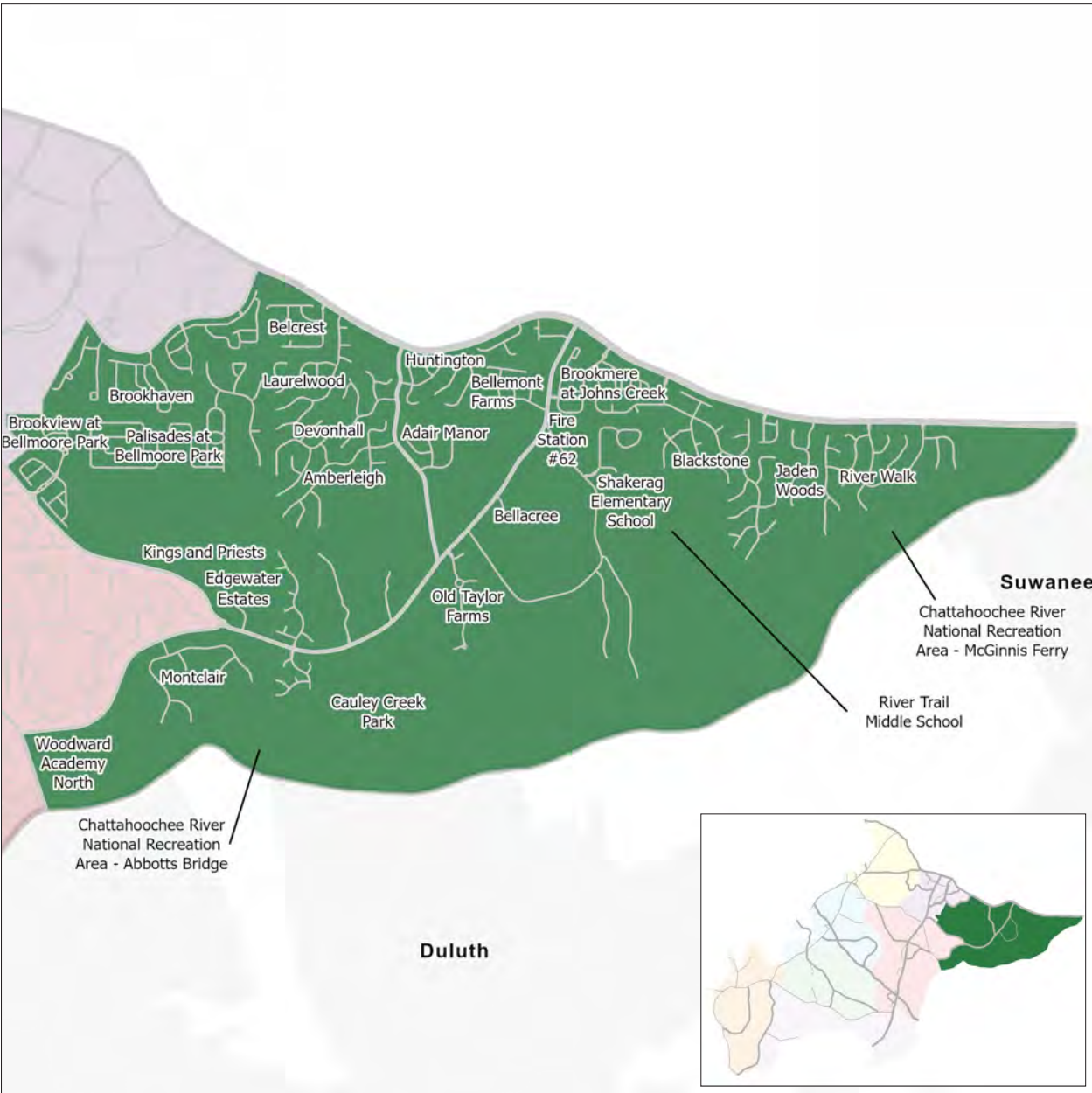


Bellemont Farms
Easthaven Gates @ Johns Creek
Huntington
Laurelwood Parkside
Jaden Woods
River Walk
Adair Manor Montclair Quail Hollow Estates
Blackstone
Spring Meadow Farms Johns Creek Station
Brookhaven Ellsworth
Devonhall
Amberleigh
Whispering Woods Belcrest

Boundary

Shakerag is bounded to the north by Forsyth County, to the east by the Chattahoochee River, to the south by Bell and Boles Roads, and to the west by Tech Park.



