

SECOND REVISED
LETTER OF INTENT

APPLICATION OF POLLO TROPICAL
TO REZONE A 16.23 ACRE TRACT
(5805 STATE BRIDGE ROAD)
FROM CONDITIONAL C-1 TO CONDITIONAL C-1

The Applicant proposes to rezone the subject property from Conditional C-1 to Conditional C-1 for the purposes of revising an existing stipulation/condition (contained in #Z93-043 which excludes fast food and stand alone restaurants) in order to allow the construction of a Pollo Tropical Restaurant.

Pollo Tropical has become one of the most popular fast-casual restaurants in the United States and is enjoyed by of an audience of more than 20 Million people who dine at 120 locations throughout Florida, Georgia, New Jersey, the Bahamas, Puerto Rico, Trinidad, Honduras, Venezuela and Ecuador. Even though Pollo Tropical has a drive-thru lane which is important for convenience, only thirty-three and 1/3 percent (33 1/3%) of its sales in Georgia (as opposed to eighty percent [80%] of sales for typical quick service restaurants) are served in that fashion. With inside table service, food made from scratch and served from real glassware and plates similar to a sit-down restaurant and with décor and furnishings which make it comfortable and inviting, Pollo Tropical is a viable dine-in destination. This restaurant will be Pollo Tropical's first restaurant in Johns Creek and Fulton County, with the first Georgia restaurant having recently opened in Lawrenceville, Georgia.

The Pollo Tropical Restaurant will be managed daily by an Operations Manager with the requisite number of employees and will be open for business from 10:30 a.m. until midnight seven (7) days a week. The size of the building will be approximately 3,771 sq. ft. and, as mentioned above, will include a convenient drive-thru component. The architectural style and composition of the building, subject to the concurrent variance request mentioned below, will be consistent with the revised elevations/renderings which are being submitted contemporaneously herewith. Additionally, the development of the site shall be in substantial conformity to the revised Conceptual Site Plan submitted contemporaneously herewith which creates an outparcel on the subject property.

In addition to the foregoing, The applicant seeks a concurrent variance waiving the requirement that the proposed building (which is less than 10,000 sq. ft.) shall have a pitched roof, pursuant to Sec. 12 E.3 (Building Materials and Architectural Treatments) as is more fully shown on the revised architectural elevations/renderings.

Respectfully submitted, this the 2nd day of February, 2012.

SAMS, LARKIN & HUFF, LLP

By: 

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