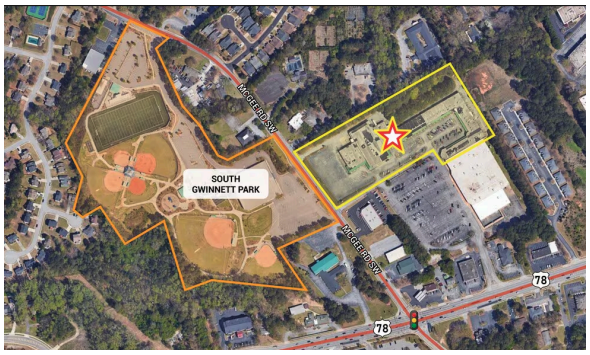
Traffic / Parking Impact Analysis





The proposed Indoor Special Event Facility will occupy approximately 6,500 square feet within the existing Fountain Square Shopping Center. Pursuant to Section 206-5.3 of the City of Snellville Unified Development Ordinance, an Indoor Special Event Facility without fixed seating requires one parking space for every 200 square feet of gross lease area. Accordingly, the proposed 6,500-square-foot facility requires approximately 33 parking spaces.

Fountain Square contains approximately 238 dedicated parking spaces and also benefits from access to approximately 220 additional parking spaces pursuant to existing cross-easement rights, providing access to approximately 458 parking spaces in total. Parking within Fountain Square is maintained and utilized on a common-area basis for the benefit of the shopping center tenants and their customers, rather than being assigned exclusively to individual suites. Accordingly, the proposed facility will share in the center's existing common parking supply together with the other tenants.

The proposed facility will utilize the shopping center's existing access points, internal circulation, and parking areas and will not require any new curb cuts or roadway modifications. Fountain Square also currently contains multiple vacant suites, while several existing tenants generate comparatively short-duration or drop-off/pick-up parking demand.

Based on the applicable parking requirement, the size of the proposed facility, the common-area nature of the shopping center parking, and the substantial existing parking supply serving Fountain Square, the proposed use is expected to be adequately accommodated without creating a material parking or traffic burden on the shopping center or surrounding properties.