



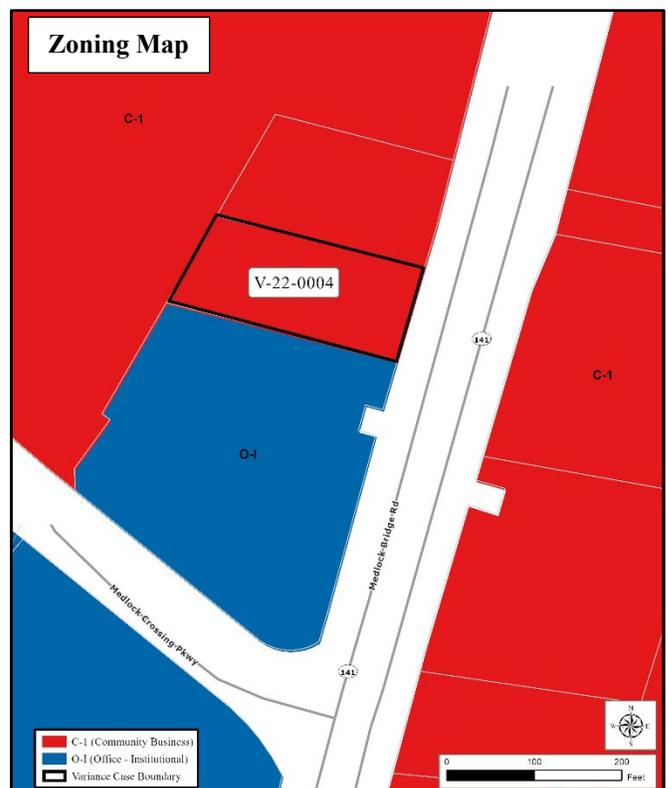
Johns Creek

Board of Zoning Appeals Meeting March 15, 2022

CASE NUMBER:	V-22-0004
PROPERTY LOCATION:	9630 Medlock Bridge Road, Johns Creek, GA 30097
CURRENT ZONING:	C-1 (Community Business District) Conditional
PARCEL SIZE:	0.50 Acres
PETITIONER:	Foresite Group, LLC
VARIANCE REQUEST:	To reduce the required parking spaces from 12 to 7.
STAFF RECOMMENDATION:	APPROVAL WITH CONDITIONS

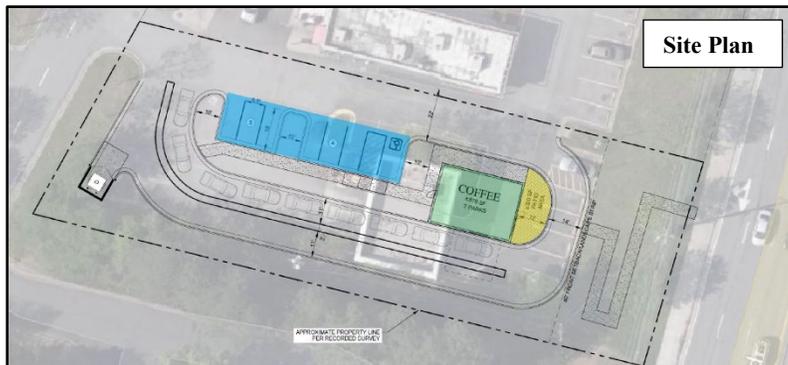
Background

The subject property is located on the west side of Medlock Bridge Road, approximately 1,500 feet south of the intersection of Medlock Bridge Road and State Bridge Road. The subject property is zoned C-1 (Community Business District) Conditional, pursuant to rezoning case, RZ-17-007, and the site is currently developed with a 1,346 square-foot Jiffy Lube oil change facility.



Community Development

The Applicant is proposing to demolish the Jiffy Lube building and construct a 878 square-foot drive-through coffee shop (shown in green) with a 320 square-foot outdoor patio (shown in yellow) and 7 parking spaces (shown in blue). It should be noted that there will be no inside dining in the building, as the principle use of the building is for drive-through service.



Applicable Code Requirements

City of Johns Creek Code of Ordinances, Appendix A, Zoning, Article XVIII: Off Street Parking and Loading Section 18.2. – Parking Spaces Required.

18.2.1. *Basic Off-Street Parking Requirements.* Parking requirements shall be calculated based on the site's principle use. All areas are expressed in gross square feet of building area unless ground area or some other measure is specified.

Use Group	Example of Types of Use	Minimum Requirement
Restaurants, Nightclubs and Taverns, Freestanding (including outdoor seating)	Cafeterias, bars, dance clubs, restaurants, music clubs, bistros	1 per 100 sq. ft.

Variance Request

The Applicant is requesting to reduce the required number of parking spaces from 12 to 7.

Variance Review Criteria

Zoning Ordinance Section 22.3.1 lists the following considerations for granting a variance:

- a. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or
- b. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Staff Analysis

The proposed parking variance, if granted, would be in harmony with the general purpose and intent of the Zoning Ordinance. The required parking ratio for restaurants is established to ensure adequate parking for restaurants that typically have sit-down dining areas. Considering that the proposed coffee shop would primarily be drive-through only with a 320 square-foot outdoor patio, the proposed parking reduction would not impose an adverse impact. Staff has also recommended a condition for a cross-parking agreement with an adjacent property owner to ensure adequate parking is available for employees and customers.

Staff Recommendation

Based upon the findings and conclusions herein, staff recommends **APPROVAL** of V-22-0004, **subject to the following conditions:**

- 1) The subject property shall provide a minimum of 7 on-site parking spaces as shown on the site plan received by the Community Development Department and date stamped on February 8, 2022.
- 2) Owner/Developer shall provide a cross-parking agreement with an adjacent property owner prior to the issuance of a Land Disturbance Permit.