Map 60: Shakerag Boundary

BACKGROUND



History

The Shakerag Community Area has some of the city's richest history and the largest number of historic properties. A Native American town site (Suwanee Old Town) and mounds appear on early maps of the area. When an 1818 treaty moved the border of the Cherokee Nation to this section of the river, "Indian Countrymen" owning ferries, businesses, and large farms populated the area. Perhaps the best known is John Rogers, whose sons played key roles advocating for Cherokee land rights, negotiating treaty terms, and oversaw the New Echota treaty settlement. John's home and that of his son William Rogers still stand in Shakerag. About two miles west of the McGinnis/Collins ferry, along an old route used by traders and settlers, was the settlement of Sheltonville, later given the nickname "Shakerag". The discovery of a gold nugget in the 1840s, led to several mines dug and an influx of prospectors panning Cauley Creek and other area streams for gold. Sheltonville grew with the activity boasting several stores, churches, a cotton gin, grist mill, blacksmith shop, and an abundance of saloons. In 1864, Shakerag was the site of a brief Civil War skirmish. Otherwise, it remained a rural farming community with many residents as descendants of the original settlers. A 1962 booklet published by the Sheltonville-Shakerag Community Club ends with a note of pride in Shakerag having two paved roads and hopes for future growth.

Existing Conditions

While one of the earliest areas in Metro Atlanta to develop, it is the last area within the City of Johns Creek to feel the pressures of development. The Shakerag area currently consists of wooded country roads and pastoral fields adjacent to large- and small-scale residential subdivisions. The only commercial development in this area is at the intersection of Bell and McGinnis Ferry Roads. As residential subdivisions continue to be developed in adjacent Forsyth County, the area will receive more through traffic along Bell Road as commuters look for the fastest way to go to work.

The Community Area is served by Fire Station #62. It is also home to two public schools: Shakerag Elementary and River Trail Middle School. Woodward Academy, a regional private school, is also located in Shakerag. There are three City parks within the Community Area: Shakerag Park, Bell-Boles Park and Cauley Creek Park.

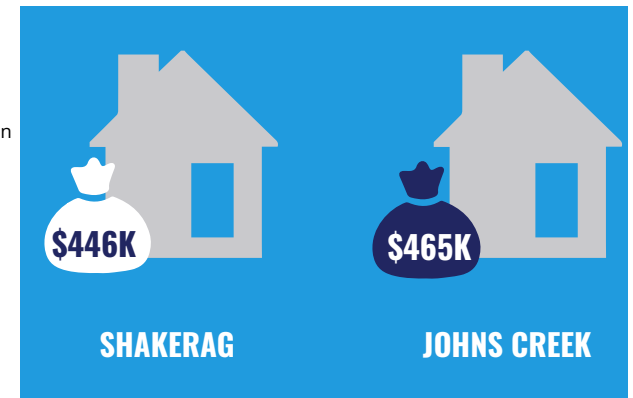
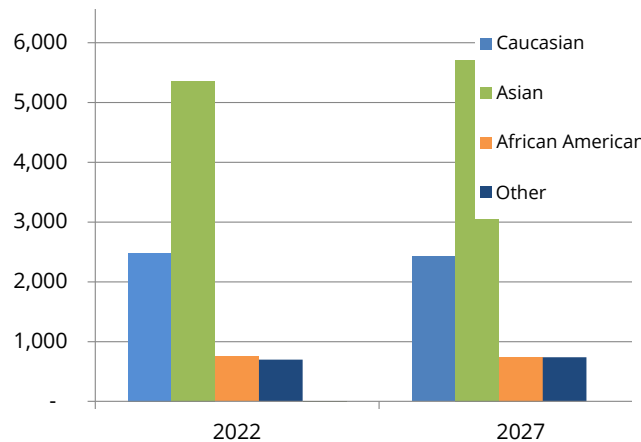
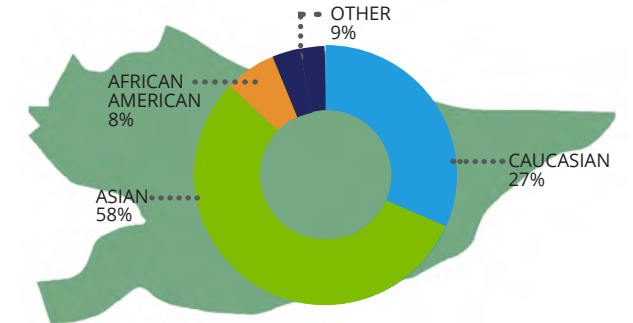
Demographics

