



August 09, 2022

City of Johns Creek Planning and Zoning
11360 Lakefield Drive
Johns Creek, GA 30097

Re: Letter of Intent
SUP For Chabad of North Fulton

RECEIVED

OCT 05 2022

PLANNING & ZONNING

SUP-22-0006 VC-22-0014

SUP-22-0007 VC-22-0015

SUP-22-0008 VC-22-0016

VC-22-0018

To Whom It May Concern,

Chabad of North Fulton is located at 10180 & 10130 Jones Bridge Road, Alpharetta, GA 30022. The site was originally three separate parcels totaling approximately 10.3 acres. The parcels are being combined and will be considered one parcel for purposes of this project. The Chabad currently contains five buildings, a primary building containing the sanctuary, daycare, and office space, a pool house building, and three residential structures. The buildings comprise approximately 29,370 square feet. The Chabad is currently authorized to operate as a place of worship, daycare, and recreation facility.

The owner seeks to add new amenities to the campus, which include new multipurpose recreation fields, a new outdoor basketball court, a new parsonage house, and a new gymnasium. The total residential building area is 8,000 square feet. The total non-residential building area is 39,790 sf. Accessory structures include an existing art barn, an existing shed, and three new gazebos. The two residences located directly west of the synagogue will be removed and the existing retaining pond will be converted into underground detention. The aim of the new additions to the property is to provide more activities for members of the Chabad. After the synagogue and parking lot were built, much of the green space for kids to play on during camps was taken away. The flat open green space, which includes the three fields west of the synagogue and the area at the north end of the property, will be fenced in and used for miscellaneous children's sports and outdoor activities during camps and other such events.

In order to continue operating as a place of worship, daycare, and recreation facility while the parcel is zoned AG-1, the City of Johns Creek requires issuance of a Special Use Permit (SUP). Applicable Zoning Ordinance Sections include 19.4.10, 19.4.15, 19.4.36. In addition to the special uses, concurrent variances for 1) reduction in required parking spaces, 2) encroachment into the 100-foot setback, and 3) encroachment into the 25-foot undisturbed buffer and 10-foot improvement setback are being applied for as part of this submittal.

Related to the parking variance request, the reduction in parking request shall be quantified. Per the code 239 spaces would be required for the proposed uses, whereas 161 are provided. The largest portion of this is due to the proposed gym, which is intended only for the Chabad Community's use. Related to general parking, approximately 33% of the community walks to the campus for worship. This is directly in line with the percentage reduction being requested. Furthermore, as the members are likely to be in

either the sanctuary building or in the gym (never at the same time or on the same day), the number of spaces would be for one use at a time.

A variance for encroachment into the 100' setback is being requested for the existing art barn, gazebos, existing shed, basketball court, existing guest house #1, and playing field #3. The new gym and new parsonage house will not encroach into this setback.

The last of the variance requests relates to the 25' undisturbed buffer and the additional 10' improvement setback at the north and west sides of the property. The existing shed and paved path are encroaching in this buffer but will not be modified as part of this project. Also, for playing field #3 above the existing detention pond, the limits of disturbance during construction will likely encroach into the undisturbed buffer. All necessary buffers and screening will be provided upon completion of the project. Additionally, no primary structures are being proposed in this area. This area is merely a flat green space, without any additional improvements that could be deemed as nuisance for the abutting properties. This space will be used for general recreation for children that attend camps at the Chabad.

The applicant is applying for a separate SUP for each of the respective uses in order to continue operating as previously authorized once the new development has been built.

Sincerely,



Erik Houston, P.E.
Senior Engineer
Ingenium Enterprises, Inc.

