

GENERAL DATA SUMMARY AND STATEMENT OF INTENT

RaceTrac is Georgia's 2nd largest privately held company with their headquarters located at I-285 and I-75. They are an industry leader in the convenience store business. They have constantly improved their product to include attractive building architecture and great customer experiences with every increasing instore offerings. When RaceTrac enters a market they also bring about positive competition on gas pricing and customer experience. Competitors must up their game on the cleanliness of their stores and the pricing of their fuel.

RaceTrac has found the opportunity to enter into the underserved market on State Bridge Road by redeveloping an existing 20,000 square foot retail store into a 5,400 square foot convenience store with fuel sales. The existing shopping center has a sea of parking and asphalt with over 160 parking spaces. The shopping center has poor tenant occupancy with current tenants being a restaurant, driving school and massage parlor.

The proposed redevelopment will decrease the amount of impervious from the current 82% to 53%. The increase in the amount of pervious area coupled with modern water quality measures will increase the water quality leaving the site. The amount of landscaping, especially along State Bridge Road will make the site more attractive.

Project description: Located on 2.304 acres at 5805 State Bridge Road in Johns Creek. RaceTrac Petroleum Inc. is proposing to redevelop an existing 20,000 square foot shopping center into a 5,400 sq. ft. convenience store with fuel sales at the northeast corner of the signalized intersection of State Bridge Road and Camden Way.

Existing Environmental Conditions: The site is currently developed with a 20,000 square foot retail building and a parking lot with over 160 parking spaces. Because the shopping center was developed prior to the requirement of water quality features, the stormwater does not include water quality features. The proposed development will add additional water quality measures and reduce the amount of impervious coverage. The site is

Adjacent Properties: The subject property is located on a major thoroughfare and is at a signalized intersection. Both north and south of the subject property along State Bridge Road are retail shopping centers anchored by grocery tenants. Behind the subject property are two apartment complexes. The site is not directly contiguous to any adjacent property owners with the exception of the access drive to the Publix shopping center and the access road to the apartment complexes.

Comprehensive Land Use Plan: This tract is denominated as a commercial corridor on the current CLUP. The proposed use is consistent with the CLUP. "Over time, this corridor will be the most intensive commercial/residential corridor in the city."

Medlock Bridge at State Bridge Activity Node: As defined in the CLUP, appropriate uses include high intensity retail and commercial businesses. The modification of the site plan is consistent with this activity node.