As of 2022, the Shakerag Community Area is home to 9,288 residents, accounting for 11.1% of the City's population. Shakerag's population saw 3.16% annual growth from 2010 to 2022, the second highest in the City, and the growth rate is expected to further increase to 7.2% in the next five years.

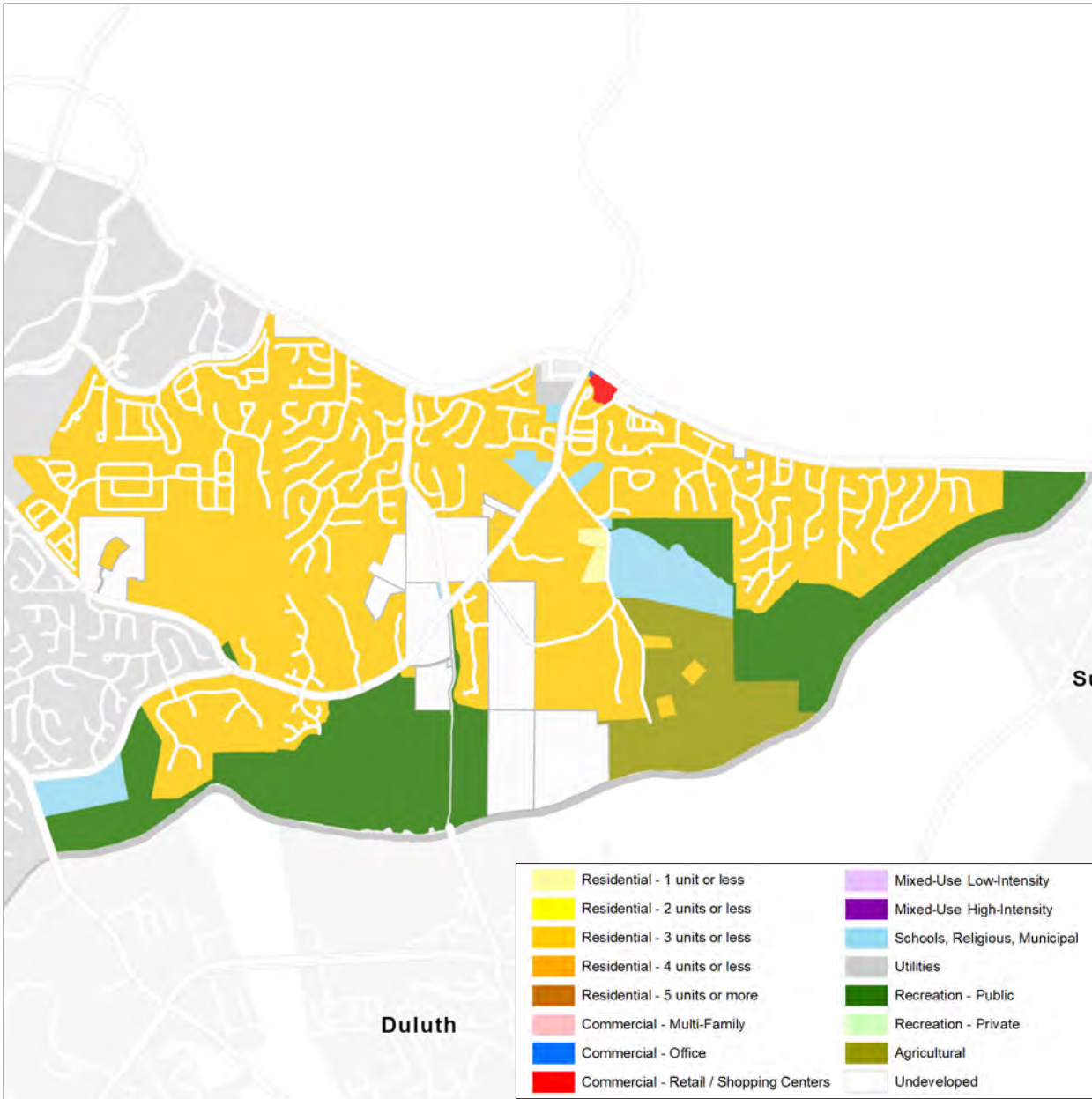
The percentage of Baby Boomers (11.5%) is the second lowest in the City, after Johns Creek North. The Baby Boomer population is expected to decline in the next five years. The percentage of Millennials (17.9%) in Shakerag is similar to the City overall, and is expected to grow 29% in the next five years.

