



**Land Use Petition: SUP-24-0001**  
**Application Submittal: March 5, 2024**  
**Public Participation Meeting: April 4, 2024**  
**Planning Commission Meeting: July 9, 2024**  
**City Council Meeting: July 29, 2024**

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<b>PROJECT LOCATION:</b>	9725 & 9855 Nesbit Ferry Road
<b>DISTRICT/SECTION/LAND LOT:</b>	1 <sup>st</sup> District, 2 <sup>nd</sup> Section, Land Lots 817, 818 and 840
<b>ACREAGE:</b>	45.988 acres
<b>CURRENT ZONING:</b>	AG-1 (Agricultural District)
<b>COMPREHENSIVE PLAN COMMUNITY AREA:</b>	Newtown
<b>APPLICANT:</b>	Mt. Pisgah Christian School 9820 Nesbit Ferry Road Johns Creek, GA 30022
<b>OWNER:</b>	Complete list of property owners provided on subsequent page.
<b>PROPOSED DEVELOPMENT:</b>	Special Use Permit for expansion of Mt. Pisgah Christian School campus over a 15-year period, to include two new academic buildings, a curriculum enhancement building, a performing arts center, a natatorium, six outdoor tennis courts, and an existing house for a total of 123,662 square feet of additional buildings.
<b>STAFF RECOMMENDATION:</b>	<b>Approval with Conditions</b>

