the City of Johns Creek, Georgia, is authorized by the State of Georgia Constitution to execute zoning power within its city limits;

WHEREAS, the Mayor and City Council of the City of Johns Creek have adopted the Zoning Ordinance (Appendix A – Zoning) to promote the public health, safety, and general welfare of the community and to ensure the orderly development of land uses within the City;

WHEREAS, the City originally adopted its Zoning Ordinance in January 2007, adopting the Fulton County Zoning Resolution in its entirety, including all definitions;

WHEREAS, the Code of Ordinances, Appendix A – Zoning, should be amended to add all relevant and associated definitions relating to Advanced Air Mobility and Vertiports and to create a new special use permit with standards for Vertiports; and

NOW THEREFORE, the Mayor and Council of the City of Johns Creek hereby ordain that Appendix A – Zoning, Article III, Section 3.3 – "Definitions"; and Article XIX, Section 19.4 – "Minimum Use Permit Standards" are amended as follows:

Article III, Section 3.3. - Definitions

Section 3.3.1. A.

Advanced Air Mobility. Highly-automated, electric-powered aircraft, including electrical vertical takeoff and landing aircraft (eVTOL), that is capable of transporting cargo and passengers across short to medium range distances.

Airport. An area of land or water used or intended for landing or takeoff of aircraft. Airports may also include buildings, facilities, and right of way together with the buildings and facilities that are used to supplement airport operations. Heliports and Vertiports are included in the definition for airports.

Avigation Easement. Legal right acquired by an airport or government entity over private property, allowing low-altitude flights, creating noise, and restricting land use to ensure safety.

Section 3.3.5. E.

Electrical vertical takeoff and landing aircraft (eVTOL). Such aircraft that would fall under the Advanced Air Mobility (AAM) umbrella term and may use vertiports for landing and takeoff purposes. eVTOLs shall not include helicopters and airplanes.

Section 3.3.8. H.
Heliport. Landing and takeoff facilities specifically designated for helicopters. Heliports may include storage, fueling, and maintenance facilities.

Section 3.3.22. V.
Vertiport. An area specifically designated for advanced air mobility (AAM) aircraft and consists of landing and takeoff facilities. Vertiports may also include storage, charging, fueling, and maintenance facilities that will be used by electrical vertical takeoff and landing aircraft (eVTOL). Vertiports shall not be used by helicopters and/or airplanes.

Article XIX. Sec. 19.4. – Minimum Use Permit Standards

Article XIX, Section 19.4.44
Vertiports
A. *Required Districts*: O-I, C-1, C-2, M-1A, M-1, MIX, TC-X, and TC-B
B. *Standards*:
1. Vertiport construction standards shall be compliant with the Federal Aviation Administration (FAA) booklet entitled "Heliport Design Guide," AC 150/5390-2D, dated January 5, 2023; the FAA "Engineering Brief No. 105A, Vertiport Design, Supplemental Guidance to Advisory Circular 150/5390-2D, *Heliport Design,*" dated December 27, 2024; and any applicable GDOT regulations and guidance, as published, adopted, amended, and revised by FAA. Applicants shall provide evidence of compliance with FAA and GDOT applicable standards for planning, design, and construction of the proposed facility.
2. Applicant shall coordinate with the FAA Office of Airports and Flight Standards on applicable design, operational, and safety criteria that is tailored to the performance of the aircraft which are intended to operate at those facilities.
3. Avigation easements, if needed, are required to be filed and approved by the Public Works Director prior to issuance of a building permit for a vertiport.
4. Vertiport landing area, taxiways and parking nor any building, structure or navigational aid shall be located at minimum 200 feet of a property line adjacent to any single-family residential district, school, public park, and/or AG-1 district used for single-family dwelling.
5. Hours of operation for vertiports shall be limited to 7:00 A.M. to 11:00 P.M.
6. Applicant shall provide the following as part of their Use Permit application:
    a. Name and address of the applicant;
    b. Type, class, and subclass of the vertiport proposed to be constructed;
    c. Description of the AAM aircraft support facility proposed to be constructed, if applicable;
    d. Completed study by a recognized aviation consultant that recognizes the proposed vertiport site as operationally feasible and identifies any potential hazards and/or impacts to surrounding properties and areas;
    e. Map showing the location of the proposed vertiport site and the proposed approach zones, lateral clearance zones, and emergency landing areas. A map of pre-planned flight routes on state routes and/or USDOT interstates;

f. Evidence of a Notice of Landing Area proposal has been filed with the FAA and that the proposed vertiport site has been considered safe for the aviation and operational activities that will be conducted onsite;
g. Completed set of plans and specifications for the proposed vertiport; and
h. Applicant's statement in the letter of intent, providing the estimated number of monthly AAM aircraft landings and description of operations of the proposed vertiport site.

C. In addition to the Use Permit considerations set forth in Section 19.2.4., each of the following factors shall also be considered by the Mayor and City Council in review of the proposed site and land use:
1. *Feasibility*. The proposed vertiport shall be operationally feasible.
2. *Safety*. The FAA has completed a safety analysis and considers the proposed vertiport site as safe and suitable for the type and volume of aeronautical activity that are planned to be conducted here.
3. *Location and Specification*. The plans and specifications of the proposed vertiport site location shall conform with the requirements and standards outlined by the FAA guidance in Heliport Design Guide, AC 150/5390-2D and FAA "Engineering Brief No. 105A, Vertiport Design, Supplemental Guidance to Advisory Circular 150/5390-2D, *Heliport Design,*". Flight paths shall be pre-approved by the FAA and other relevant agencies prior to operations.
4. *Frequency*. The proposed vertiport site shall operate at minimum more than one (1) landing and/or takeoff in a twelve (12) month period. The vertiport site shall not be considered a vertiport site if it falls below this threshold.
5. *Fire Prevention*. Applicant shall submit a complete fire risk assessment that is compliant with NFPA 418 Section 4.1.2.
6. *Air Turbulence*. Regardless if the proposed vertiport site is to be elevated on a building or other structure or to be operated at-grade, the air turbulence which may be created by the advanced air mobility aircraft operations shall not cause dust, sand, water, or other material to fall on any property other than that controlled by the applicant.
7. *Need*. Applicant must provide a valid basis and explanation for the need for a vertiport site and that the public welfare will not be adversely affected by the establishment and operation of the proposed vertiport site by responding to the following factors:
   a. Applicant's need to establish the vertiport;
   b. Availability of other vertiports which the applicant could use in lieu of the proposed vertiport and their proximity to the site selected for such vertiport;
   c. Proximity of the vertiport to areas which could be used as emergency landing areas in the event of mechanical malfunction of rotorcraft using such vertiport;
   d. Proximity of the vertiport to fire stations;
   e. Proximity of the vertiport to tall buildings, other navigation hazards, and existing uses which would present a public safety hazard in case of an aircraft crash;
   f. Proximity of the vertiport to residential areas, public parks, nursing homes, assisted living facilities and schools;
   g. Proximity of the vertiport to airports and to the flight patterns of aircraft using such airports;

h. Benefits to be derived by the public from the establishment and operation of the vertiport, if any;
i. Nuisance effect, if any, of the vertiport and its associated rotorcraft operations on vehicular traffic;
j. Environmental impact of the vertiport, if any, including, but not limited to, noise and dust pollution; and
k. Proximity of the vertiport to facilities containing or storing combustible or explosive materials or other hazardous material.

SO ORDAINED, this _____ day of _____, 2026.

Approved:

_____
John Bradberry, Mayor

ATTEST:

_____
Allison Tarpley, City Clerk

(Seal)

Approved as to Form:

_____
Angela C. Couch, City Attorney

AGENDA REPORT

To: Honorable Mayor and City Council Members

From: Ben Song, Community Development Director

Agenda: July 13, 2026 – Council Meeting

Item: **Metropolitan River Protection Act Certificate (RC-26-0001) for 10555 Embry Farm Road**

Item Summary

The Atlanta Regional Commission has reviewed the Metropolitan River Protection Act (MRPA) Certificate application (RC-26-0001) for the property located at 10555 Embry Farm Road and found the proposal consistent with the Chattahoochee River Corridor Plan. Staff recommends for Council to issue this MRPA Certificate impacting 130 (of the 189) dwelling units.

Background

The Georgia General Assembly adopted the Metropolitan River Protection Act (MRPA) in 1973, which requires all properties within 2,000 feet of the Chattahoochee River to apply for and receive a MRPA Certificate prior to any land development activity. The MRPA Certificate classifies a property into one or more vulnerability categories based on factors such as slope, aspect, vegetation, geology, hydrology, and soil type. These classifications, in turn, establish the maximum allowable limits for land disturbance and impervious surface within the Chattachoochee River Corridor.

The subject property at 10555 Embry Farm Road encompasses 204.10 acres and includes nearly 4,600 linear feet of river frontage. Approximately 147.16 acres (72%) of the site is located within the 2,000-foot Chattahoochee River Corridor and is subject to MRPA Rules and Regulations. A plantation-style residence and associated accessory structures were built on the property prior to the MRPA's enactment, thus no MRPA Certificate had previously been issued for the site.

On August 25, 2025, the Council approved land use petition, RZ-24-0010, to allow for the development of a 189-lot single-family detached residential subdivision on the property. The development would disturb approximately 4,332,173 square feet of land and create 1,294,232 square feet of impervious surface. The proposal as presented constitutes a “substantial change” under Section VIII.D. of the MRPA Rules and Regulations, and triggers the issuance of a MRPA Certificate before development may proceed.

In March 2026, the developer, Toll Southeast LP Company, Inc. submitted a MRPA Certificate application (Attachment 1) and site plan (Attachment 2). The Atlanta Regional Commission reviewed the application and determined that the proposal is consistent with the Chattahoochee River Corridor Plan (Attachment 3).

The MRPA analysis shows that the property falls under Vulnerability Categories B,C, D and E with a maximum allowable land disturbance of 4,429,918 square feet and a maximum impervious surface of 3,050,012 square feet, as shown in the table below.

Vulnerability Category	Total Acreage (sq. ft.)	Allowable Land Disturbance (sq. ft.)	*Transfer from Category E to Less Restrictive Category (sq. ft.)	Final Allowable Land Disturbance (sq. ft.)	Proposed Land Disturbance (sq. ft.)
B	3,432,091	2,745,673 (80%)	+ 99,668 x 1.5	2,895,175 (84%)	2,879,855 (84%)
C	1,542,339	1,079,637 (70%)	+ 13,000 x 1.5	1,099,137 (71%)	1,079,835 (70%)
D	516,358	258,179 (50%)	+ 28,334 x 1.5	300,679 (58%)	274,509 (53%)
E	919,758	275,927 (30%)	-141,002	134,925 (14%)	97,974 (11%)
Total	**6,410,546**	**4,359,417**		**4,429,918**	**4,332,173**

Vulnerability Category	Total Acreage (sq. ft.)	Allowable Impervious Surface (sq. ft.)	*Transfer from Category E to Less Restrictive Category (sq. ft.)	Final Allowable Impervious Surface (sq. ft.)	Proposed Impervious Surface (sq. ft.)
B	3,432,091	2,059,255 (60%)		2,059,255 (60%)	824,672 (24%)
C	1,542,339	694,053 (45%)		694,053 (45%)	321,452 (21%)
D	516,358	154,907 (30%)	+ 7,668 x 1.5	166,409 (32%)	123,333 (24%)
E	919,758	137,964 (15%)	-7,668	130,296 (14%)	24,775 (3%)
Total	**6,410,546**	**3,046,179**		**3,050,012**	**1,294,232**

** Transfer from Category E to less restrictive category made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2: A.3.c.(1). These transfers permanently reduce the maximum land disturbance and impervious surface allowed in Category E.*

Next Step

The final step in this process is for the Council to conduct a public hearing and issue the MRPA Certificate. Subsequently, the proposed construction of the single-family detached homes within the development will be subject to the City's land disturbance and building permit review processes and shall comply with all applicable city codes, ordinances, and regulations.

Recommendation

Staff recommends for Council to approve and issue MRPA Certificate, RC-26-0001, as presented.

