

# REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: CHRIS HARMON, MT. PISGAH SCHOOL	NAME: <u>See attachment</u>
ADDRESS: 9820 NESBIT FERRY ROAD	ADDRESS: _____
CITY: JOHNS CREEK	CITY: _____
STATE: GA ZIP: 30022	STATE: _____ ZIP: _____
PHONE: 678-336-3332	PHONE: _____
CONTACT PERSON: CHRIS HARMON, HAYLEY TODD PHONE: _____	
CONTACT'S E-MAIL: CHARMON@MOUNTPISGAHSCHOOL.ORG, HTODD@PEC.PLUS	

APPLICANT IS THE:
<input checked="checked" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>AG-1</u> REQUESTED ZONING DISTRICT: <u>AG-1 (SUP)</u>
DISTRICT/SECTION: <u>1/2</u> LAND LOT(S): <u>818, 817, 840</u> ACREAGE: <u>45.988 AC</u>
ADDRESS OF PROPERTY: <u>9725 &amp; 9855 NESBIT FERRY ROAD, JOHNS CREEK, GA</u>
PROPOSED DEVELOPMENT: <u>SCHOOL EXPANSION - See Letter of Intent</u>
CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>11 (plus tennis courts)</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>325,692 sf</u>
Density: _____	Density: <u>7,082.11sf per acre</u>

Received  
March 5, 2024  
SUP-24-0001  
Planning & Zoning

**SUP-12-002 EXPANSION: PROPERTY OWNERS AND PARCEL IDS**

ParcelID	Acres	PropertyAddress	City	OwnerAddress1	OwnerAddress2	OwnerAddress3
12 291008170185	21.3	9855 NESBIT FERRY RD	JOHNS CREEK	MOUNT PISGAH UNITED METH CH	INC	9820 NESBITT FERRY RD
12 291008180200	3.0	NESBIT FERRY RD REAR	JOHNS CREEK	9725 NESBIT FERRY LLC	9725 NESBIT FERRY RD	ALPHARETTA, GA 30022
12 291008180309	9.11	9725 NESBIT FERRY RD	JOHNS CREEK	9725 NESBIT FERRY LLC	9725 NESBIT FERRY RD	ALPHARETTA, GA 30022
12 291008180069	0.4074	9725 NESBIT FERRY RD	JOHNS CREEK	9725 BURKS HOUSE LLC	9725 NESBIT FERRY RD	ALPHARETTA, GA 30022
12 291008180234	3.0	9725 NESBIT FERRY RD	JOHNS CREEK	HELGA E MOORE REVOCABLE TRUST THE	9725 NESBIT FERRY RD	ALPHARETTA, GA 30022
12 291008180218	4.5	NESBIT FERRY RD # REAR	JOHNS CREEK	9725 NESBIT FERRY LLC ET AL	9725 NESBIT FERRY RD	ALPHARETTA, GA 30022
12 291008180291	2.15	NESBIT FERRY RD	JOHNS CREEK	9725 LAKE ASSOCIATES LLC	9724 NESBIT FERRY RD	ALPHARETTA, GA 30022

Received  
March 5, 2024  
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Planning & Zoning

2/6/2024

Re: **Environmental Site Analysis – Special Use Permit**  
**Mt. Pisgah School Expansion – 45.9 acres**  
PEC+ Project No. 23037.00

Received  
March 5, 2024  
SUP-24-0001  
Planning & Zoning

Dear Community Development Officials,

See below for the anticipated impact of the proposed expansion of the SUP for the approximately 45.9-acre assemblage known as the Mt Pisgah Christian School Expansion (the “Subject Property,” 9725 and 9855 Nesbit Ferry Road, PIDs 12 291008170185, 11 078003100248, 12 291008180309, 12 291008180234, 12 291008180291, 12 291008180200, 12 291008180218, 12 291008180069).

### **Conformance with Comprehensive Plan**

The Subject Property is located at 9725 and 9855 Nesbit Ferry Road near the intersection of Nesbit Ferry and Old Alabama Road. The subject property can be described in terms of the “north” tract and the “south” tract. The “south” tract is an expansion of the existing SUP. The site is bordered by the Old Alabama Square shopping center to the north, St. Regis neighborhood to the south, and Chartwell neighborhood to the east. There is an existing lake onsite. There is no floodplain area on site.