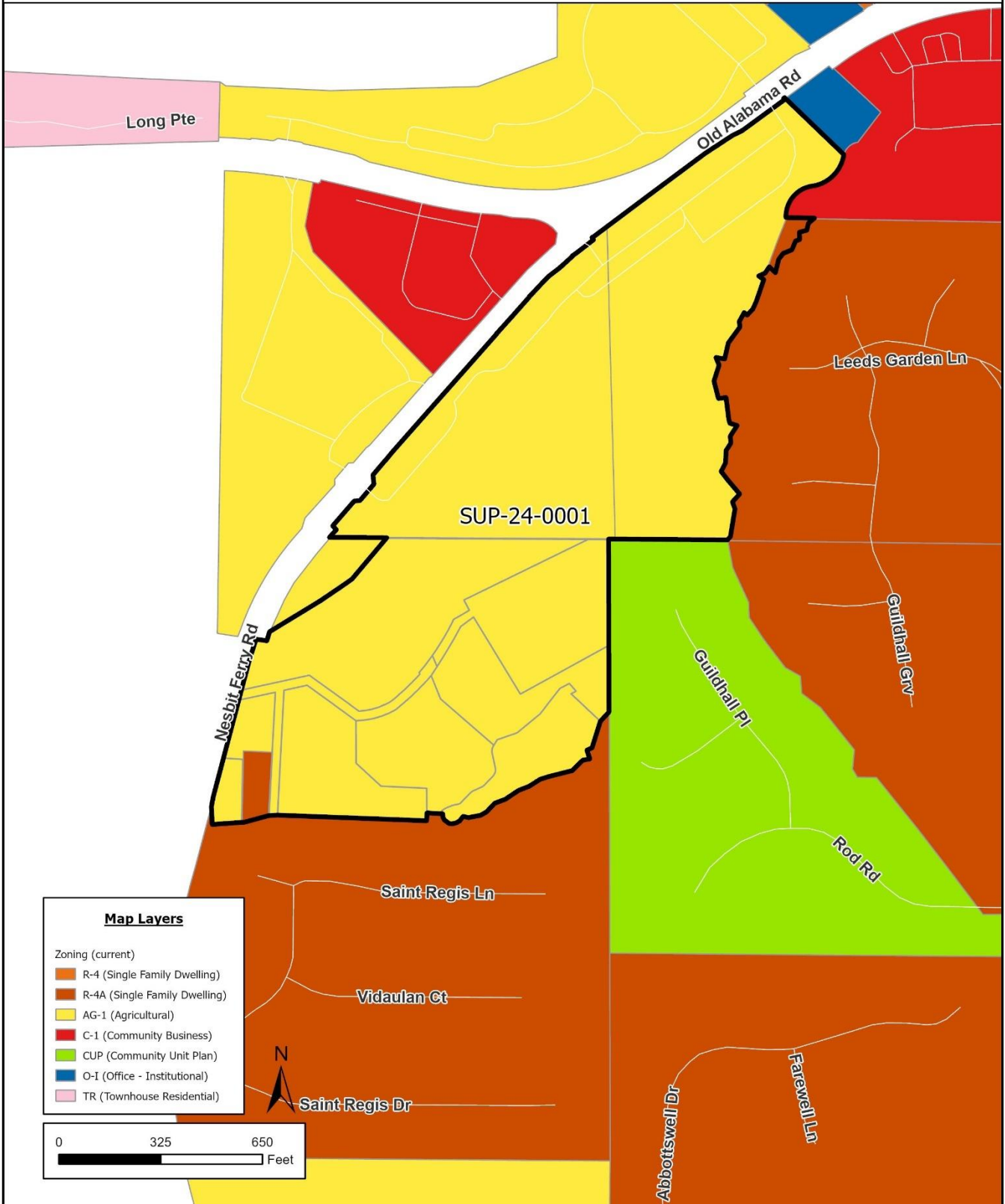
**Property Owners List**

	<b>Parcel ID</b>	<b>Acres</b>	<b>Property Owner</b>	<b>Owner Address</b>
1.	12 291008170185	24.473	Mt. Pisgah United Methodist Church	9820 Nesbit Ferry Road Johns Creek, GA, 30022
2.	12 291008180309	8.798	9725 Nesbit Ferry LLC	9725 Nesbit Ferry Road Johns Creek, GA, 30022
3.	12 291008180234	3.000	The Revocable Helga E Moore Trust	9725 Nesbit Ferry Road Johns Creek, GA, 30022
4.	12 291008180200	3.001	9725 Nesbit Ferry LLC	9725 Nesbit Ferry Road Johns Creek, GA, 30022
5.	12 291008180218	4.159	9725 Nesbit Ferry LLC ET AL	9725 Nesbit Ferry Road Johns Creek, GA, 30022
6.	12 291008180069	0.424	9725 Burks House LLC	9725 Nesbit Ferry Road Johns Creek, GA, 30022
7.	12 291008180291	2.133	9725 Lake Associates LLC	9724 Nesbit Ferry Road Johns Creek, GA, 30022

Aerial Map



# Zoning Map



**Map Layers**

Zoning (current)

	R-4 (Single Family Dwelling)
	R-4A (Single Family Dwelling)
	AG-1 (Agricultural)
	C-1 (Community Business)
	CUP (Community Unit Plan)
	O-I (Office - Institutional)
	TR (Townhouse Residential)

**PROJECT OVERVIEW**

**Location**

The subject property is comprised of seven parcels totaling 45.988 acres. The combined tracts of land is located southwest of the intersection of Old Alabama Road and Nesbit Ferry Road and is bounded by Chartwell subdivision to the east and southeast, Saint Regis subdivision to the south, Nesbit Ferry Road to the west, Old Alabama Road to the north, and Old Alabama Square shopping center to the northeast.

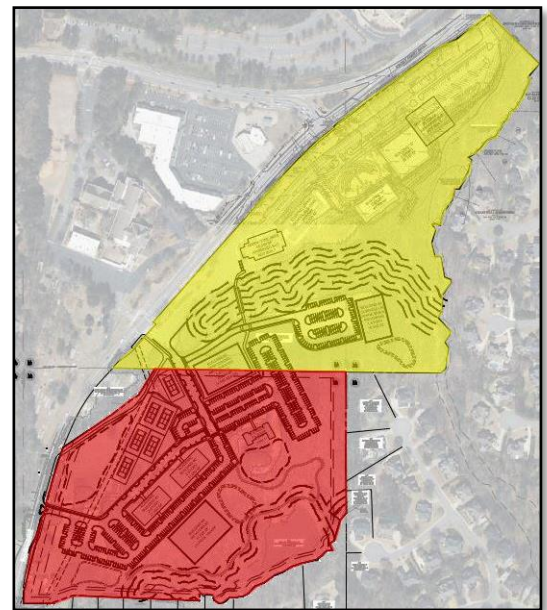
**Background**

Existing School Parcel (shown in yellow)

The 24.473-acre school property at 9855 Nesbit Ferry Road is currently improved with a 41,700 square-foot middle school building, 50,000 square-foot upper school building and 35,330 square-foot gymnasium building pursuant to SUP-12-002, which allowed a maximum of 900 students and 202,030 square feet of gross floor area. A 55,000 square-foot fine arts facility and 20,000-square-foot gymnasium were also approved under the current special use permit but have not been constructed. The site is currently served by two full-access driveways. The first full-access driveway is located approximately 375 feet north of the intersection of Old Alabama Road and Nesbit Ferry Road, and the second one is located approximately 1,060 feet south of the same intersection off Nesbit Ferry Road.