26.7% of Shakerag residents are Caucasian, the lowest percentage in the City, and their population is expected to further decrease in the next five years. 57.7% of Shakerag residents are Asian, and they are also the fastest growing group. The Asian population growth is expected to slow down to 6.7% in the next five years.

Both the median household income (\$164,021) and the median home value (\$445,654) are similar to the City as a whole (\$156,427 and \$465,177, respectively).



LAND USE



Current Land Use

Single-family residential is the most prominent land use in Shakerag, at 58.6% of total land.

Currently, there is no Commercial Multi-Family in this area.

Recreational and agricultural uses consume 18.9% and 6.5% of the land, respectively. Schools, Religious, and Municipal uses make up 3.9% of the land.

Currently, there are 342.7 acres of undeveloped land (11.3%) in this area.

Map 61: Current Land Use in Shakerag

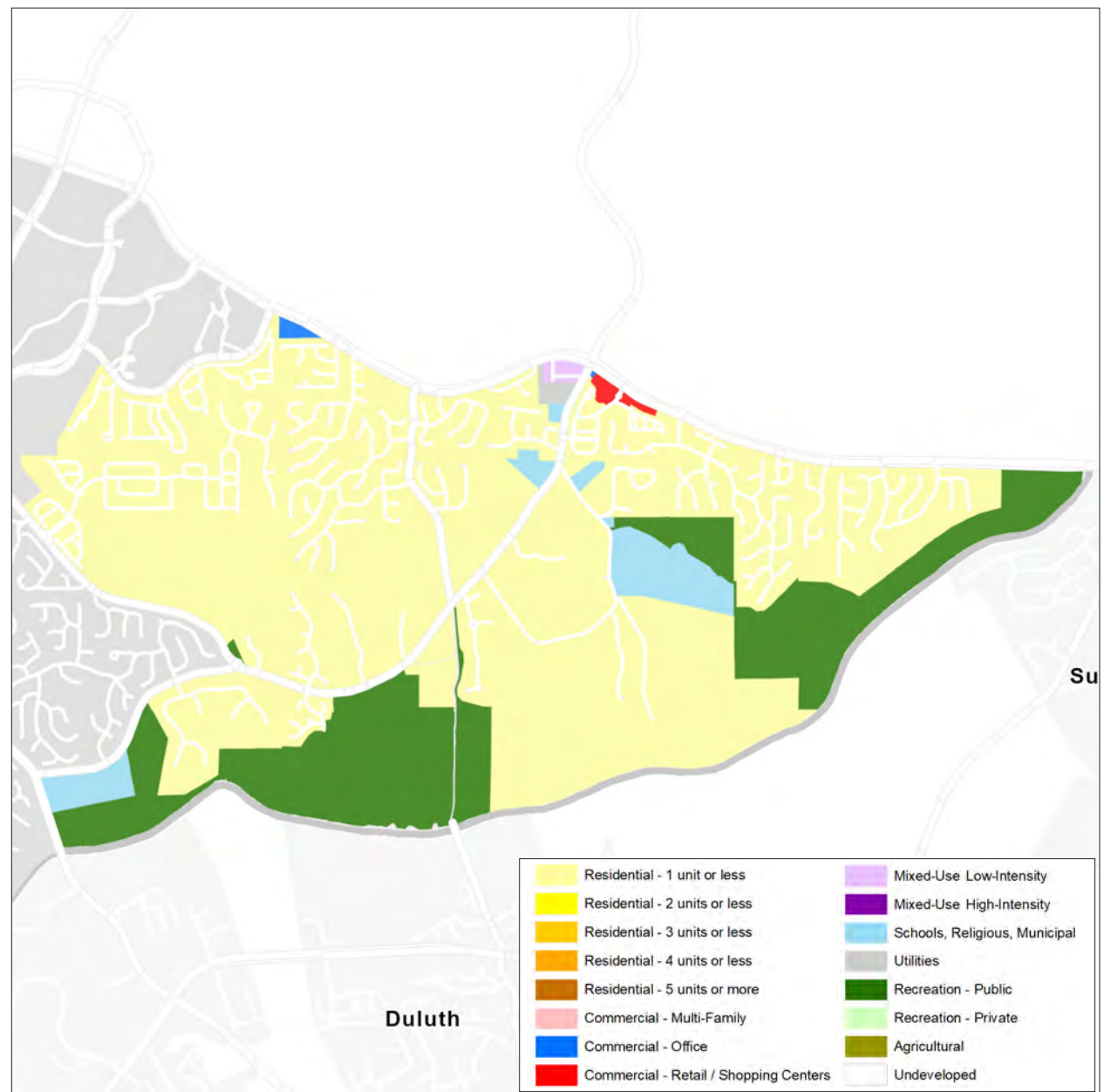
Future Land Use

Apart from residential density reduction, 82.2% of future land use in Shakerag will match current land use. The majority of land use changes will be to convert undeveloped and agricultural land to residential.

