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V-22-0004  
PLANNING & ZONING

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February 3, 2022  
City of Johns Creek Board of Zoning Appeals  
11360 Lakefield Drive  
Johns Creek, Georgia 30097

RE: Letter of Appeal for Variance Application

Dear City of Johns Creek Board of Zoning Appeals,

The subject parcel is located at 9630 Medlock Bridge Road and is an outparcel of the Regal Medlock Crossing shopping center (Tax Parcel # 11 083002992181). The 0.50-acre parcel was previously a Jiffy Lube Oil Change facility. The site is proposed to be redeveloped as a Phoenix Roasters coffee shop. The proposed redevelopment of the parcel should have minimal impact on the adjoining land uses as the site is currently zoned General Business (C-1), which allows for this development use, and the adjacent parcels are zoned either C-1 or O-I (Office-Industrial).

A variance is requested for the subject parcel to decrease the minimum number of required parking spaces. Per City of Johns Creek Zoning Ordinance, the proposed drive-thru only coffee shop is classified as a "Restaurant" use group. Per Section 18.2.1 of the ordinance, the parking space requirement for a "Restaurant" use group is 1 space per 100 square feet of building area plus patio area. The Phoenix Roasters coffee shop is proposing approximately 878 square feet of gross building floor area plus approximately 320 square feet of patio area. Using this gross building floor area and patio area, the parking requirement would equal twelve (12) parking spaces. However, this restaurant is different than the typical restaurant the code normally applies to. The proposed restaurant is a drive-thru only coffee shop that will offer limited on-site seating only in an outdoor patio area. There will be no inside dining room area for patrons. Due to the size constraints of the parcel, the existing front and rear landscape strips of the site, and the existing access easement with the adjacent Waffle House, only seven (7) parking spaces fit on the site, and these seven spaces are sufficient for the needs of the proposed restaurant. Therefore, it is respectfully requested that the minimum parking requirement for this Phoenix Roasters redevelopment be reduced from twelve (12) parking spaces to seven (7) parking spaces.

Thank you for your time and consideration.

Sincerely,

**Will Avant**  
Foresite Group, LLC