Proposed School Expansion (shown in red)

The Mount Pisgah Christian School proposes to add new academic buildings and supporting amenities to their campus by acquiring additional land south of the current school site (shown in red). This portion of the subject property is zoned AG-1 and a new special use permit is required to develop the site for the proposed school expansion. The requested special use permit will also incorporate the existing school parcel and replace the currently special use permit (SUP-12-002). The subject site of the expansion is currently improved with a residence and the balance of the lot is predominantly wooded, consisting of mature hardwoods and pine trees. The topography of the site generally slopes downward from the north and west towards the existing lake located in the southeast corner of the site.



Existing School Campus



Existing School Building

**Special Use Permit Request**

The Applicant is requesting to obtain a Special Use Permit to expand amenities for the Mount Pisgah Christian School campus and incorporate existing uses and buildings with the proposed development on AG-1 (Agricultural District) zoned parcels totaling 325,692 square feet of gross floor area and a maximum enrollment of 1,150 students, an increase of 250 additional students anticipated by the proposed improvements from the 900 students that were approved under SUP-12-002. The Applicant’s letter of intent specifies the following buildings that are current and associated with the proposed expansion over the next 15 years.

Approved Buildings under SUP-12-002

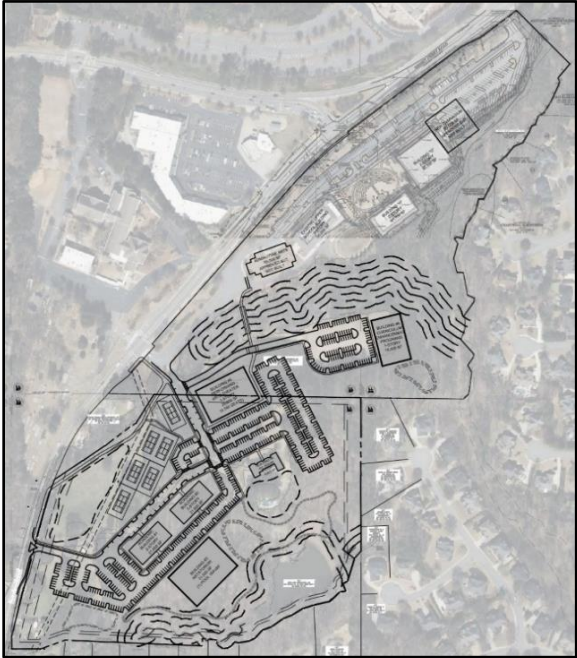
- 1. Middle School Building: 41,700 square feet (existing)
- 2. Upper School Building: 50,000 square feet (existing)
- 3. Gymnasium: 35,330 square feet (existing)
- 4. New Gymnasium: 20,000 square feet (not built)
- 5. New Fine Arts Building: 55,000 square feet (not built)

*Approved Total: 202,030 square feet*

Proposed Buildings

- 1. Curriculum Enhancement Building: 19,300 square feet
- 2. Performing Arts Theatre: 25,000 square feet
- 3. Natatorium: 31,500 square feet
- 4. Two Academic Buildings (2-story): 43,200 square feet
- 5. Existing House Renovation: 4,662 square feet

*Proposed Total: 123,662 square feet.*



**Site Plan**

The Applicant proposes to expand the existing school campus by acquiring 21.515 acres of additional land south of the school property to construct a curriculum enhancement building, performing arts theatre, natatorium (shown in purple on the following page), two academic buildings (shown in orange), and 6 outdoor tennis courts (shown in blue). This project will also renovate an existing 4,662 square-foot house (shown in yellow) and create courtyards and green spaces adjacent to the proposed buildings. Approximately, 7.97 acres of open space is proposed for this development which includes a network of walking trails, sidewalks and crosswalks connecting new buildings and parking lots to common areas and a 10-foot-wide multi-use trail near Nesbit Ferry Road. The site plan shows a pedestrian bridge over the creek connecting the existing school site to proposed campus expansion to the south, leading to overflow parking that would be accessible for after-school event parking. The Applicant proposes to construct three above ground stormwater management facilities to comply with the City’s stormwater management regulations.

Site Access and Parking

The project proposes to add a new right-in/right-out curb cut on Nesbit Ferry Road, just south of the proposed tennis courts, in addition to maintaining the two full-access curb cuts on the existing school site.