Attachments

(1) MRPA Certificate Application
(2) Site Plan
(3) ARC Regional Review Finding

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Johns Creek

2. **Owner(s) of Record of Property to be Reviewed:**
   Name(s): Marlene Embry Crowe, as Trustee of the Trust created under Item IV of the last will and testament of Alton Jackson Embry
   Mailing Address: 10555 Embry Farm Road
   City: Johns Creek **State:** GA **Zip:** 30097
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: _____ **Fax:** _____
   Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Toll Southeast LP Company, Inc. - Attn Bryceson Mercer
   Mailing Address: 2400 Lakeview Pkwy, Ste. 650
   City: Alpharetta **State:** GA **Zip:** 30022
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 423-400-2790 **Fax:** _____
   Other Numbers: _____

4. **Proposed Land or Water Use:**
   Name of Development: Embry Farm
   Description of Proposed Use: 189 Single Family Detached Dwelling Units

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: 478, 479, 480, 497, 498, 499, F-52, F-53, F-54, F-55, F-56 1st District, 1st Section, Fulton County
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   10555 Embry Farm Road, 320 feet northeast from the intersection of Rogers Circle & Nellie Brook Court
   Size of Development (Use as Applicable):
   Acres: **Inside Corridor:** 147.16 ac
   Outside Corridor: 56.94 ac
   Total: 204.10 ac
   Lots: **Inside Corridor:** 130 lots
   Outside Corridor: 59 lots
   Total: 189 lots
   Units: **Inside Corridor:** see lots
   Outside Corridor: _____
   Total: _____
   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor: _____
   Outside Corridor: _____
   Total: _____

Received
March 05, 2026
RC-26-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

REVISED SHEET - 4/8/20
JMS.

6. **Related Chattahoochee Corridor Development:**
   A. **Does the total development include additional land in the Chattahoochee Corridor that is not part of this application?** no
   If "yes", describe the additional land and any development plans: _____

   B. **Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval?** no
   If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. **How Will Sewage from this Development be Treated?**
   A. **Septic tank** no
   Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.
   B. **Public sewer system** Fulton County

8. **Summary of Vulnerability Analysis of Proposed Land or Water Use:**

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
A	0			(90)	(75)
B	3,432,091	2,895,175*	2,059,255	(80) 84.35*	(60) 60
C	1,542,339	1,099,137*	694,053	(70) 71.26*	(45) 45
D	516,358	300,679*	166,409**	(50) 58.23*	(30) 32.23**
E	919,758	134,925*	130,296**	(30) 14.67*	(15) 14.17**
F	0			(10)	(2)
Total:				N/A	N/A

*Includes a transfer of 99,668 SF of land disturbance from E to B at 1 to 1.5 (99,668 x 1.5 = 149,502 SF), a transfer of 13,000 SF of land disturbance from E to C at 1 to 1.5 (13,000 x 1.5 = 19,500) and a transfer of 28,334 SF of land disturbance from E to D at 1 to 1.5 (28,334 x 1.5 = 42,501) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **These transfers permanently reduce the maximum land disturbance allowed in E from 275,927 SF (30% of the E area) to 134,925 SF (275,927 – 99,668 – 13,000 – 28,334 = 134,925).**

Includes a transfer of 7,668 SF of impervious surface from E to D at 1 to 1.5 (7668 x 1.5 = 11,502) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **This transfer permanently reduces the maximum impervious surface allowed in E from 137,964 SF (15% of the E area) to 130,296 SF (137,964 – 7668 = 130,296).

9. **Is any of this Land within the 100-Year Floodplain of the Chattahoochee River?** yes
   If "yes", indicate the 100-year floodplain elevation: 903
   NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
   NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. **Is any of this land within the 500-year floodplain of the Chattahoochee River?** yes
    If "yes", indicate the 500-year flood plain elevation: not determined (904+/-)
    NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
    NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. **The following is a checklist of information required to be attached as part of the application. Individual items may be combined.**

FOR ALL APPLICATIONS:

_X_ **Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).** Survey & Legal

_X_ **Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)**

_X_ **Written consent of all owners to this application. (Space provided on this form)**

_X_ **Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)**

_X_ **Description of proposed use(s). (Space provided on this form)**

_X_ **Existing vegetation plan.** Sheet 1

_X_ **Proposed grading plan.** Sheet 2

Received
March 05, 2026
RC-26-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

_X_ **Certified as-builts of all existing land disturbance and impervious surfaces.**

_X_ **Approved erosion control plan.** EC Plans to be approved by City of Johns Creek

_X_ **Detailed table of land-disturbing activities. (Both on this form and on the plans)**

X Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

___ Cashier's check or money order (for application fee).

Received
March 05, 2026
RC-26-0001
Planning & Zoning
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FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

___ Site plan.

___ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

X Concept plan. Sheets 2 & 3

X Lot-by-lot and non-lot allocation tables. Sheet 4

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

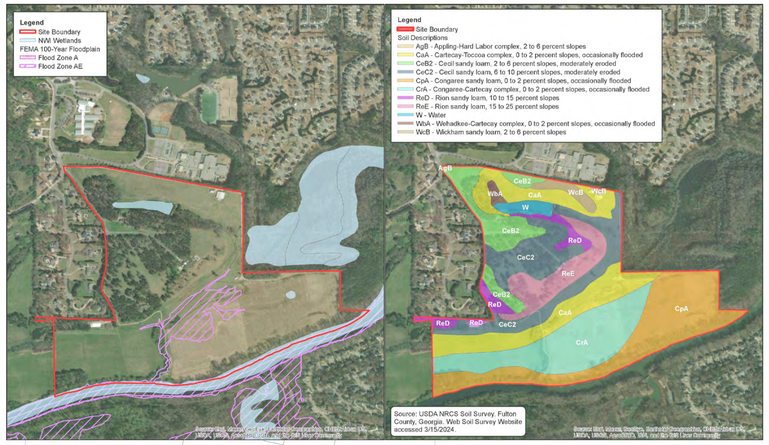
Signature(s) of Owner(s) of Record 01/04/26.
Date

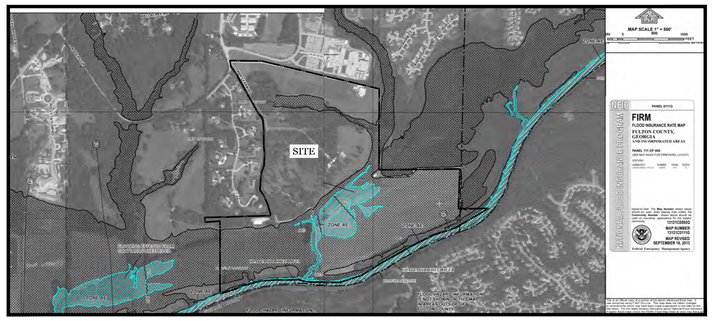
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Signature(s) of Applicant(s) or Agent(s) 1/5/26
Date

14. The governing authority of City of Johns Creek requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee 3/20/26
Date





FEMA MAP

SCALE 1"=1,000'



VICINITY MAP

SCALE 1" = 2,000'

SITE LEGEND

- 100 YR FLOODPLAIN (ZONE AE) APPROX. PER FEMA MAP
- FLOODWAY APPROX. PER FEMA MAP
- STREAM CENTERLINE
- (A) 50' CITY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 25' CITY NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)
- (C) 50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
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- (E) 35' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR

Line Table		
Line #	Bearing	Dist.
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L2	N17°11'01"W	123.70'
L3	N22°17'01"W	175.40'
L4	N31°22'28"W	134.80'
L5	N0°40'01"E	156.69'
L6	N9°15'23"E	129.97'
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L18	N39°06'28"W	99.84'
L19	N30°06'06"W	153.48'
L20	N0°25'18"E	8.74'

ARC/MRPA SITE PLAN NOTES:

1. BOUNDARY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR TOLL SOUTHEAST LP COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY BY TRAVIS PRUITT & ASSOCIATES DATED 07.08.2024. REFER TO ALTA SURVEY FOR LOCATION OF OVERHEAD UTILITIES ONSITE. TOPOGRAPHY FROM FULTON GIS WITH FIELD RUN TOPO SOUTH OF EXISTING SEWER EASEMENT. APPROX. ADJACENT STRUCTURES & TREE LINE SHOWN BASED UPON AERIAL PHOTOGRAPHY.
2. EXISTING ZONING: CUP (PER ZONING CASE RZ-24-0010)
3. PROPERTY IS LOCATED OFF ROGERS CIRCLE IN LAND LOTS 478-480, 497-499, F-52 THRU F-56, 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA.
4. TOTAL SITE AREA = 204.10 ACRES± (REFER TO SITE ANALYSIS)
5. THIS PROPERTY CONTAINS A 100 YEAR FLOOD HAZARD AREA BASED ON FIRM MAP NUMBER 13121C0092G, DATED SEPTEMBER 18, 2013 (SEE FLOOD MAP THIS SHEET).
6. THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS AS FIELD DELINEATED BY CORBLU ECOLOGY GROUP.
7. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL. SOME SUBSURFACE WATER QUALITY MEASURES MAY BE UTILIZED (SUBJECT TO FINAL DESIGN).
7. THIS PROPERTY IS PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
8. ALL CONSTRUCTION MUST CONFORM TO CITY OF JOHNS CREEK STANDARDS.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY ONSITE, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE CITY'S DEVELOPMENT INSPECTOR; THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH A TREE SAVE FENCE AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
10. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND-DISTURBING ACTIVITY IS IN PROGRESS.
12. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
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SITE ANALYSIS

TOTAL SITE AREA		204.10 ACRES±
LOTS PROPOSED	21,780 S.F. LOTS (TYPICAL)	175 LOTS
	1.0 AC LOTS (LOTS 176-189)	14 LOTS
	TOTAL	189 LOTS
DENSITY PROPOSED		0.923 UNITS/AC
CUP ZONING CRITERIA		
MINIMUM LOT WIDTH (AS MEASURED TANGENT AT FRONT SETBACK)		100 FEET
MINIMUM LOT AREA	TYPICAL	21,780 S.F.
	LOTS 176-189	43,560 S.F.
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LANDSCAPE STRIPS	ROGERS BRIDGE CIRCLE	25 FEET
	WEST PL AGAINST S/D AS SHOWN	50 FEET
OPEN SPACE REQUIRED PER ZONING CONDITION 15*		30.61 AC± (15%)*
OPEN SPACE PROVIDED		38.18 AC± (18.7%)*

* OPEN SPACE AREAS EXCLUDE LANDSCAPE STRIPS, PLANTED BUFFERS, STREAM BUFFERS, DETENTION PONDS & STORMWATER MANAGEMENT FACILITIES.

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
A	0			(90)	(75)
B	3,432,091	2,895,175*	2,059,255	(80) 84.35*	(60) 60
C	1,542,339	1,099,137*	694,053	(70) 71.26*	(45) 45
D	516,358	300,679*	166,409**	(50) 58.23*	(30) 32.23**
E	919,758	134,925*	130,296**	(30) 14.67*	(15) 14.17**
F	0			(10)	(2)
Total:				N/A	N/A

*Includes a transfer of 99,668 SF of land disturbance from E to B at 1 to 1.5 (99,668 x 1.5 = 149,502 SF), a transfer of 13,000 SF of land disturbance from E to C at 1 to 1.5 (13,000 x 1.5 = 19,500) and a transfer of 28,334 SF of land disturbance from E to D at 1 to 1.5 (28,334 x 1.5 = 42,501) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **These transfers permanently reduce the maximum land disturbance allowed in E from 275,927 SF (30% of the E area) to 134,925 SF (275,927 – 99,668 – 13,000 – 28,334 = 134,925).**

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0 100' 200' 400' 800'

SCALE: 1"= 200'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 029699 PROFESSIONAL ENGINEER SCOTT L. CHRISTOPHER
4/9/2026

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ARC/MRPA PLANS
FOR:

EMBRY TRACT

AT ROGERS CIRCLE

LAND LOTS 478-480, 497-499
AND F-42 THRU F-56
1st DISTRICT, 1st SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

FOR:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
J.R. CROWE (#74061)
678.699.1403
jcrowe1@tollbrothers.com

REVISIONS

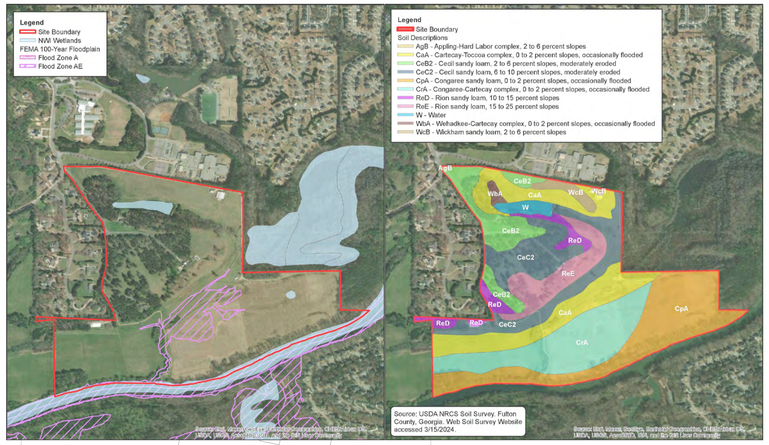
1	03.04.2026	CITY COMMENTS
2	04.09.2026	ARC/CITY COMMENTS

