

**SUMMARY OF SITE PLAN REVISIONS**  
**APPLICATION FOR REZONING AND CONCURRENT VARIANCE**  
**CITY OF JOHNS CREEK, GEORGIA**

CH Realty III/Haynes Bridge, LLC (the “Applicant”), has requested a Rezoning of the approximately 15.42 acres located at 3000 Old Alabama Road (Parcel Identification Number 12 303008410790) (the “Property”) to modify conditions of zoning to allow a restaurant with a drive-through window use in an existing stand-alone building. At the Planning Commission meeting on November 4, 2020, several neighboring property owners commented that the driveway adjacent to the stand-alone building already experiences traffic congestion, and the anticipated vehicle trips would only exacerbate the existing problem. The City Council approved a deferral to give the Applicant time to consider ameliorative designs.

As the neighboring owners observed, the existing driveway does not function well. This poor operation is the product of several compounding factors: the misalignment of ingress/egress points on either of the driveway; the close proximity of these ingress/egress points to the driveway’s stop bar at the adjacent traffic signal; the driveway’s single stacking lane for traffic leaving the Property; and the lack of pedestrian connectivity. The enclosed revised Site Plan addresses these existing conditions by moving the access to and from the restaurant site further west, separating the site’s ingress and egress points, supplying an abundance of queuing space for exiting traffic, providing three exit lanes at the traffic signal, and delivering pedestrian crosswalks. Once Haynes Bridge Road is widened, two of the three proposed exit lanes can provide protected left-turn movements, offering greater capacity for vehicles leaving the Property to travel north on Haynes Bridge Road.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

  
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City of Johns Creek  
Community Development