The school expansion will include 574 new parking spaces, totaling 848 parking spaces across the existing and proposed school site. The Applicant has utilized a shared parking methodology for calculating parking requirements based on active uses during the school-day and for activities and events programmed for after school hours. The total parking spaces required for the curriculum enhancement building, two new academic buildings and existing house during school hours would be 522 spaces and the parking needed

for after-school hours related to the performing arts theater, natatorium, tennis courts and the renovated house would be 451 spaces.

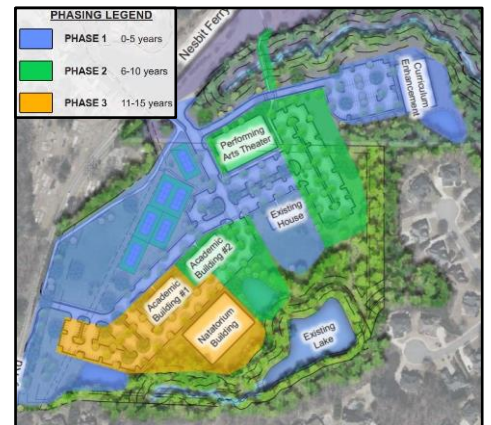


Landscape Strip and Buffers

The site plan shows the required 30-foot landscape strip along Nesbit Ferry Road, 50-foot undisturbed buffer and 10-foot improvement setback along the rear property line adjacent to the Chartwell subdivision, and 25-foot zoning buffer and 10-foot improvement setback along the south property line adjacent to the St. Regis subdivision.

Phasing Plan

The Applicant’s letter of intent states that the school’s expansion plan will be contingent on funding and would span over a 15-year period in three phases. Phase 1 (0-5 years) would include construction of the curriculum enhancement building, 6 tennis courts, renovation of the existing house, the new right-in/right-out access off Nesbit Ferry Road, internal driveways and parking spaces shown in blue, totaling 23,962 square feet. Phase 2 (6-10 years) would anticipate construction of the performing arts theater and associated parking, academic building #2 and the pedestrian bridge, totaling 46,600 square feet. The natatorium and



academic building #1, totaling 53,100 square feet would be constructed in the final phase (11-15 years) of the project.

**Elevation**

The Applicant has indicated that the elevations of the proposed buildings would be similar in architectural style as the existing buildings of the school campus with an accentuated entrance to the building with greater architectural detail than other portions of the building. The exterior building materials of all new buildings will consist of at least 75% of brick, stone, or glass, which would be compliant with the requirements of Section 12E.3.E.1. of the Zoning Ordinance.



**Public Participation**

As part of the required land use petition process, property owners within one-quarter mile of the subject property were mailed notices in March 2024 for the public participation meeting. The meeting was held at the City Hall Council Chambers on April 4, 2024, and approximately 15 citizens attended the meeting. Several concerns were raised related to the traffic impacts on Nesbit Ferry Road, outdoor lighting in the parking lot and potential noise and visual impacts due to the proximity of the proposed buildings to the adjacent residential homes.

**STANDARDS OF REVIEW – SPECIAL USE PERMIT**

**1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council.**

The Comprehensive Plan designates the subject property as part of the Newtown Community Area and the future land use map indicates “Residential at 3 units or less” as the recommended land use. The subject property is zoned AG-1 and a request for a special use permit for a private school is eligible on all zoning districts according to the City’s Zoning Ordinance. The proposed school expansion would be consistent with the vision of the Newtown Community Area and Comprehensive Plan by promoting cultural and recreational opportunities for the existing school and nearby community, improve the walkability within the immediate area by constructing and connecting trails and sidewalks from the right-of-way and internal to the school campus.

**2. Compatibility with the land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed.**

The subject property is adjacent to residential uses to the east and south, and a commercial use (Old Alabama Square shopping center) to the northeast. Across Old Alabama Road and Nesbit Ferry Road are Mount Pisgah United Methodist Church, Mount Pisgah lower school campus, and a commercial strip center (Nesbit Ferry Crossing). Based on surrounding and nearby uses, the proposed use would be compatible with proper buffer and light mitigating conditions to protect adjacent residential uses.

**3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development.**

The proposed development as submitted does not appear to be in violation of local, state, and/or federal statutes, ordinances, or regulations governing land development. The City will review and confirm



compliance with all applicable land development and stormwater management regulations at the time of Land Disturbance Permit.

**4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets.**

The proposed school expansion at full buildout in the year 2039 (Phase III) is anticipated to generate 1,950 new daily trips, including 504 trips during morning peak hour, 516 trips during school dismissal hour and 352 during evening peak hour. The chart below provides a breakdown of anticipated trips during the peak hour, based on the phasing of development.