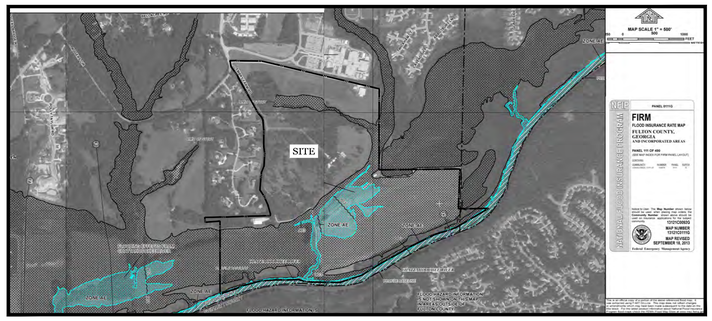
DATE: DECEMBER 18, 2025

CP&E DRAWING NO: 2023164.10c_arc.dwg

ARC/MRPA EXISTING CONDITIONS SITE PLAN

SHEET NO. 1 OF 4





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ARC/MRPA PROPOSED DISTURBANCE TABLE

Vulnerability Category	Allowable Disturbance Area per Category (s.f.)	*Transfer to Less Restrictive Category	*Transfer from Category E	Updated Allowable Disturbance Area per Category (s.f.)	Proposed Disturbance Area per Category (s.f.)	Reserves Available for Future Improvements per Category (s.f.)
B	2,745,673	n/a	149,502	2,895,175	2,879,855	15,320
C	1,079,637	n/a	19,500	1,099,137	1,079,835	19,302
D	258,179	n/a	42,501	300,679	274,509	26,170
E	275,927	-141,002	n/a	134,925	97,974	36,951
Totals	4,359,417			4,429,917	4,332,173	

* Transfer from Category E to less restrictive category made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2:A.3.c.(1)
See table & transfer summary from Application
(Transfers subject to change based upon final design)

Line Table		
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CP&E
CHRISTOPHER PLANNING & ENGINEERING
GEORGIA REGISTERED No. 029699 PROFESSIONAL ENGINEER CHRISTOPHER
4/9/2026
GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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24 HR CONTACT:
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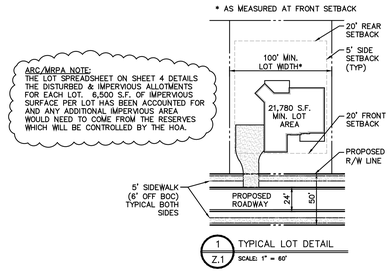
REVISIONS

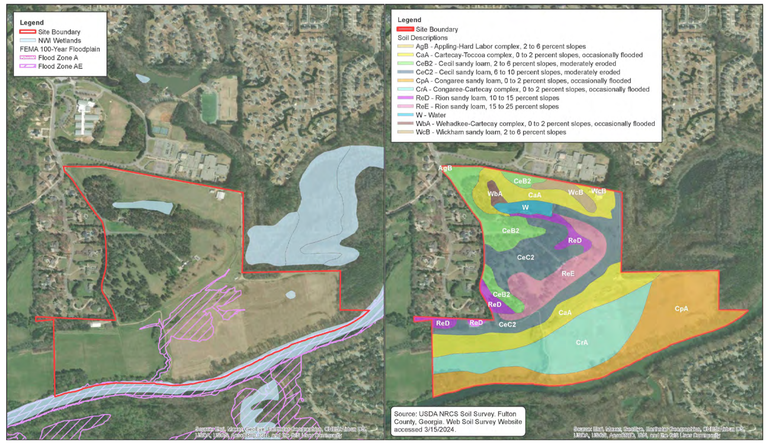
1	03.04.2026	CITY COMMENTS
2	04.09.2026	ARC/CITY COMMENTS

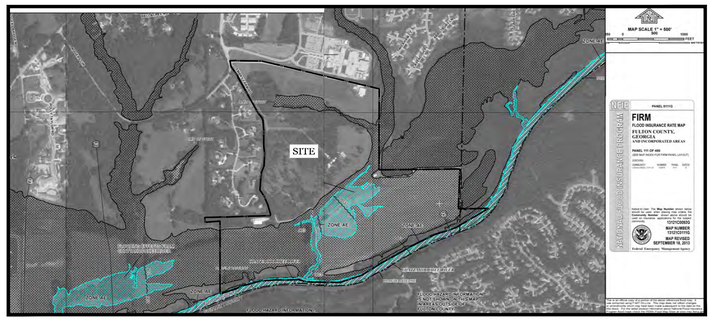
DATE: DECEMBER 18, 2025
CP&E DRAWING NO: 2023164.10c_arc.dwg

ARC/MRPA
PROPOSED DISTURBANCE
SITE PLAN

SHEET NO. 2 OF 4







FEMA MAP

SCALE 1"=1,000'



VICINITY MAP

SCALE 1" = 2,000'



Line Table		
Line #	Bearing	Dist.
L1	N2°50'44"W	29.29'
L2	N17°11'01"W	123.70'
L3	N22°17'01"W	175.40'
L4	N31°22'28"W	134.80'
L5	N0°40'01"E	156.69'
L6	N9°15'23"E	129.97'
L7	N19°39'03"E	96.89'
L8	N3°29'52"E	122.12'
L9	N3°54'52"E	88.63'
L10	N7°35'45"W	115.00'
L11	N1°04'01"W	94.37'
L12	N0°48'44"W	130.69'
L13	N5°29'28"W	22.00'
L14	N6°55'06"W	100.08'
L15	N6°55'06"W	41.98'
L16	N3°24'33"W	37.73'
L17	N22°30'21"W	54.99'
L18	N39°06'28"W	99.84'
L19	N30°06'06"W	153.48'
L20	N0°25'18"E	8.74'

SITE LEGEND

- 100 YR FLOODPLAIN (ZONE AE) APPROX. PER FEMA MAP
- FLOODWAY APPROX. PER FEMA MAP
- STREAM CENTERLINE
- (A) 50' CITY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 25' CITY NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)
- (C) 50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (D) 100' ARC/MRPA NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)
- (E) N/F 35' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR

ARC/MRPA SITE PLAN NOTES:

1. BOUNDARY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR TOLL SOUTHEAST LP COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY BY TRAVIS PRUITT & ASSOCIATES DATED 07.08.2024. REFER TO ALTA SURVEY FOR LOCATION OF OVERHEAD UTILITIES ONSITE. TOPOGRAPHY FROM FULTON GIS WITH FIELD RUN TOPO SOUTH OF EXISTING SEWER EASEMENT. APPROX. ADJACENT STRUCTURES & TREE LINE SHOWN BASED UPON AERIAL PHOTOGRAPHY.
2. EXISTING ZONING: CUP (PER ZONING CASE RZ-24-0010)
3. PROPERTY IS LOCATED OFF ROGERS CIRCLE IN LAND LOTS 478-480, 497-499, F-52 THRU F-56, 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA.
4. TOTAL SITE AREA = 204.10 ACRES± (REFER TO SITE ANALYSIS)
5. THIS PROPERTY CONTAINS A 100 YEAR FLOOD HAZARD AREA BASED ON FIRM MAP NUMBER 13121C0092G, DATED SEPTEMBER 18, 2013 (SEE FLOOD MAP THIS SHEET).
6. THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS AS FIELD DELINEATED BY CORBLU ECOLOGY GROUP.
7. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL. SOME SUBSURFACE WATER QUALITY MEASURES MAY BE UTILIZED (SUBJECT TO FINAL DESIGN).
7. THIS PROPERTY IS PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
8. ALL CONSTRUCTION MUST CONFORM TO CITY OF JOHNS CREEK STANDARDS.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY ONSITE, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE CITY'S DEVELOPMENT INSPECTOR; THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH A TREE SAVE FENCE AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
10. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND-DISTURBING ACTIVITY IS IN PROGRESS.
12. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
13. THIS PLAN IS APPROVED FOR THE RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND-DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.

SITE ANALYSIS

TOTAL SITE AREA		204.10 ACRES±
LOTS PROPOSED	21,780 S.F. LOTS (TYPICAL)	175 LOTS
	1.0 AC LOTS (LOTS 176-189)	14 LOTS
	TOTAL	189 LOTS
DENSITY PROPOSED		0.923 UNITS/AC
CUP ZONING CRITERIA		
MINIMUM LOT WIDTH (AS MEASURED TANGENT AT FRONT SETBACK)		100 FEET
MINIMUM LOT AREA	TYPICAL	21,780 S.F.
	LOTS 176-189	43,560 S.F.
MINIMUM HEATED S.F.		3,000 S.F.
MAXIMUM BUILDING HEIGHT		40 FEET
MINIMUM LOT FRONTAGE		35 FEET
BUILDING SETBACKS	FRONT	20 FEET
	SIDE	5 FEET
	CORNER SIDE	10 FEET
	REAR	20 FEET
LANDSCAPE STRIPS	ROGERS BRIDGE CIRCLE	25 FEET
	WEST PL AGAINST S/D AS SHOWN	50 FEET
OPEN SPACE REQUIRED PER ZONING CONDITION 15*		30.61 AC± (15%)*
OPEN SPACE PROVIDED		38.18 AC± (18.7%)*

* OPEN SPACE AREAS EXCLUDE LANDSCAPE STRIPS, PLANTED BUFFERS, STREAM BUFFERS, DETENTION PONDS & STORMWATER MANAGEMENT FACILITIES.

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
A	0			(90)	(75)
B	3,432,091	2,895,175*	2,059,255	(80) 84.35*	(60) 60
C	1,542,339	1,099,137*	694,053	(70) 71.26*	(45) 45
D	516,358	300,629*	166,409**	(50) 58.23*	(30) 32.23**
E	919,758	134,925*	130,296**	(30) 14.67*	(15) 14.17**
F	0			(10)	(2)
Total:				N/A	N/A

*Includes a transfer of 99,668 SF of land disturbance from E to B at 1 to 1.5 (99,668 x 1.5 = 149,502 SF), a transfer of 13,000 SF of land disturbance from E to C at 1 to 1.5 (13,000 x 1.5 = 19,500) and a transfer of 28,334 SF of land disturbance from E to D at 1 to 1.5 (28,334 x 1.5 = 42,501) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **These transfers permanently reduce the maximum land disturbance allowed in E from 275,927 SF (30% of the E area) to 134,925 SF (275,927 – 99,668 – 13,000 – 28,334 = 134,925).**

Includes a transfer of 7,668 SF of impervious surface from E to D at 1 to 1.5 (7668 x 1.5 = 11,502) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **This transfer permanently reduces the maximum impervious surface allowed in E from 137,964 SF (15% of the E area) to 130,296 SF (137,964 – 7668 = 130,296).

ARC/MRPA PROPOSED IMPERVIOUS TABLE

Vulnerability Category	Allowable Impervious Area per Category (s.f.)	*Transfer to Less Restrictive Category	*Transfer from Less Restrictive Category	Updated Allowable Impervious Area per Category (s.f.)	Proposed Impervious Area per Category (s.f.)	Updated Reserves Available for Future Improvements per Category (s.f.)
B	2,059,255	n/a	n/a	2,059,255	824,672	1,234,583
C	694,053	n/a	n/a	694,053	321,452	372,601
D	154,907	n/a	11,502	166,409	123,333	43,076
E	137,964	-7,668	n/a	130,296	24,775	105,521
Totals	3,046,178			3,050,012	1,294,232	

* Transfer to less restrictive category made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2:A.3.c.(1)
See table & transfer summary from Application
(Transfers subject to change based upon final design)

CP&E
CHRISTOPHER PLANNING & ENGINEERING
GEORGIA REGISTERED No. 029998 PROFESSIONAL SCOTT L. CHRISTOPHER
4/9/2026
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ARC/MRPA PLANS
FOR:

EMBRY TRACT

AT ROGERS CIRCLE

LAND LOTS 478-480, 497-499
AND F-42 THRU F-56
1st DISTRICT, 1st SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

FOR:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
J.R. CROWE (#74061)
678.699.1403
jcrowe1@tollbrothers.com

REVISIONS

1	03.04.2026	CITY COMMENTS
2	04.09.2026	ARC/CITY COMMENTS

DATE: DECEMBER 18, 2025
CP&E DRAWING NO: 2023164.10c_arc.dwg

ARC/MRPA
PROPOSED IMPERVIOUS
SITE PLAN

SHEET NO. 3 OF 4

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
A	0			(90)	(75)
B	3,432.091	2,895.175*	2,059.255	(80) 84.35*	(60) 60
C	1,542.339	1,099.137*	694.053	(70) 71.26*	(45) 45
D	516.358	300.679*	166.409**	(50) 58.23*	(30) 32.23**
E	919.758	134.925*	130.296**	(30) 14.67*	(15) 14.17**
F	0			(10)	(7)
Total:				N/A	N/A

*Includes a transfer of 99,668 SF of land disturbance from E to B at 1 to 1.5 (99,668 x 1.5 = 149,502 SF), a transfer of 13,000 SF of land disturbance from E to C at 1 to 1.5 (13,000 x 1.5 = 19,500) and a transfer of 28,334 SF of land disturbance from E to D at 1 to 1.5 (28,334 x 1.5 = 42,501) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **These transfers permanently reduce the maximum land disturbance allowed in E from 275,927 SF (30% of the E area) to 134,925 SF (275,927 – 99,668 – 13,000 – 28,334 = 134,925).**

Includes a transfer of 7,668 SF of impervious surface from E to D at 1 to 1.5 (7668 x 1.5 = 11,502) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. **This transfer permanently reduces the maximum impervious surface allowed in E from 137,964 SF (15% of the E area) to 130,296 SF (137,964 – 7668 = 130,296).