The proposed Special Use Permit is in conformity with the policy and intent of the comprehensive plan. The immediate area is characterized by single-family subdivisions on similarly-sized lots. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area, by expanding the already existing school site. This subject property has a future land use designation of R3 Residential, which is a compatible use for school facilities.

### **Environmental Impacts of the Proposed Project**

#### **1. Wetlands**

According to the National Wetlands Inventory, there are PUBHh Wetlands present on south tract of the site. See the attached NWI map and descriptions for each wetland type. The proposed project is not anticipated to encroach on or adversely affect any wetlands located on site due to extensive natural buffers and cluster lot subdivision of the property.

#### **2. Floodplains**

According to FEMA National Flood Hazard FIRMette Map No. 13121C0069F (effective 9/18/2013) there are Special Flood Hazard areas on the north tract, along the eastern property line. See attached FIRMette panel. The proposed project is not anticipated to encroach on or adversely affect any floodplains located on site due to extensive natural buffers and cluster lot subdivision of the property.

#### **3. Streams/Buffers**

The site plan provides 25', 50', and 75' buffers around the stream on the north tract and the lake on the south tract that will remain undisturbed. See the attached survey and site plan for the extent of the stream buffer. The proposed project is not anticipated to encroach on or adversely affect any streams or buffers located on site due to extensive natural buffers and cluster lot subdivision of the property.

**4. Slopes**

According to the survey conducted by Planners and Engineers collaborative, there are multiple slopes that are in excess of a 25% grade outside of the stream bank directly. Approximately 30% of the existing slopes with a grade of 25% or greater are being preserved in their current condition.

**5. Vegetation**

According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected flora species identified onsite. There are considerable numbers of specimen trees recorded onsite, with a large number of said trees being preserved and undisturbed.

**6. Wildlife species**

According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected fauna species identified onsite. The area of the site nearest to the lake will remain undisturbed/undeveloped to the extent possible. These site features will provide significant areas for wildlife to inhabit and utilize.

**7. Archaeological / Historical Sites**

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

**Project Implementation Measures**

See below how the project implements each of the measures to protect environmental features.

**a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.**

The proposed site plan is designed to protect environmentally sensitive areas including the lake and slopes by concentrating development away from these areas. Clustering development toward the roadway will minimize the amount of disturbance on the overall site and will allow as much of the site to remain in a natural state as possible.

**b. Protection of water quality**

As alluded to above, the proposed site plan protects water quality by focusing development on the edges of the site away from existing hydrological resources. Trees and buffers are separated from proposed buildings with ample open space. Disturbance is not anticipated to encroach on these areas. Additionally, two new stormwater ponds (one south of the stream on the north tract, and one on the south tract) are proposed to collect runoff from proposed lots during heavy rain events. These will prevent flooding on adjacent properties and will also buffer streams from the excess water and potential pollution.

**c. Minimization of negative impacts on existing infrastructure**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will not

overwhelm existing utilities or facilities in any one particular way, since it is only an extension of an existing use.

**d. Minimization on archaeological/historically significant areas**

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

**e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses.**

There are no environmentally stressed communities in the vicinity of this project. Furthermore, there are not any of the above resources deemed environmental stressors located within the vicinity of this project.

**f. Creation and preservation of open space**

The project will create and preserve 6.3 acres of open space.

**g. Protection of citizens from the negative impacts of noise and lighting**

The proposed use includes significant natural area and buffers that will protect adjacent parcels, along with staggered phasing, from negative externalities associated with development and land disturbance. The proposed new use would be in harmony with the use and usability of existing properties.

**h. Protection of parks and recreational green space**

As alluded to in the above responses, the proposed site plan includes an abundance of natural and open space. As a result, existing parks and recreational space will remain untouched by this proposal, and will be added to.

**i. Minimization of impacts to wildlife habitats**

The proposed site plan is designed to protect existing wildlife habitats by concentrating development in clusters toward the roadway, leaving the area closest to the lake and its buffers undisturbed. This will minimize the amount of disturbance on the overall site and will allow as much of the site to remain in a natural state as possible, promoting environmental and species protection.