	AM Peak Hour Trips	PM Peak Hour Trips	School Dismissal Hour Trips	Two-way Totals
Phase I (0-5 years)	143	32	96	461
Phase I + Phase II (0-10 years)	305	132	249	1,442
Phase I + Phase II + Phase III (0-15 years)	504	352	516	1,950

In addition to the efforts implemented by the school to mitigate traffic impacts by continuing to have police assistance for traffic control during morning drop-off and afternoon pick-up, staff has recommended roadway and operational improvements as conditions, correlating with the three phases of development:

- Construction of a right-in/right-out access point with a deceleration lane on Nesbit Ferry Road to serve the portion of the site for the proposed school expansion in Phase I (new driveway 3).
- Construction of a right-turn deceleration lane on Old Alabama Road for the existing, full-access driveway in Phase II (northern driveway 1).
- Converting the right-in/right-out access point to a full-access driveway and providing a southbound left-turn lane on Nesbit Ferry Road in Phase III (new driveway 3).

**5. The location and number of off-street parking spaces.**

Currently, the existing school site has 274 spaces. The proposed school expansion will include 574 additional parking spaces, for a total of 848 spaces across the entire site at full buildout. Based on the after-school hour usage of some of the proposed amenities and buildings, the Applicant is utilizing a shared parking calculation to optimize the amount of parking required, breaking out the usage of parking for uses operational during the school-day and for activities and events programmed for after-school hours. The total parking spaces required for the curriculum enhancement building, two new academic buildings and existing house during the school hours would be 522 spaces and the total parking needed for after-school programs and events held at the performing arts theater, natatorium, tennis courts and existing residence would be 451 spaces. Based on the calculations provided, the school would be providing ample parking to support all existing and proposed buildings and uses on the subject property.

**6. The amount and location of open space.**

The Applicant proposes 7.97 acres of open space, approximately 37% of the expansion site area, consisting of outdoor tennis courts, courtyards and common open space with walking trails incorporated in between the buildings throughout the campus. This is in addition to the significant natural buffers being provided adjacent to residential uses.

## 7. Protective screening.

The 90-foot-wide undisturbed buffer and an additional 10-foot improvement setback along with 4-foot-tall chain-link fence approved under SUP-12-002 for the north tract along the east property line adjacent to the Chartwell subdivision will be maintained and continued further into the south tract along the rear property line. Additionally, a 25-foot zoning buffer and 10-foot improvement setback along the south property line adjacent to residential uses, and a 30-foot landscape strip along the entire frontage of Nesbit Ferry Road. The applicable landscape strip and zoning buffers would provide ample screening and separation of proposed uses and activities from adjacent and nearby properties. Any portion of the zoning buffer that is sparsely vegetated shall be required to be revegetated at time of Land Disturbance Permit.

## 8. Hours and manner of operation.

The school will continue to operate Monday through Friday with the same hours of operation, wherein student drop-off starts at 7:30 a.m. and student pick-up commences at 2:45 p.m. These school hours will not be altered as part of this request. However, special events and/or programs associated with the future use of the natatorium, performing arts theater and tennis courts will occasionally extend operating hours to weekends and evening hours.

## 9. Outdoor lighting.

To mitigate any adverse impacts associated with lighting, staff will carryover the lighting condition from SUP-12-002, setting specific parameters associated with lighting fixtures, foot-candle measurements and light-off hours. All proposed outdoor lighting shall be compliant with the City's Night Sky Ordinance and the recommended condition and will be reviewed at time of Land Disturbance Permit.

## 10. Ingress and egress to the property.

The existing property currently has two full-access curb cuts, one unsignalized on Old Alabama Road and one signalized on Nesbit Ferry Road, providing access to the existing school property and to the future expansion site to the south. An additional right-in/right-out curb cut is proposed for the site providing an additional access point to the expansion area.

## **STAFF RECOMMENDATION**

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of land use petition, SUP-24-0001.

1. The subject property shall be limited to a private school and associated accessory uses, at a maximum gross floor area of 325,692 square feet.
2. The private school shall be limited to a maximum enrollment of 1,150 students.
3. The site shall be developed in general accordance with the site plan received and date stamped by the City of Johns Creek on April 23, 2024. Said site plan is conceptual and the final site plan must meet or exceed the land development regulations and zoning conditions prior to the approval of a land disturbance permit.