A detailed build-out analysis is available on Pages 142-143.

Table 16: Land Use Change in Shakerag (Acres)

Land Use Type	Current	Future	Change
Residential - 1 unit or less	10.4	2,310.1	2,299.7
Residential - 3 units or less	1,768.7	0	-1,768.7
Commercial - Office	0.5	7.2	6.7
Commercial - Retail/Shopping Centers	6.0	9.8	3.8
Mixed-Use Low-Intensity	9.2	9.2	0
Schools, Religious, Municipal	117.9	117.1	-0.8
Utilities	8.8	0	-8.8
Recreation - Public	576.4	576.4	0
Agricultural	197.9	0	-197.9
Undeveloped	342.7	8.8	-333.9



Map 62: Future Land Use in Shakerag

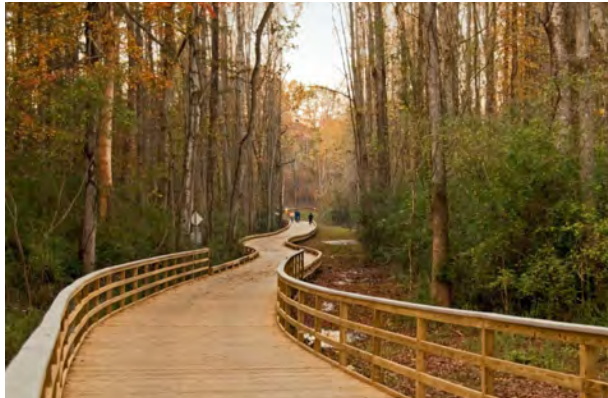
VISION

The Shakerag Community Area will remain a premier residential community by maintaining its rural nature, and developing a new recreational trail along the Chattahoochee River between McGinnis Ferry and Abbotts Bridge Roads. Also envisioned is the completion of sidewalks and trails along Bell, Rogers Bridge, Rogers Circle, and Boles Roads that will connect pedestrians to schools, parks, and local shopping along Medlock Bridge and McGinnis Ferry Roads.