Sincerely,

*Hayley Todd*

Zoning Manager, Planners and Engineers Collaborative, Inc.

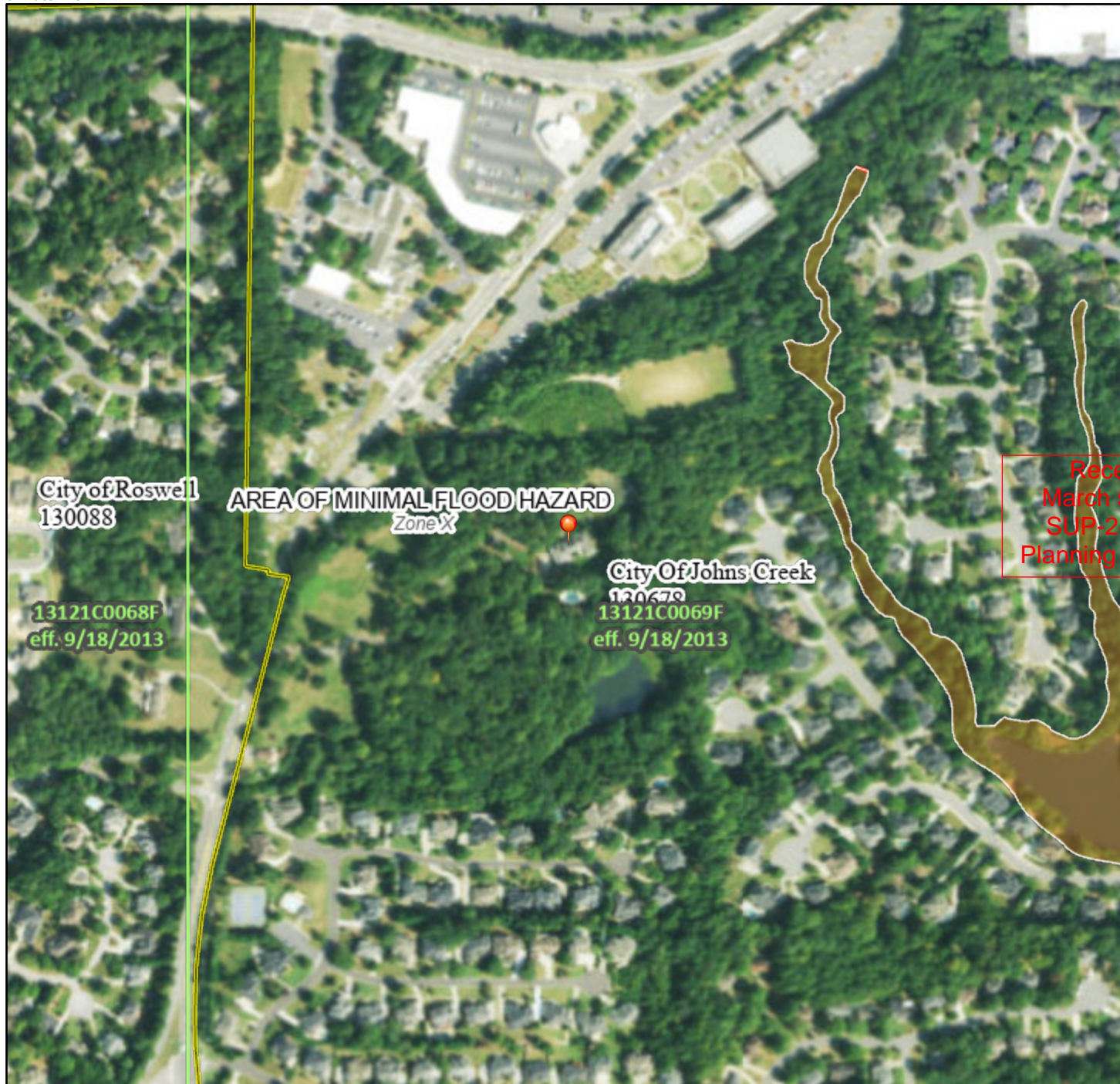
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March 5, 2024  
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# National Flood Hazard Layer FIRMeTte



84°16'59"W 34°1'14"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

84°16'21"W 34°0'44"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/2/2024 at 2:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Historic Resources

Help

Contact Us

Search

Text Search

Map Search

Select Resource by: Point Tool

Click on a map selection tool icon below.