4. Exterior elevations of new buildings and/or additions shall be consistent with existing buildings and be substantially similar to the elevations received and date stamped on March 5, 2024, subject to the review and approval of the Community Development Director, prior to issuance of a building permit.
5. Owner/Developer shall provide and maintain the following natural buffers:
  - a. 90-foot-wide natural buffer with an additional 10-foot improvement setback, measured horizontally from the property line, undisturbed except for approved access and utility crossings, and replanting where sparsely vegetated, adjacent to the Chartwell subdivision.
  - b. 25-foot-wide natural buffer with an additional 10-foot improvement setback, measured horizontally from the property line, undisturbed except for approved access and utility crossings, and replanting where sparsely vegetated, adjacent to the St. Regis subdivision.
6. Owner/Developer shall construct one right-in/right-out curb cut with a deceleration lane (new driveway 3) on Nesbit Ferry Road at time of Phase I land development and prior to issuance of any building permit, as shown on the phasing plan received and date stamped on April 23, 2024, subject to the approval of the Public Works Director.
7. Owner/Developer shall complete the following roadway and operational improvement, prior to the issuance of a Certificate of Occupancy for 46,600 square feet of additions in Phase II, as shown on the phasing plan received and date stamped on April 23, 2024, subject to the approval of the Public Works Director:
  - a. Construct a deceleration lane approaching the northern full-access curb cut (northern driveway 1) on Old Alabama Road.
  - b. The existing concrete sidewalk shall be relocated along Old Alabama Road at no cost to the City of Johns Creek.
8. Owner/Developer shall complete the following roadway and operational improvement, prior to the issuance of a Certificate of Occupancy for 53,100 square feet of additions in Phase III, as shown on the phasing plan received and date stamped on April 23, 2024, subject to the approval of the Public Works Director and coordination with the City of Roswell:
  - a. Convert the right-in/right-out access (new driveway 3) to a full-access curb cut with a southbound left-turn lane on Nesbit Ferry Road.
9. Owner/Developer shall construct a ten-foot-wide multi-use trail within the 30-foot landscape strip along Nesbit Ferry Road and continuing behind the cemetery, with a permanent easement for public use and maintenance to be dedicated at no cost to the City of Johns Creek, prior to the issuance of a Land Disturbance Permit, subject to the approval of the Public Works Director.
10. Owner/Developer shall provide pedestrian connectivity between all buildings and uses at each phase of development and construct walking trails, pedestrian bridge, sidewalks, and crosswalks internal to the site, as shown on the phasing plan received and date stamped by the City of Johns Creek on April 23, 2024.
11. Owner/Developer shall install a black aluminum ornamental fence with 6-foot-high brick or stacked stone columns behind the 10-foot multi-use trail and outside of the 30-foot landscape strip along the entire property frontage, south of the signalized full-access driveway on Nesbit Ferry Road. Final fence design and location shall be subject to review and approval of the Community Development Director.

12. Owner/Developer shall install and maintain an 8-foot opaque fence along the curb line of the parking lot between Chartwell subdivision and Mt. Pisgah.
13. Owner/Developer shall install and maintain an 8-foot shadow box fence behind the athletics building that will continue behind the high school building and connect to the fence referred to in condition 12.
14. Owner/Developer shall install and maintain a minimum 4-foot high, black coated chain link fence adjacent to the Chartwell Subdivision except for approved access crossings. Said fence is to be located interior to the required buffer and improvement setback, or as may be approved by the Community Development Director. The finished side of said fence shall face the exterior property lines.
15. Owner/Developer shall install and maintain evergreen plantings along the fence adjacent to the Chartwell subdivision except where retaining wall structures do not allow such landscaping to grow. Plantings and specifications are subject to the approval of the Community Development Director.
16. Outdoor bells or the public address system shall not be allowed on the school property, including the recreational areas and tennis courts.
17. The use of ball fields, tennis courts and other recreational areas shall be restricted to Mt. Pisgah sponsored programs and events.
18. Fixed stadium seating shall be prohibited in the recreational area.
19. Site lighting fixtures shall be flat lens, shoe-box type mounted on 30-foot steel poles. Fixtures shall be mounted with adjustable arms to allow for glare control. Fixtures shall be lamped with 400-watt high pressure sodium lamps and spaced to provide an average lighting level of 0.25 footcandles. Outdoor lights shall not be used after 11:00 p.m.
20. Owner/Developer shall execute a combination plat to combine all school property into a single lot of record, prior to the issuance of a land disturbance permit.
21. Owner/Developer shall submit a stormwater concept plan prior to the submittal of a land disturbance permit application.