Commercial and mixed-use development will be limited to the McGinnis Ferry and Bell Roads intersection. New infill housing developments should be limited to single-family detached homes at one residential unit/acre and up to three stories in height.

Preservation of the community's historic properties and/or buildings should be encouraged through adoption of a Historic Preservation Ordinance that requires any land development to incorporate the reuse and preservation of the historic property.





BUILD-OUT ANALYSIS

Residential Build-out Analysis

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

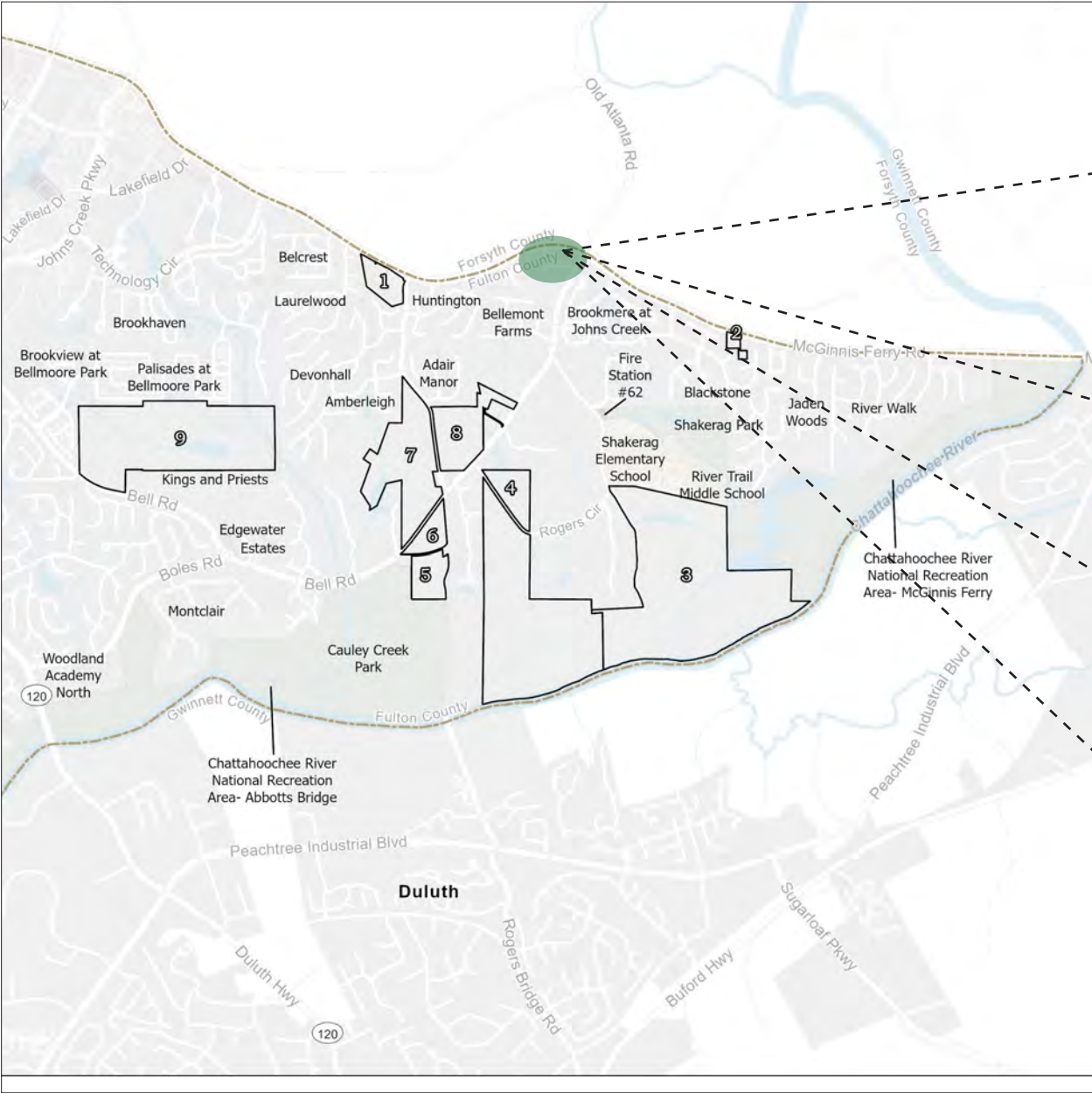
The build-out analysis shows that the Shakerag Community Area has the capacity for 606 additional residential units, although full build-out is unlikely to occur in the next 10 years.

