

LETTER OF INTENT
APPLICATION FOR REZONING AND CONCURRENT VARIANCES
CITY OF JOHNS CREEK, GEORGIA

Hill Foley Rossi and Associates, LLC (the “Applicant”) on behalf of Rivermont Station II, LLC (the “Owner”) requests a Rezoning of the approximately 10.43 acres located at the 8483 Holcomb Bridge Road (Parcel Identification Number 12 308008320519) (the Property) from the C-1 Community Business District to the C-1 Community District to modify the conditions of zoning pertaining to the property to allow for a restaurant building with two (2) tenants.

The overall property has long been developed as a large-scale shopping center. The proposed project area shown on the site plan has an existing approved site plan and conditions that was for a Sonic Building and drive-thru (RZ-08-005). This is no longer a viable project and the owner request to revise the site plan with a 3,750 s.f building with two (2) restaurant suites as shown on the proposed site plan. The first suite will consist of 2,350 s.f with a drive-thru and outdoor patio. The second suite will have 1,400 s.f. with an outdoor patio. The hours of operation will be from 6:00 am to 11:00 pm seven (7) days a week.

The owner requests a revision to condition 10 of the 2008 zoning to allow alcohol sales. The owner also requests to add a condition to allowing the 10’ landscape setback to remain as shown on the 2008 site plan and to remove references to Sonic in the remaining conditions.

For this reason and because the requested Rezoning is consistent with the factors established in Section 28.4.1 of the Johns Creek Zoning Ordinance as documented in the enclosed Zoning Impact Analysis, the Applicant respectfully asks the Mayor and City Council of Johns Creek to approve the Rezoning as requested.

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RZ-21-003
APR 13 2021

City of Johns Creek
Community Development

Sincerely,

HILL FOLEY ROSSI & ASSOCIATES, LLC



Jason Copenhaver, P.E.

Senior Project Manager

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