ARC/MRPA PROPOSED DISTURBANCE TABLE

Vulnerability Category	Allowable Disturbance Area per Category (s.f.)	*Transfer to Less Restrictive Category	*Transfer from Category E	Updated Allowable Disturbance Area per Category (s.f.)	Proposed Disturbance Area per Category (s.f.)	Reserves Available for Future Improvements per Category (s.f.)
B	2,745,673	n/a	149,502	2,895,175	2,879,855	15,320
C	1,079,637	n/a	19,500	1,099,137	1,079,835	19,302
D	258,179	n/a	42,501	300,679	274,509	26,170
E	275,927	-141,002	n/a	134,925	97,974	36,951
Totals	4,359,417			4,429,917	4,332,173	

* Transfer from Category E to less restrictive category made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2:A.3.c.(1)
See table & transfer summary from Application
(Transfers subject to change based upon final design)

ARC/MRPA PROPOSED IMPERVIOUS TABLE

Vulnerability Category	Allowable Impervious Area per Category (s.f.)	*Transfer to Less Restrictive Category	*Transfer from Less Restrictive Category	Updated Allowable Impervious Area per Category (s.f.)	Proposed Impervious Area per Category (s.f.)	Updated Reserves Available for Future Improvements per Category (s.f.)
B	2,059,255	n/a	n/a	2,059,255	824,672	1,234,583
C	694,053	n/a	n/a	694,053	321,452	372,601
D	154,907	n/a	11,502	166,409	123,333	43,076
E	137,964	-7,668	n/a	130,296	24,775	105,521
Totals	3,046,178			3,050,012	1,294,232	

* Transfer to less restrictive category made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2:A.3.c.(1)
See table & transfer summary from Application
(Transfers subject to change based upon final design)

ARC/MRPA TABLE EMBRY TRACT

LOT NUMBER	Total Lot Area	Lot Area Within 2000' Corridor	B Disturbance	B Impervious	C Disturbance	C Impervious	D Disturbance	D Impervious	E Disturbance	E Impervious	TOTAL Disturbance	TOTAL Impervious
Amenity Area	n/a	n/a	0	0	13,397	10,000	27,481	10,000	0	0	40,878	20,000
Roads, Sidewalks & Trails	n/a	n/a	756,098	267,572	342,925	124,652	59,829	34,833	90,839	24,775	1,249,691	451,832
45	23,502	15,647	9,524	4,100	5,268	1,100	0	0	0	0	14,792	5,200
58	24,685	14,895	12,556	6,500	1,962	0	0	0	0	0	14,518	6,500
59	22,149	21,615	10,029	5,500	11,586	1,000	0	0	0	0	21,615	6,500
60	22,571	11,556	0	0	10,961	1,500	0	0	0	0	10,961	1,500
61	21,960	11,417	0	0	11,417	1,200	0	0	0	0	11,417	1,200
62	21,960	10,501	0	0	10,501	1,000	0	0	0	0	10,501	1,000
63	24,699	10,207	0	0	10,207	1,000	0	0	0	0	10,207	1,000
64	22,652	22,652	0	0	22,652	6,500	0	0	0	0	22,652	6,500
65	22,415	22,415	0	0	22,415	6,500	0	0	0	0	22,415	6,500
66	23,121	23,121	0	0	23,121	6,500	0	0	0	0	23,121	6,500
67	26,536	26,536	0	0	26,536	6,500	0	0	0	0	26,536	6,500
68	33,709	33,709	0	0	0	0	23,969	6,500	0	0	23,969	6,500
69	27,801	27,801	0	0	0	0	15,680	6,500	0	0	15,680	6,500
70	33,585	33,585	0	0	1,593	1,000	11,505	5,500	0	0	13,098	6,500
71	35,660	35,660	0	0	4,752	2,500	8,479	4,000	0	0	13,231	6,500
72	37,561	37,561	0	0	7,480	4,000	5,282	2,500	0	0	12,762	6,500
73	34,439	34,439	0	0	8,688	5,000	5,865	1,500	0	0	14,553	6,500
74	38,802	38,802	0	0	6,474	3,500	8,515	3,000	0	0	14,989	6,500
75	37,160	37,160	0	0	1,664	1,000	13,601	5,500	0	0	15,265	6,500
76	33,585	33,585	0	0		0	15,709	6,500	0	0	15,709	6,500
77	37,064	37,064	0	0		0	15,088	6,500	0	0	15,088	6,500
78	25,106	25,106	0	0	713	0	12,801	6,500	0	0	13,514	6,500
79	22,517	22,517	0	0	15,437	6,500	223	0	0	0	15,660	6,500
80	21,875	21,875	0	0	15,095	6,500	0	0	0	0	15,095	6,500
81	23,617	23,617	0	0	23,539	6,500	0	0	0	0	23,539	6,500
82	22,179	22,179	0	0	17,333	6,500	0	0	0	0	17,333	6,500
83	22,875	22,875	0	0	16,348	6,500	998	0	0	0	17,346	6,500
84	23,352	23,352	0	0	1,342	500	11,587	6,000	0	0	12,929	6,500
85	31,407	31,407	1,712	0	5,026	0	14,159	6,500	0	0	20,897	6,500
86	28,424	28,424	9,935	1,000	2,602	500	8,753	5,000	0	0	21,290	6,500
87	28,539	28,539	3,805	0	3,742	500	14,174	6,000	0	0	21,721	6,500
88	22,031	22,031	15,328	5,000	1,701	1,000	811	500	0	0	17,840	6,500
89	29,360	29,360	28,305	6,500	0	0	0	0	501	0	28,806	6,500
90	24,769	24,769	23,665	6,500	0	0	0	0	0	0	23,665	6,500
91	28,310	28,310	25,072	6,500	0	0	0	0	0	0	25,072	6,500
92	27,789	27,789	27,009	6,500	0	0	0	0	0	0	27,009	6,500
93	23,651	23,651	20,123	6,500	0	0	0	0	0	0	20,123	6,500
94	23,634	23,634	20,638	6,500	0	0	0	0	0	0	20,638	6,500
95	23,947	23,947	20,834	6,500	0	0	0	0	0	0	20,834	6,500
96	24,576	24,576	21,503	6,500	0	0	0	0	0	0	21,503	6,500
97	24,432	24,432	21,890	6,500	0	0	0	0	0	0	21,890	6,500
98	26,377	26,377	23,877	6,500	0	0	0	0	0	0	23,877	6,500
99	25,000	25,000	22,885	6,500	0	0	0	0	0	0	22,885	6,500
100	25,000	25,000	24,307	6,500	0	0	0	0	0	0	24,307	6,500
101	25,000	25,000	25,000	6,500	0	0	0	0	0	0	25,000	6,500
102	25,000	25,000	25,000	6,500	0	0	0	0	0	0	25,000	6,500
103	24,079	24,079	24,079	6,500	0	0	0	0	0	0	24,079	6,500
104	25,444	25,444	25,444	6,500	0	0	0	0	0	0	25,444	6,500
105	27,465	27,465	26,628	6,500	0	0	0	0	837	0	27,465	6,500
106	27,558	27,558	24,261	6,500	0	0	0	0	3,297	0	27,558	6,500
107	27,558	27,558	27,558	6,500	0	0	0	0	0	0	27,558	6,500
108	27,592	27,592	27,592	6,500	0	0	0	0	0	0	27,592	6,500
109	25,164	25,164	25,164	6,500	0	0	0	0	0	0	25,164	6,500
110	22,617	22,617	22,617	6,500	0	0	0	0	0	0	22,617	6,500
111	23,770	23,770	23,770	6,500	0	0	0	0	0	0	23,770	6,500
112	40,791	40,791	40,791	6,500	0	0	0	0	0	0	40,791	6,500
113	34,765	34,765	34,765	6,500	0	0	0	0	0	0	34,765	6,500
114	22,033	22,033	22,033	6,500	0	0	0	0	0	0	22,033	6,500
115	22,169	22,169	22,169	6,500	0	0	0	0	0	0	22,169	6,500
116	28,002	28,002	28,002	6,500	0	0	0	0	0	0	28,002	6,500
117	25,731	25,731	25,731	6,500	0	0	0	0	0	0	25,731	6,500
118	22,960	22,960	22,960	6,500	0	0	0	0	0	0	22,960	6,500
119	22,531	22,531	22,531	6,500	0	0	0	0	0	0	22,531	6,500
120	21,894	21,894	21,894	6,500	0	0	0	0	0	0	21,894	6,500
121	21,800	21,800	21,800	6,500	0	0	0	0	0	0	21,800	6,500
122	23,187	23,187	23,187	6,500	0	0	0	0	0	0	23,187	6,500
123	29,007	29,007	29,007	6,500	0	0	0	0	0	0	29,007	6,500
124	25,621	25,621	25,621	6,500	0	0	0	0	0	0	25,621	6,500
125	37,266	37,266	37,266	6,500	0	0	0	0	0	0	37,266	6,500
126	33,961	33,961	33,961	6,500	0	0	0	0	0	0	33,961	6,500
127	35,655	35,655	35,655	6,500	0	0	0	0	0	0	35,655	6,500
128	32,663	32,663	32,663	6,500	0	0	0	0	0	0	32,663	6,500
129	22,500	22,500	22,500	6,500	0	0	0	0	0	0	22,500	6,500
130	22,500	22,500	22,500	6,500	0	0	0	0	0	0	22,500	6,500
131	28,740	28,740	28,740	6,500	0	0	0	0	0	0	28,740	6,500
132	23,136	23,136	23,136	6,500	0	0	0	0	0	0	23,136	6,500
133	22,968	22,968	22,968	6,500	0	0	0	0	0	0	22,968	6,500
134	23,359	23,359	23,359	6,500	0	0	0	0	0	0	23,359	6,500
135	23,513	23,513	23,513	6,500	0	0	0	0	0	0	23,513	6,500
136	23,666	23,666	23,666	6,500	0	0	0	0	0	0	23,666	6,500
137	24,007	24,007	24,007	6,500	0	0	0	0	0	0	24,007	6,500
138	24,525	24,525	24,525	6,500	0	0	0	0	0	0	24,525	6,500
139	24,815	24,815	24,815	6,500	0	0	0	0	0	0	24,815	6,500
140	25,000	25,000	20,164	6,500	0	0	0	0	0	0	20,164	6,500
141	25,000	25,000	20,834	6,500	0	0	0	0	0	0	20,834	6,500
142	25,000	25,000	22,291	6,500	0	0	0	0	0	0	22,291	6,500
143	25,000	25,000	20,312	6,500	0	0	0	0	0	0	20,312	6,500
144	25,000	25,000	18,205	6,500	0	0	0	0	0	0	18,205	6,500
145	25,000	25,000	18,862	6,500	0	0	0	0	0	0	18,862	6,500
146	25,000	25,000	18,928	6,500	0	0	0	0	0	0	18,928	6,500
147	25,403	25,403	18,969	6,500	0	0	0	0	0	0	18,969	6,500
148	25,952	25,952	22,327	6,500	0	0	0	0	155	0	22,482	6,500
149	26,360	26,360	25,321	6,500	0	0	0	0	1,039	0	26,360	6,500
150	26,683	26,683	25,426	6,500	0	0	0	0	1,257	0	26,683	6,500
151	25,111	25,111	25,062	6,500	0	0	0	0	49	0	25,111	6,500
152	23,189	23,189	23,189	6,500	0	0	0	0	0	0	23,189	6,500
153	22,654	22,654	22,654	6,500	0	0	0	0	0	0	22,654	6,500
154	24,637	24,637	13,430	5,500	10,888	1,000	0	0	0	0	24,318	6,500
155	24,000	24,000	21,505	6,500	2,494	0	0	0	0	0	23,999	6,500
156	24,000	24,000	24,000	6,500	0	0	0	0	0	0	24,000	6,500
157	24,000	24,000	24,000	6,500	0	0	0	0	0	0	24,000	6,500
158	24,000	24,000	24,000	6,500	0	0	0	0	0	0	24,000	6,500
159	23,914	23,914	23,914	6,500	0	0	0	0	0	0	23,914	6,500
160	23,669	23,669	23,669	6,500	0	0	0	0	0	0	23,669	6,500
161	23,199	23,199	23,199	6,500	0	0	0	0	0	0	23,199	6,500
162	22,409	22,409	21,629	6,500	780	0	0	0	0	0	22,409	6,500
163	27,401	27,401	0	0	21,949	6,500	0	0	0	0	21,949	6,500
164	27,126	27,126	0	0	18,603	6,500	0	0	0	0	18,603	6,500
165	27,415	27,415	0	0	16,950	6,500	0	0	0	0	16,950	6,500
166	22,255	22,255	0	0	22,255	6,500	0	0	0	0	22,255	6,500
167	22,439	22,439	0	0	22,439	6,500	0	0	0	0	22,439	6,500
168	22,787	22,787	0	0	22,787	6,500	0	0	0	0	22,787	6,500
169	21,839	21,839	13,023	2,000	8,816	4,500	0	0	0	0	21,839	6,500
170	21,883	21,883	21,883	6,500	0	0	0	0	0	0	21,883	6,500
171	21,862	21,862	21,862	6,500	0	0	0	0	0	0	21,862	6,500
172	22,189	22,189	22,189	6,500	0	0	0	0	0	0	22,189	6,500
173	23,725	23,725	23,725	6,500	0	0	0	0	0	0	23,725	6,500
174	22,694	22,694	22,694	6,500	0	0	0	0	0	0	22,694	6,500
175	22,003	22,003	22,003	6,500	0	0	0	0	0	0	22,003	6,500
176	43,683	43,683	43,683	6,500	0	0	0	0	0	0	43,683	6,500
177	43,695	43,695	43,695	6,500	0	0	0	0	0	0	43,695	6,500
178	45,630	45,630	23,233	1,000	22,397	5,500	0	0	0	0	45,630	6,500
179	43,878	43,878	0	0	43,878	6,500	0	0	0	0	43,878	6,500
180	43,889	43,889	0	0	43,889	6,500	0	0	0	0	43,889	6,500
181	43,631	43,631	0	0	42,648	6,500	0	0	0	0	42,648	6,500
182	55,993	55,993	0	0	31,362	6,500	0	0	0	0	31,362	6,500
183	45,138	45,138	0	0	28,024	6,500	0	0	0	0	28,024	6,500
184	48,245	48,245	0	0	25,700	6,500	0	0	0	0	25,700	6,500
185	44,788	44,788	0	0	24,365	6,500	0	0	0	0	24,365	6,500
186	43,869	36,971	0	0	23,134	6,500	0	0	0	0	23,134	6,500
TOTALS			2,879,855	824,672	1,079,835	321,452	274,509	123,333	97,974	24,775	4,332,173	1,294,232