Commercial Build-out Analysis

The western corner of the McGinnis Ferry and Bell Roads intersection was recently developed into a mixed-use community. Open space is available for residents to gather, and pedestrian walkways are incorporated into the development to connect to nearby residential subdivisions.

Table 17: Residential Build-out Analysis in Shakerag

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	12.36	1	12	2	10	31
2	2.72	1	2	0	2	7
3	344.97	1	344	3	341	1,047
4	16.09	1	16	0	16	50
5	2.07	1	2	0	2	7
6	11.45	1	11	0	11	34
7	76.52	1	76	2	74	228
8	30.06	1	30	1	29	90
9	126.82	1	126	5	121	372
Total	623.06				606	1,866



Map 63: Potential Residential Build-out in Shakerag

TRANSPORTATION PROJECTS



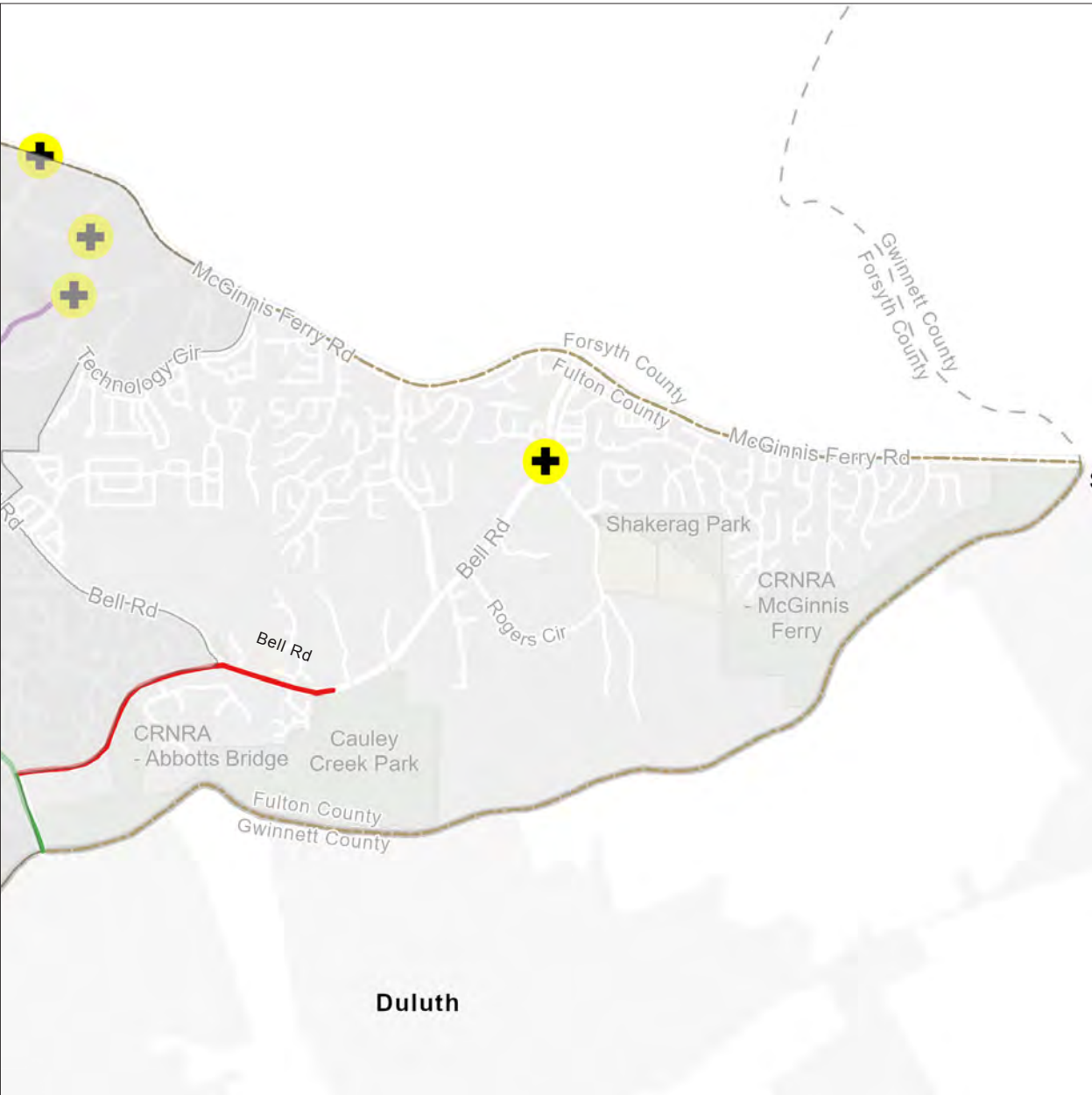
The Shakerag Community Area faces transportation challenges due to the development of farmland in Shakerag into residential subdivisions, new large-scale residential subdivisions being developed in southern Forsyth County, as well as new parks in the area.