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 029699 PROFESSIONAL SCOTT L. CHRISTOPHER 4/9/2026

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202–612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ARC/MRPA PLANS

FOR:

EMBRY TRACT

AT ROGERS CIRCLE

LAND LOTS 478–480, 497–499
AND F–42 THRU F–56
1st DISTRICT, 1st SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

FOR:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
J.R. CROWE (#74061)
678.699.1403
jcrowe1@tollbrothers.com

REVISIONS

1	03.04.2026	CITY COMMENTS
2	04.09.2026	ARC/CITY COMMENTS

DATE: DECEMBER 18, 2025
CP&E DRAWING NO: 2023164.10c_arc.dwg

ARC/MRPA SUMMARY TABLES

SHEET NO. 4 OF 4

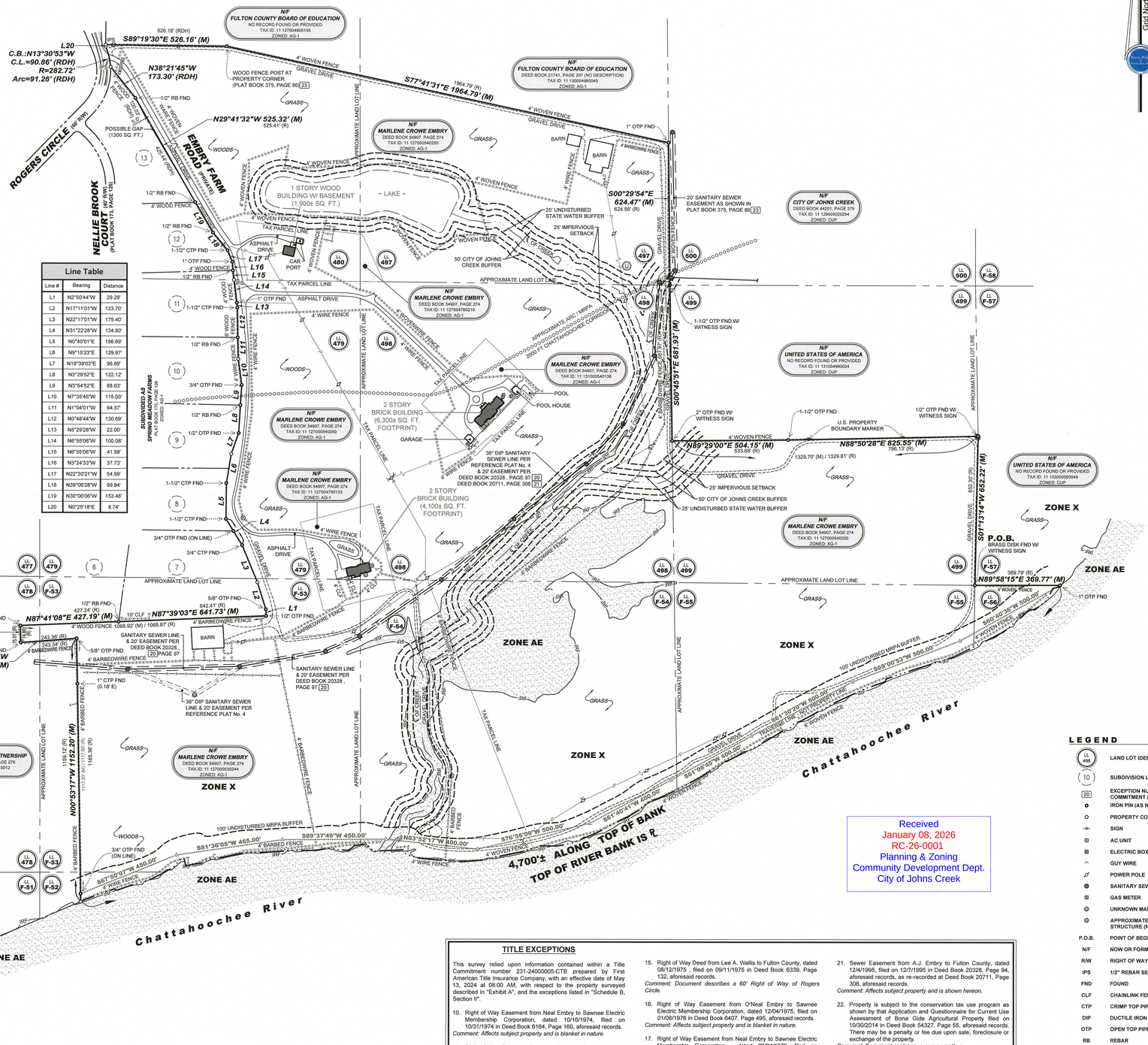
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 478, 479, 480, 497, 498, 499, F-52, F-53, F-54, F-55 and F-56 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at a brass disk found at the land lot corner common to Land Lots 499, F-55, F-56 and F-57; thence proceeding North 89 degrees 58 minutes 15 seconds East a distance of 369.77 feet to a 1 inch open top pipe found on a top of the northeastern bank of Chattahoochee River; thence proceeding along said top of bank of Chattahoochee River southwesterly a distance of 4,700 feet, more or less, to a point; thence leaving said top of bank of Chattahoochee River and proceeding North 00 degrees 53 minutes 17 seconds West a distance of 1152.20 feet to a 5/8 inch open top pipe found; thence South 85 degrees 35 minutes 35 seconds West a distance of 243.33 feet to a 1/2 inch rebar found; thence North 01 degrees 13 minutes 30 seconds West a distance of 74.84 feet to a 3/4 inch crimp top pipe found; thence North 87 degrees 41 minutes 08 seconds East a distance of 427.19 feet to a 1/2 inch rebar found; thence North 87 degrees 39 minutes 03 seconds East a distance of 641.73 feet to a 1/2 inch open top found; thence North 02 degrees 50 minutes 44 seconds West a distance of 29.29 feet to a 5/8 inch open top pipe found; thence North 17 degrees 11 minutes 01 seconds West a distance of 123.70 feet to a point; thence North 22 degrees 17 minutes 01 seconds West a distance of 175.40 feet to a 3/4 inch crimp top pipe found; thence North 31 degrees 22 minutes 28 seconds West a distance of 134.80 feet to a 1-1/2 inch crimp top pipe found; thence North 00 degrees 40 minutes 01 seconds East a distance of 156.69 feet to a 1-1/2 inch crimp top pipe found; thence North 09 degrees 15 minutes 23 seconds East a distance of 129.97 feet to a point; thence North 19 degrees 39 minutes 03 seconds East a distance of 96.89 feet to a 1/2 inch open top pipe found; thence North 03 degrees 29 minutes 52 seconds East a distance of 122.12 feet to a 1/2 inch rebar found; thence North 03 degrees 54 minutes 52 seconds East a distance of 88.63 feet to a 3/4 inch open top pipe found; thence North 07 degrees 35 minutes 45 seconds West a distance of 115.00 feet to a 1/2 inch rebar set; thence North 01 degrees 04 minutes 01 seconds West a distance of 94.37 feet to a 1/2 inch rebar found; thence North 00 degrees 48 minutes 44 seconds West a distance of 130.69 feet to a 1-1/2 inch crimp top pipe found; thence North 05 degrees 29 minutes 28 seconds West a distance of 22.00 feet to a 1 inch open top pipe found; thence North 06 degrees 55 minutes 06 seconds West a distance of 100.08 feet to a point; thence North 06 degrees 55 minutes 06 seconds West a distance of 41.98 feet to a 1/2 inch rebar found; thence North 03 degrees 24 minutes 33 seconds West a distance of 37.73 feet to a 1 inch open top pipe found; thence North 22 degrees 30 minutes 21 seconds West a distance of 54.99 feet to a 1-1/2 inch crimp top pipe found; thence North 39 degrees 06 minutes 28 seconds West a distance of 99.84 feet to a 1/2 inch rebar found; thence North 30 degrees 06 minutes 06 seconds West a distance of 153.48 feet to a 1/2 inch rebar found; thence North 29 degrees 41 minutes 32 seconds West a distance of 525.32 feet to a 1/2 inch rebar found; thence North 38 degrees 21 minutes 45 seconds West a distance of 173.30 feet to a 1/2 inch rebar set on the eastern right of way line of Rogers Circle (60 feet right of way width); thence proceeding along said right of way line of Rogers Circle the following courses and distances: along a curve to the left with a radius of 282.72 feet and an arc length of 91.26 feet (said curve having a chord bearing of North 13 degrees 30 minutes 53 seconds West and a chord distance of 90.86 feet) to a point and North 00 degrees 25 minutes 18 seconds East a distance of 8.74 feet to a 1/2 inch rebar set; thence leaving said right of way line of Rogers Circle and proceeding South 89 degrees 19 minutes 30 seconds East a distance of 526.16 feet to a wood fence post; thence South 77 degrees 41 minutes 31 seconds East a distance of 1964.79 feet to a 1 inch open top pipe found on the land lot line common to Land Lots 497 and 500; thence proceeding along said land lot line South 00 degrees 29 minutes 54 seconds East a distance of 624.47 feet to a 1-1/2 inch open top pipe found at the land lot corner common to Land Lots 497, 498, 499 and 500; thence proceeding along the land lot line common to Land Lot 498 and 499 South 00 degrees 45 minutes 51 seconds East a distance of 681.93 feet to a 2 inch open top pipe found; thence leaving said land lot line and proceeding North 89 degrees 29 minutes 00 seconds East a distance of 504.15 feet to a 1-1/2 inch open top pipe found; thence North 88 degrees 50 minutes 28 seconds East a distance of 825.55 feet to a 1/2 inch open top found on the land lot line common to Land Lots 499 and F-57; thence proceeding along said land lot line South 01 degrees 13 minutes 14 seconds West a distance of 652.22 feet to a brass disk found at the land lot corner common to Land Lots 499, F-55, F-56 and F-57, said point being the Point of Beginning.

Line Table		
Line #	Bearing	Distance
L1	N2°50'44"W	29.29'
L2	N17°11'01"W	123.70'
L3	N22°17'01"W	175.40'
L4	N31°22'28"W	134.80'
L5	N0°40'01"E	156.69'
L6	N9°15'23"E	129.97'
L7	N19°39'03"E	96.89'
L8	N3°29'52"E	122.12'
L9	N3°54'52"E	88.63'
L10	N7°35'45"W	115.00'
L11	N1°04'01"W	94.37'
L12	N0°48'44"W	130.69'
L13	N5°29'28"W	22.00'
L14	N6°55'06"W	100.08'
L15	N6°55'06"W	41.98'
L16	N3°24'33"W	37.73'
L17	N22°30'21"W	54.99'
L18	N39°06'28"W	99.84'
L19	N30°06'06"W	153.48'
L20	N0°25'18"E	8.74'



Received
January 08, 2026
RC-26-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

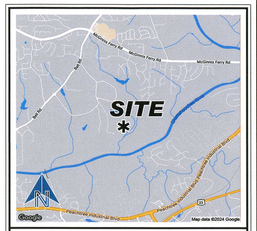
TITLE EXCEPTIONS

This survey relied upon information contained within a Title Commitment number 231-24000005-CTB prepared by First American Title Insurance Company, with an effective date of May 13, 2024 at 08:00 AM, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

10. Right of Way Easement from Neal Embry to Sawnee Electric Membership Corporation, dated 10/16/1974, filed on 10/31/1974 in Deed Book 6164, Page 160, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
11. Right of Way Easement from Neal Embry to Sawnee Electric Membership Corporation, dated 09/13/1974, filed on 10/31/1974 in Deed Book 6164, Page 177, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
12. Right of Way Easement from Jack Embry to Sawnee Electric Membership Corporation, dated 09/13/1974, filed on 10/31/1974 in Deed Book 6164, Page 178, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
13. Right of Way Easement from Jack Embry to Sawnee Electric Membership Corporation, dated 11/05/1974, filed on 12/30/1974 in Deed Book 6194, Page 287, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
14. Right of Way Deed from A. J. Embry to Fulton County, dated 06/ 1311975, filed on 09/11/1975 in Deed Book 6339, Page 131, aforesaid records. *Comment: Document describes a 60' Right of Way of Rogers Circle.*
15. Right of Way Deed from Lee A. Wallis to Fulton County, dated 08/12/1975 , filed on 09/11/1975 in Deed Book 6339, Page 132, aforesaid records. *Comment: Document describes a 60' Right of Way of Rogers Circle.*
16. Right of Way Easement from O'Neal Embry to Sawnee Electric Membership Corporation, dated 12/04/1975, filed on 01/08/1976 in Deed Book 6407, Page 495, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
17. Right of Way Easement from Neal Embry to Sawnee Electric Membership Corporation , dated 09/24/1976, filed on 09/27/1976 in Deed Book 6562, Page 381, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
18. Right of Way Easement from A.J. Embry to Sawnee Electric Membership Corporation , dated 12/08/1980, filed on 12115/1980 in Deed Book 7726, Page 5, aforesaid records. *Comment: Affects subject property and is blanket in nature.*
19. Right of Way Easement from A. J. Embry to Sawnee Electric Membership Corporation, dated 12/30/1987, filed on 12/31/1987 in Deed Book 11260, Page 457, aforesaid records. *Comment: Affects subject property and is blanket in nature for underground line only.*
20. Sewer Easement from O'Neal Embry to Fulton County, dated 12/4/1995, filed on 12/7/1995 in Deed Book 20328 , Page 97, aforesaid records. *Comment: Affects subject property and is shown hereon.*
21. Sewer Easement from A.J. Embry to Fulton County, dated 12/4/1995, filed on 12/7/1995 in Deed Book 20328, Page 94, aforesaid records, as re-recorded at Deed Book 20711, Page 306, aforesaid records. *Comment: Affects subject property and is shown hereon.*
22. Property is subject to the conservation tax use program as shown by that Application and Questionnaire for Current Use Assessment of Bona Gide Agricultural Property filed on 10/30/2014 in Deed Book 54327, Page 55, aforesaid records. There may be a penalty or fee due upon sale, foreclosure or exchange of the property. *Comment: Document contains no survey matters.*
23. All matters shown on Plat Book 375, Page 86, Fulton County, Georgia records. *Comment: All matters shown hereon.*

LEGEND

- LL 499 — LAND LOT IDENTIFICATION
- 10 — SUBDIVISION LOT IDENTIFICATION
- 20 — EXCEPTION NUMBER PER TITLE COMMITMENT (231-24000005-CTB)
- IRON PIN (AS NOTED)
- PROPERTY CORNER
- SIGN
- AC UNIT
- ELECTRIC BOX
- GUY WIRE
- POWER POLE
- SANITARY SEWER MANHOLE
- GAS METER
- UNKNOWN MANHOLE
- APPROXIMATE LOCATION OF STRUCTURE (NOT FOUND)
- P.O.B. — POINT OF BEGINNING
- N/F — NOW OR FORMERLY
- R/W — RIGHT OF WAY
- IPS — 1/2" REBAR SET W/CAP
- FND — FOUND
- CLF — CHAINLINK FENCE
- CTP — CRIMP TOP PIPE
- DIP — DUCTILE IRON PIPE
- OTP — OPEN TOP PIPE
- RB — REBAR
- (M) — MEASURED DISTANCE
- (R) — RECORD DISTANCE
- (RDH) — RECORD DISTANCE HELD
- ℄ — CENTER LINE
- ℗ — PROPERTY LINE
- X — FENCE LINE
- S — SANITARY SEWER LINE
- STORM SEWER LINE
- P — OVERHEAD POWER LINE
- IRF — APPROXIMATE LOCATION OF INTERMEDIATE REGIONAL FLOODPLAIN LINE



LOCATION MAP
NOT TO SCALE

SITE LOCATION
10655 Embry Farm Road, Johns Creek, GA 30097

TOTAL SITE AREA
8,890,455± square feet or 204.10± acres

ZONING: AG-1

Front Yard: 60'
Side Yard: 25' (adjacent to interior line) / 40' (adjacent to street)
Rear Yard: 50'

This information is reported from public information obtained from City of Johns Creek records on March 20, 2024. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

REFERENCE PLATS

1. Plat of Survey for George Bell recorded in Plat Book 114, Page 21.
2. Final Plat for Spring Meadow Farms recorded in Plat Book 173, Page 126.
3. Conservation Use Delineation Plat of Embry Farm recorded in Plat Book 375, Page 86.
4. Fulton County Department of Public Works Plats of As-Builts of Gravity Sewer for Chatthoochee III Sewer System, LDP Number 95 167 LP, dated February 12, 1996.

SURVEY NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
4. The Exterior footprint of all buildings at ground level.
5. By graphic plotting only a portion this property Does lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Numbers 13121C0092G and 13121C0111G, effective date 9/18/2013.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Rogers Circle, dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 5.0 (cm) RMSEx and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 3.08 cm, equating to +/- 12.2 cm at 95% confidence level.
15. Sanitary sewer lines are not field verified and are shown based on Fulton County Department of Public Works Plats of As-Builts of Gravity Sewer for Chatthoochee III Sewer System, LDP Number 95 167 LP (Reference Plat No. 4) and Plats of Proposed Sanitary Sewer Easement prepared by Watts & Browning Engineers referenced in Sewer Easement recorded in Deed Book 20328, Pages 94 and 97 and Deed Book 20711, Page 306.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a a eGPS 20TL dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 1,044,063 feet.

To Toll Southeast LP Company, Inc., and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(b)(1), 8, 9, 13 & 19 ($5,000,000) of Table A thereof. The fieldwork was completed on 3/28/2024.

KEVIN G. PATE — Date 9-26-24
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.

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These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	07/05/24	ADD EXCEPTION NUMBERS TO SURVEY	BDP
2	09/26/24	REVISED SEWER EASEMENT LINES	AB

Travis Pruitt & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • TRANSPORTATION CONSULTANTS • LANDSCAPE ARCHITECTS
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-0011
Fax: (770) 416-6759
www.travispruitt.com
Certificate of Authorization Number 613

ALTA/NSPS LAND TITLE SURVEY

Toll Southeast LP Company, Inc., and First American Title Insurance Company

AUTHORIZED BY: TOLL BROTHERS
LAND LOTS 478, 479, 480, 497, 498, 499, F-52, F-53, F-54, F-55 & F-56 • 1st DISTRICT • 1st SECTION • CITY OF JOHNS CREEK • FULTON COUNTY • GEORGIA
GRAPHIC SCALE - IN FEET
0 100 200 400 600 800

GEORGIA REGISTERED NO. 3499 9/26/2024 LAND SURVEYOR KEVIN GLENN PATE

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE:	6/26/2024
FIELD DATE:	3/28/2024
SCALE:	1" = 200'
JN:	1-24-0145.600
FN:	218-E-110
SHEET NO:	1 of 1

W:\2024\240145\Survey\CAD\600\Drawings\240145.600BT.dwg, 30x42 Alta, alex, Sep 26, 2024 - 4:11:33pm

Regional Review Finding
Metropolitan River Protection Act

DATE: June 8, 2026

TO: Mayor John Bradberry, City of Johns Creek
ATTN TO: Ben Song, Community Development Director, City of Johns Creek
FROM: Anna Roach, *Executive Director, Atlanta Regional Commission*

ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-26-01JC Embry Farms
Submitting Local Government: City of Johns Creek
Date Opened: May 19, 2026 **Date Closed:** June 8, 2026

Finding: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: The National Park Service provided substantial comments and recommendations regarding providing public access, landscaping with native species, preventing erosion and sedimentation, protecting floodplain and river buffer areas, protecting historic resources, using best practices for limiting the spread of invasive species, and limiting impervious surfaces.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission
National Park Service
City of Duluth
Gwinnett County
Georgia Department of Natural Resource
Georgia Conservancy
City of Suwanee
Chattahoochee Riverkeeper
City of Johns Creek
Forsyth County

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.
This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

United States Department of the Interior

National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350

IN REPLY REFER TO:

1.A.2

June 3, 2026

Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey:

This letter is confirmation of receipt of the MRPA Review Notification, RC-26-01JC for the development of a residential subdivision with 130 single-family detached homes on 147 acres within the Chattahoochee River Corridor at 10555 Embry Farm Road in the City of Johns Creek. The Atlanta Regional Commission estimates approximately 70 acres of impervious surface will be allowable at this site inside the Chattahoochee Corridor.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. NPS offers the following comments and recommendations:

<u>Public Access and Trail Coordination</u>
The project site is adjacent to land owned and managed by the National Park Service. The project includes a 12' wide public access trail that terminates at the park's property line. While future opportunities may exist to connect local and regional trail systems with NPS-managed lands, any proposed trail connections should be coordinated with the NPS during project planning and design.
Request: Any proposed public trail connection to NPS lands should be coordinated with the NPS prior to construction to ensure the development is compatible with the park's Trails Management Plan (TMP) finalized in 2023. In addition, project designs should incorporate measures to restrict unauthorized access to park property and prevent the creation of informal or illegal trails onto park lands until the park is ready to implement the trails proposed in the TMP. Informal or social trails result in damage to natural and cultural resources, including vegetation loss, soil erosion, impacts to sensitive species, degradation of historic resources, and an increased

potential for vandalism. The park requests that access controls include signage, fencing, vegetative buffers, and other appropriate access management measures.

River Buffer Protection

The proposed development is located along the Chattahoochee River and ultimately all drainage discharges to the river. Vegetated riparian buffers provide important functions including sediment filtration, pollutant uptake, flood attenuation, streambank stabilization, and wildlife habitat. Given the scale of the proposed development and the estimated increase in impervious surface, a multitrophic forested buffer is particularly important. In addition to water quality benefits, riparian buffers help protect the scenic quality and recreational values of the Chattahoochee River corridor and protect the park's viewshed by screening development from river users.

Recommendation: The NPS requests that the applicant maintain and enhance riparian buffers beyond minimum regulatory requirements. Increased buffer widths would provide additional protection for water quality, aquatic resources, scenic viewsheds, and the nationally significant resources protected by the NPS.

Floodplain Protection

The project includes significant development within areas subject to the 0.2% annual chance flood (the 500-year floodplain). Floodplains provide important ecological functions including floodwater storage, groundwater recharge, water quality improvement, and wildlife habitat. Development within flood-prone areas may increase future risks associated with flooding, erosion, and stormwater management.