The City will continue collaborating with the Georgia Department of Transportation (GDOT) to widen Abbotts Bridge Road from Parsons Road across the Chattahoochee River to Peachtree Industrial Boulevard to accommodate increased traffic volume. The portion that lies within the Shakerag Community Area will be constructed with a ten-foot-wide trail on one side, and a 5-foot-wide sidewalk on the other, and this portion is expected to be completed by 2028.



The City will improve the intersection of Bell Road at Rogers Circle North, and fiber connectivity will be added along Boles Road from Abbotts Bridge Road to Bell Road, then continue along Bell Road to Cauley Creek Park.





- Bridge Replacement
- Intersection/Operational Improvement
- Pedestrian HAWK Signal
- Pedestrian Tunnel
- Fiber Connectivity
- Operational Improvement
- Road Widening
- Streetscape/Landscape

Map 64: Transportation Projects in Shakerag

SIDEWALKS AND TRAILS PROJECTS



Sidewalks and trails exist along McGinnis Ferry Road and sections of Bell, Boles, Rogers Circle, and Rogers Bridge Roads. It is recommended that the City take a more proactive stance on sidewalks and trails by funding and installing the missing sections of sidewalks and trails in Shakerag over the next ten years, so that the existing sidewalk and trail sections are more usable.



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

The Citizens Advisory Committee (CAC) recommends preserving the rural and residential character of the Shakerag Community by completing missing sections of sidewalks and trails along Bell, Rogers Circle and Rogers Bridge Roads to promote greater transportation options for local trips by walking, biking, and the use of PTVs.



The City is currently working to develop a recreational trail along the Chattahoochee River from Abbotts Bridge Road to McGinnis Ferry Road. The trail will pass through National Park Service land and Cauley Creek Park, and continue through conservation and trail easements on privately-held properties.

The City will also fill in sidewalk/trail gaps at the following locations:

- Along both sides of Bell Road, from Cauley Creek Park to Rogers Bridge Road
- Along Boles Road from Abbotts Bridge Road to Sugar Crest Avenue
- Along the eastern side of Rogers Bridge Road, from Bell Road to Kemper Drive
- Along Rogers Circle from Bell Road to Shakerag Park



Map 65: Sidewalk/Trail Projects in Shakerag