Recommendation: The NPS encourages the applicant to avoid and minimize impacts to floodplains wherever practicable. Site design should prioritize the preservation of natural floodplain functions and avoid placement of infrastructure within flood-prone areas. Stormwater management facilities should be designed to maintain pre-development hydrologic conditions.

Historic Resource Protection

The Chattahoochee River corridor contains numerous documented archaeological and historic resources associated with Native American occupation, early settlement, transportation corridors, and community development. It is well documented that the historic community of Suwanee Old Towne was located along the Chattahoochee River in the vicinity of this project area, with historic settlement features occurring on both sides of the river. As a result, there is high potential for previously identified or undiscovered archaeological and historic resources to be present within the project site. With cultural resources, the impacts from ground disturbance and development have the potential to destroy irreplaceable archeological information.

Recommendation: The NPS requests that the applicant avoid and minimize impacts to known and potential historic and archaeological resources. Prior to any ground-disturbing activities, appropriate cultural resource investigations should be completed in areas that have not been previously surveyed.

Installation of Impervious Surface

The allowable amount of impervious surface from this project within the river corridor is approximately 70 acres. The addition of a significant amount of impervious surface contributes

to the growing problem of uncontrolled stormwater runoff and resulting pollutant loads. Most of this site drains into an unnamed tributary and then into the Chattahoochee River. Based on impervious land cover data from 2024, the tributary watershed already contains 20% impervious cover. It is documented that stream degradation often begins when impervious cover within a watershed exceeds between 10-15% with increasing impairments as impervious surfaces increase. Additional impervious surface may lead to adverse effects on hydrology and ecological functions of the Chattahoochee River and its tributaries.
Recommendation: NPS requests that the applicant seriously consider implementing pervious pavement and other best management practices that will minimize stormwater runoff, including rain gardens, rain barrels, and other low-impact development practices.

Construction Equipment: Introduction of Non-Native Species
It is known that construction equipment and vehicles easily transport non-native species in mud and debris on unclean equipment. This project is located adjacent to the McGinnis Unit and near the Abbotts Bridge Unit of CRNRA.
Recommendation: Due to the project's proximity to the park, NPS requests that all equipment be washed and cleaned of debris before it comes to the site to prevent the transport of unwanted seeds and spores. The NPS also requests that the project applicant use native grass seed or native vegetation for stabilizing the project area following construction since non-native species are easily transported downstream and can start new colonies.

Landscaping with Native Species
Landscaping with native plant species provides a beautiful, hardy, drought-resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.
Recommendation: NPS requests the use of native plant species for landscaping to reduce the spread of exotic species into natural areas.

Erosion and Sedimentation
To protect water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the Manual for Erosion and Sediment Control in Georgia (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975. Currently, the section of the Chattahoochee River adjacent to this project is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is invested in improving the watershed. Due to the proximity of this proposed project to the Chattahoochee River, there are concerns for the potential for sediment to enter the river during construction.
Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMPs should be guaranteed in order to ensure their effectiveness and specifically to control the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact the park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or concerns that we can help to address. She can be reached at 678-538-1321 or by email at Beth_Wheeler@nps.gov.

Sincerely,

K. Lynn Berry
Superintendent

AGENDA REPORT

To: Honorable Mayor and City Council Members

From: Ben Song, Community Development Director

Agenda: July 13, 2026 – Council Meeting

Item: **Metropolitan River Protection Act Certificate (RC-26-0002) for 9355 Riverclub Parkway**

Item Summary

The Atlanta Regional Commission has reviewed the Metropolitan River Protection Act (MRPA) Certificate application (RC-26-0002) for the property located at 9355 Riverclub Parkway and found the proposal consistent with the Chattahoochee River Corridor Plan. Staff recommends for Council to issue the Metropolitan River Protection Act Certificate for the property to allow the homeowner to construct the proposed porch, deck addition, and bathroom extension.

Background

The Georgia General Assembly adopted the Metropolitan River Protection Act (MRPA) in 1973, which requires all properties within 2,000 feet of the Chattahoochee River to apply for and receive an MRPA Certificate prior to any land development activity. The MRPA Certificate assigns one or more vulnerability categories to the property based on factors such as slope, aspect, vegetation, geology, hydrology, and soil type, and in turn, these categories determine the maximum amount of land disturbance (clearing) and impervious surface allowed within the Chattahoochee River Corridor.

The subject property at 9355 Riverclub Parkway encompasses approximately 1.028 acres and is located within the Chattahoochee River Corridor and is subject to MRPA Rules and Regulations. The existing single-family residence in the Riverwood subdivision was constructed prior to the enactment of the MRPA Rules and Regulations and while the property was reviewed by the Atlanta Regional Commission in 1979 under review No. RC-79-93-FC, no MRPA Certificate was previously issued for the site.

The property owner is currently proposing to construct a new porch measuring approximately 450 square feet, a deck addition with steps totaling approximately 164 square feet, and a bathroom extension of approximately 40 square feet, adding nearly 654 square feet of impervious surface to the property. This scope of work constitutes a “substantial change” under Section VIII.D. of the MRPA Rules and Regulations, triggering the issuance of a MRPA Certificate.

In April 2026, the property owner submitted a MRPA Certificate application (Attachment 1) and site plan (Attachment 2). The Atlanta Regional Commission reviewed the application and has determined that the proposal is consistent with the Chattahoochee River Corridor Plan (Attachment 3).

The MRPA analysis shows that the property falls within vulnerability categories D and E, with a maximum allowable land disturbance of 21,314 square feet and a maximum impervious surface of 12,629 square feet, as shown in the table below.

Vulnerability Category	Total Acreage (sq. ft.)	Maximum Allowable Land Disturbance (sq. ft.)	Proposed Land Disturbance (sq. ft.)	Maximum Allowable Impervious Surface (sq. ft.)	Proposed Impervious Surface (sq. ft.)
D	39,415	19,707	19,678	11,825	10,357
E	5,358	1,607	830	804	0
Total	**44,773**	**21,314**	**20,508**	**12,629**	**10,357**

Next Step
The final step is for Council to hold a public hearing and issue the MRPA Certificate. Subsequently, the proposed porch, deck addition, and bathroom extension will be reviewed and permitted through the City's building permit process, subject to meeting all applicable building codes, ordinances, and regulations.

Recommendation
Staff recommends for Council to approve and issue MRPA Certificate, RC-26-0002, as presented.

Attachments
(1) MRPA Certificate Application
(2) Site Plan
(3) ARC Regional Review Finding

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Johns Creek

2. **Owner(s) of Record of Property to be Reviewed:**
   Name(s): Malin Eriksson
   Mailing Address: 9355 Riverclub Pkwy
   City: Johns Creek **State:** GA. **Zip:** 30097
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 678-447-5871 **Fax:**
   Other Numbers:

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Christopher Manley Paulmann Construction Inc.
   Mailing Address: 1494 Fenwick Dr.
   City: Marietta **State:** GA. **Zip:** 30064
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 678-796-4772 **Fax:**
   Other Numbers:

4. **Proposed Land or Water Use:**
   Name of Development: 9355 Riverclub Pkwy
   Description of Proposed Use: Covered porch, deck additions & bathroom extension

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: 333, 1 district, 1 section, Fulton county
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   Riverwood Unit 2, lot 15, Block B 3000 ft. to Medlock Bridge Rd.
   Size of Development (Use as Applicable):

Acres:	**Inside Corridor:**	1.028
	Outside Corridor:	0
	Total:	1.028
Lots:	**Inside Corridor:**	1
	Outside Corridor:	0
	Total:	1
Units:	**Inside Corridor:**	
	Outside Corridor:	N/A
	Total:	1.028

   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor: N/A
   Outside Corridor:
   Total:

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6. **Related Chattahoochee Corridor Development:**
   A. **Does the total development include additional land in the Chattahoochee Corridor that is not part of this application?** NO
   If "yes", describe the additional land and any development plans: _____

   B. **Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval?** NO
   If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-79-93-FC

7. **How Will Sewage from this Development be Treated?**
   A. **Septic tank** N/A
   Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.
   B. **Public sewer system** Connect to Sewer

8. **Summary of Vulnerability Analysis of Proposed Land or Water Use:**

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	39,415	19678	10357	(50) 49.9	(30) 26.3
E	5358	830	0	(30) 15.5	(15) 0
F				(10)	(2)
Total:	44773	20508	10357	N/A	N/A

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9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO
   If "yes", indicate the 100-year floodplain elevation:_____
   NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
   NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO
    If "yes", indicate the 500-year flood plain elevation:_____
    NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
    NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

✓ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

✓ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

✓ Written consent of all owners to this application. (Space provided on this form)

✓ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

✓ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

N/A Proposed grading plan.

✓ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

✓ Detailed table of land-disturbing activities. (Both on this form and on the plans)

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✓ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

___ Documentation on adjustments, if any.

✓ Cashier's check or money order (for application fee).

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FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

✓ Site plan.

___ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

___ Concept plan.

___ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

_____

_____ 4/16/26

Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

_____

_____

Christopher J. Manley 4/16/26

Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

_____ 4/24/26

Signature of Chief Elected Official or Official's Designee Date

NOTES:

THE PROPERTY IS ZONED R-2. SITE AREAS 44,773 SF FT OR 1.028 ACRES. MAX. LOT COVERAGE IS N/A. MIN. TREE CANOPY IS 20" PER ACRE. MAX. BUILDING HEIGHT IS 40'.

CURRENT MIN. BLDG SETBACKS: PER JOHNS CREEK MUNICODE FRONT=60', SIDE=15', REAR=40

REFERENCED SURVEY BY SPG SURVEYING, LLC., FOR JOHN & EVELYN HOMPSON & PAULMANN CONSTRUCTION, DATED DECEMBER 23, 2025. ELEVATIONS DATUM IS NAVD 88.

THIS SITE IS NOT LOCATED WITHIN A ZONE (A,AE, SHADED ZONE X) AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER 13121C0093G, FOR THE CITY OF JOHNS CREEK, GEORGIA. DATED SEPTEMBER 18, 201.

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT, UNDER HIS SUPERVISION.

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.

A FOUNDATION FORM SURVEY MAY BE REQUIRED FOR ALL NEW CONSTRUCTION/ NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SET-BACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

ANY WORK WITHIN A CITY OF JOHNS CREEK RIGHT-OF-WAY REQUIRES A SEPARATE UTILITY PERMIT FROM THE CITY OF JOHNS CREEK PUBLIC WORKS DEPARTMENT.

STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMP'S IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND / OR MAY REQUIRE A PLAN REVISION.

ANY TRACKING OF DIRT, SILT, MUD, ETC ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

THE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION AND SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.

BUILDING PERMIT CANNOT BE APPROVED NOR ISSUED UNTIL DEMOLITION PERMIT IS APPROVED AND ISSUED.

VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT SINGLE-FAMILY RESIDENCE IS UNLAWFUL.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.

TREES:

THE SITE MEETS THE 20 UNITS PER ACRE REQUIREMENT.

THE AREA OUTSIDE OF LIMITS OF DISTURBANCE WILL BE LEFT NATURAL, ALONG WITH LANDSCAPE AREA AS SHOWN ON THE LANDSCAPE PLAN.

SAVE TREE SIGNAGE TO BE PLACES ON TREE SAVE FENCE EVERY 4 FEET.

FOR TREES BEING PLANTED OUTSIDE OF THE LIMITS OF DISTURBANCE, THE TREES MUST BE PLANTED BY HAND WITH LITTLE TO NO DISTURBANCE TO THE SURROUNDING SOIL. NO HEAVY, TRACKED, OR WHEELED EQUIPMENT MAY BE USED IN THE TREE SAVE AREAS.

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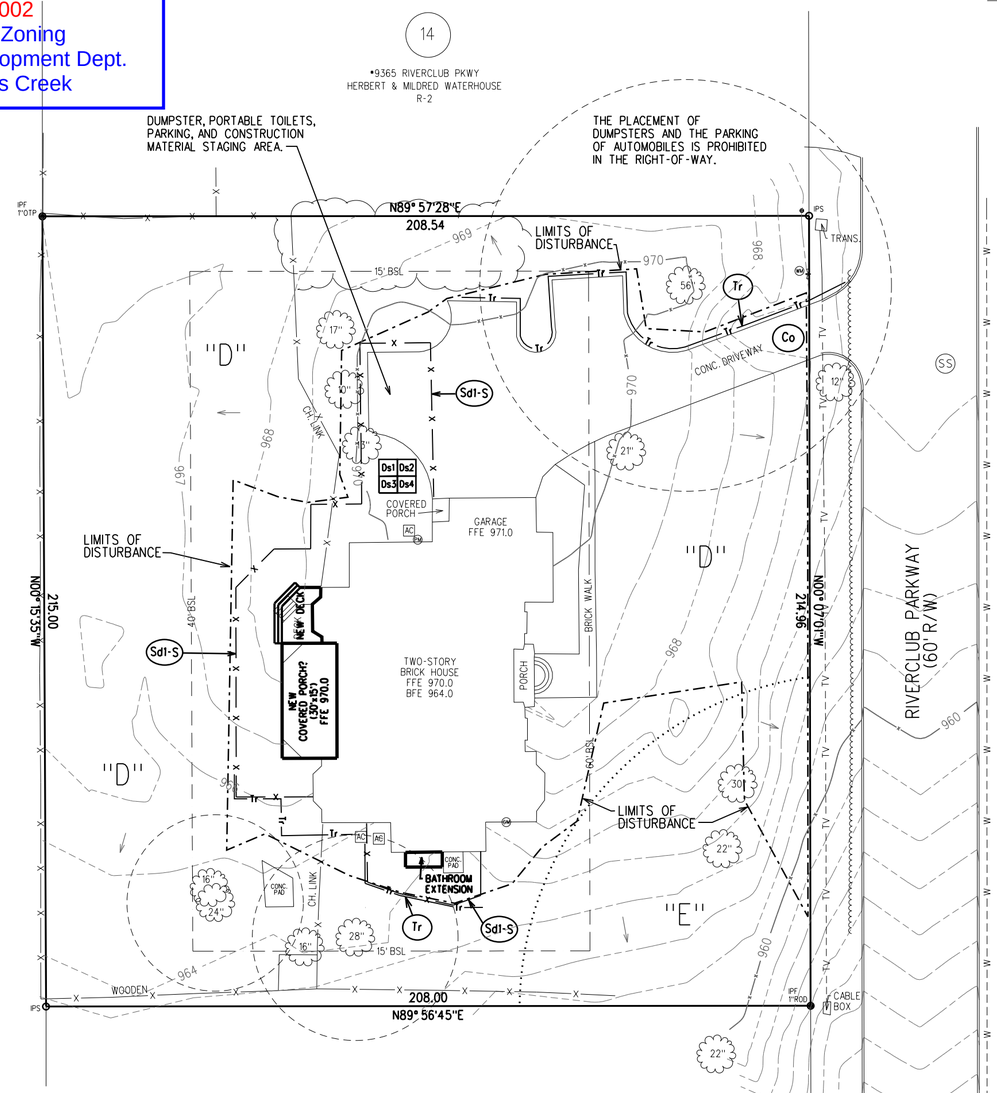
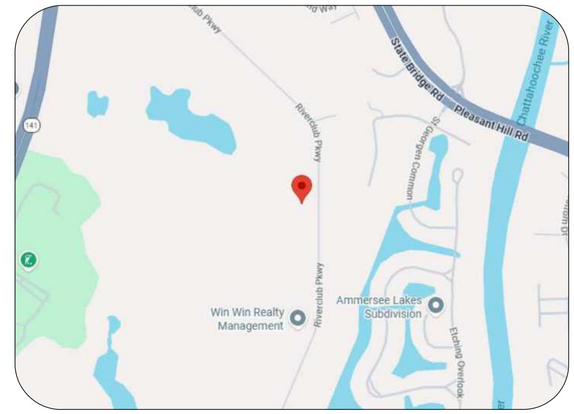
LAND DISTURBANCE ACTIVITY

ACTIVITY ID	LAND DISTURBANCE ACTIVITY	DESCRIPTION	AREA DISTURBED (ACRES)	AREA DISTURBED (SQ FT)	PHASE	NOTES
LD-01	EROSION CONTROL	DISTURBED AREA STABLIZATION	0.07	3,250	PHASE 1	CONSTRUCTION EXIT, SILT AND TREE SAVE FENCE
LD-02	DEMOLITION	REMOVE DECK AND 4 SEASONS ROOM	0.01	542	PHASE 2	
LD-03	HARDSCAPE	CONTRUCTION OF PORCH DECK AND BATHROOM EXTENTION	0.02	654	PHASE 3	





VICINITY MAP
NOT TO SCALE

N
GRID NORTH
GA. WEST ZONE

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Sd1-S	SEDIMENT BARRIER SENSITIVE
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Sd1-NS	SEDIMENT BARRIER NON-SENSITIVE
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)	Co	CONSTRUCTION EXIT
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)	Ts1	TREE SAVE FENCE
Du	DUST CONTROL ON DISTURBED AREAS		

LEGEND

IPF	IRON PIN FOUND	CO	CLEANOUT
o	IRON PIN SET (1/2" REBAR)	—W—	WATER MAIN
LL	LAND LOT	WM	WATER METER
LLL	LAND LOT LINE		WATER VALVE
MH	MANHOLE		FIRE HYDRANT
POB	POINT OF BEGINNING	—G—	GAS LINE
R/W	RIGHT-OF-WAY	—FO—	FIBER OPTIC
N/F	NOW OR FORMERLY	—T—	UNDERGROUND TEL.
BSL	BUILDING SETBACK LINE	—UE—	UNDERGROUND ELEC
JB	JUNCTION BOX	—OW—	OVERHEAD ELEC
	DROP INLET		UTILITY POLE
	DOUBLE WING CATCH BASIN		SIGN
	HEADWALL		HARDWOOD
	SINGLE WING CATCH BASIN		PINE
= =	STORM LINE		
DE	DRAINAGE EASEMENT		
SS	SANITARY SEWER LINE		
SSE	SANITARY SEWER EASEMENT		
D	CHATTAHOOCHEE RIVER CORRIDOR		
.....	VULNERABILITY CATEGORY		

"ISSUED FOR CONSTRUCTION"

OWNER
JOHN & EVELYN THOMPSON
9355 RIVERCLUB PKWY
JOHNS CREEK, GA 30097
(XXX)XXX-XXXX

24 HOUR CONTACT
CHRIS MANLEY
PAULMANN CONSTRUCTION
1494 FENWICK DRIVE
MARIETTA, GA 30064
(678)796-4772

DESIGN FIRM
SPG SURVEYING, LLC
1025 WINDING CREEK TRAIL
SANDY SPRINGS, GA 30328
STEVEN GRIGGS
(404)557-2170

IN MY OPINION, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

Steven P Griggs

STEVEN P. GRIGGS, RLS NO.2845
GSWCC LEVEL II DESIGN
PROFESSIONAL •0000059428
SPG SURVEYING LSF 001016

GEORGIA REGISTERED NO. 2845 3-03-26 LAND SURVEYOR STEVEN P. GRIGGS

EROSION AND SEDIMENT CONTROL PRACTICES:

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Establish a temporary vegetative cover with fast growing seedings on disturbed areas.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.

Ds4 DISTURBED AREA STABILIZATION (SODDING)
Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	2"–4"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6–9 TON/ACRE	2"–3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ/ YD.	–
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	–
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	–
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	–

EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M–L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15–11/19	9/15–12/1 9/1–4/1	10/1–11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15–11/15	9/1–12/15	9/15–1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1–8/1	5/1–6/1	4/1–8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 LBS.	3 BU.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 ---- 30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 ---- ----
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 ---- ----

LOT COVERAGE		SQ FT
HOUSE & GARAGE		5,173
DECK & STEPS		121
PORCHES		116
DRIVEWAY		3,717
SIDEWALK & STEPS		465
MISC. CONC.		111
NEW HOUSE ADDITION		**450**
NEW DECK & STEPS		**164**
BATHROOM EXTENSION		**40**
TOTAL	23.2%	10,357

VULNERABILITY CATEGORY	TOTAL ACREAGE (OR SQ FOOTAGE)	TOTAL ACREAGE (OR SQ FOOTAGE) LAND DISTURBANCE	TOTAL ACREAGE (OR SQ FOOTAGE) IMPERV. SURFACE	PERCENT LAND DISTURB. (MIXMUMS SHOWN IN PARENTHESES)	PERCENT IMPERV. SURFACE
A	0	0	0	(90)	(75)
B	0	0	0	(80)	(60)
C	0	0	0	(70)	(45)
D	39,415	19,678	10,357	49.9%(50)	26.3% (30)
E	5,358	830	0	15.5%(30)	(15)
F	0	0	0	(10)	(2)
TOTAL:	44,773	20,508	10,357	N/A	N/A

GRAPHIC SCALE
30 15 0 30 60FT
SCALE: 1'' = 30'

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

Site Plan for #9355 Riverclub Parkway
Lot 15, Block B, Riverwood Subdivision, Unit 2.
Land Lot 333, District 1, Johns Creek, Fulton County, GA

For:
John & Evelyn Thompson & Paulmann Construction

REVISIONS | BY: | DATE:

File No. 202602.02
Drawn By: SG
Approved By: SG
Reviewed By: SG
Date: 3/03/2026
Project No. 202602.001

SPG Surveying, LLC
Professional Surveying Engineering Services
PO Box 76723, Atlanta, Georgia 30358
Phone (404) 557-2170 Fax (404) 252-5935

SHEET 1 OF 2

Regional Review Finding
Metropolitan River Protection Act

DATE: June 1, 2026

TO: Mayor John Bradberry, City of John's Creek
ATTN TO: Ben Song, Community Development Director, City of John's Creek
FROM: Anna Roach, *Executive Director, Atlanta Regional Commission*

ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-26-02JC - 9355 Riverclub Parkway
Submitting Local Government: City of John's Creek
Date Opened: May 11, 2026 **Date Closed:** June 1, 2026

Finding: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: No comments were received.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission
National Park Service
City of Duluth
Georgia Department of Natural Resource
Georgia Conservancy
Chattahoochee Riverkeeper
City of Johns Creek

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.
This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

STATE OF GEORGIA
COUNTY OF FULTON **RESOLUTION 2026-07-XX**

A RESOLUTION TO APPOINT MEMBERS TO THE NORTH FULTON COMPREHENSIVE TRANSPORTATION PLAN COMMUNITY COUNCIL

WHEREAS, the Mayor and City Council desire to collaborate within North Fulton to determine the most effective methods to address traffic congestion relief; and

WHEREAS, the City of Johns Creek previously partnered with North Fulton cities to adopt the North Fulton Comprehensive Transportation Plan "the plan"; and

WHEREAS, the Cities are members of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination; and

WHEREAS, from time to time the plan, including a review of each city's existing transportation plans, priorities, and how all the plans fit into the regional picture must be reevaluated; and

WHEREAS, the City recently approved a Memorandum of Agreement with Sandy Springs, Roswell, Alpharetta and Milton "the cities" to update the plan and a Memorandum of Agreement with the Atlanta Regional Commission for coordination and management of the update; and

WHEREAS, the Mayor of the City of Johns Creek is authorized to appoint members of the plan Community Council, subject to approval by the Council of the City of Johns Creek.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Johns Creek while at a regularly scheduled meeting on July 13, 2025, appoint the following citizen as members of the North Fulton Comprehensive Transportation Plan Community Council.

Michael Fitzgerald

Christine Austin

SO RESOLVED this 13th of July, 2026.

Approved:

_____
John Bradberry, Mayor

STATE OF GEORGIA
COUNTY OF FULTON **RESOLUTION 2026-07-XX**

Attest:

_____
Allison Tarpley, City Clerk

(Seal)

AGENDA REPORT

To: Honorable Mayor and City Council

From: Chris Haggard, Interim Recreation and Parks Director

Date: July 13, 2026 – Council Meeting

Item: **Newtown Park Amphitheater Naming**

Item Summary

Staff presents name recommendations for the Newtown Park Amphitheater as recommended by the Arts, Culture, and Entertainment (ACE) Committee and discussed by the Council at the Mini Retreat in June.

Background

In 2014 the City opened the Newtown Park Amphitheater, a 10,600-square-foot open-air facility featuring space for covered seating and seating for an additional 1,500 guests on the terraced lawn. Since its debut, the amphitheater has served as a centerpiece for community gatherings, hosting popular city events such as the Summer Concert Series, as well as private and community rentals. During the process of naming The Boardwalk at Town Center, it was discovered that the amphitheater at Newtown Park had never been officially named by the City Council.

At the June 1 Work Session, Council requested the Arts, Culture, and Entertainment (ACE) Committee provide feedback on naming the amphitheater at Newtown Park. ACE considered but ultimately advised against recommending monetization of the amphitheater name. After discussion at their June 11 meeting, ACE made three name suggestions: Founders Amphitheater, Freedom Amphitheater, and Heroes Amphitheater.

Update

At the June 15, 2026 Mini Retreat, the Council discussed the three suggestions and the possibility of just calling the Amphitheater "Newtown Amphitheater." Ultimately, Council expressed appreciation for ACE's work, determined the issue did not need further Work Session discussion, and reached consensus to take up the issue to rename the Amphitheater at the next Council Meeting.

Next Steps

Once the Council finalizes the name for the Amphitheater at Newtown Park, staff will update references to the Amphitheater on the website and various materials for clarity.