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☒ Create Buffer Around? Distance Buffer: 300 feet

For a point search, buffer is required because it is the specified distance from the point in all directions for the search.

Identify Point By: ☒ Address ☐ Longitude/Latitude ☐ Map Click

Address\*: 9725 nesbit ferry road

City\*: johns creek

Zip:

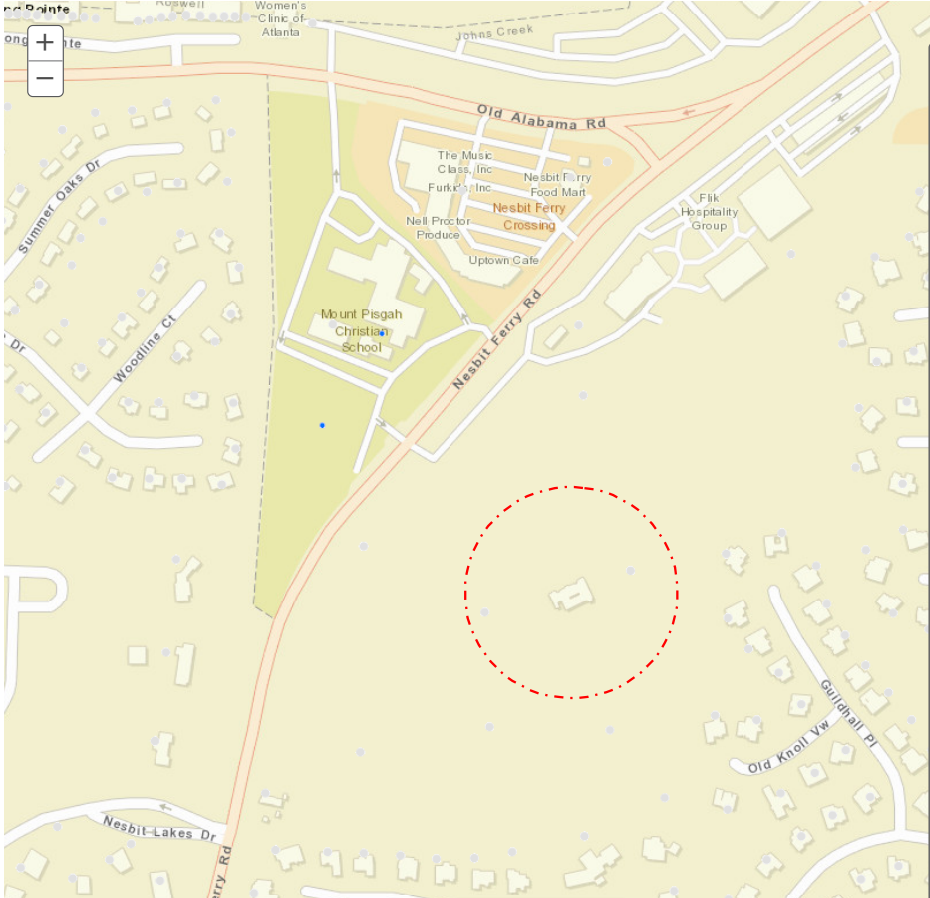
Search

Clear Search Results

Click the +/- zoom tool or use mouse to zoom into the map in the area of interest to display historic resource points.

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Historic Bridge (GDOT GHBS)

Historical Bridge Survey (Georgia)

Historic Bridges (GDOT GHBS)

●

Historic - Oldest Structure To 50 Years

Oldest Structure (To 50 years)

Year oldest structure built

● Unknown

● To 1800

● 1801 - 1900

● 1901 - 50 years old

Historic - Oldest Structure 40-49 Years

Oldest Structure (40 -49 years)

●

Historic - National Register - District/Site Areas - Current

National Register Districts Current

Historic - National Register - District/Site Areas - Archive

National Register Districts Archived

Historic - Surveyed Site/Building/Other Resource Points

Historic Resources

● Not Listed in National Register of Historic Places

▲ Listed in National Register of Historic Places

Received

March 5, 2024

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Planning & Zoning

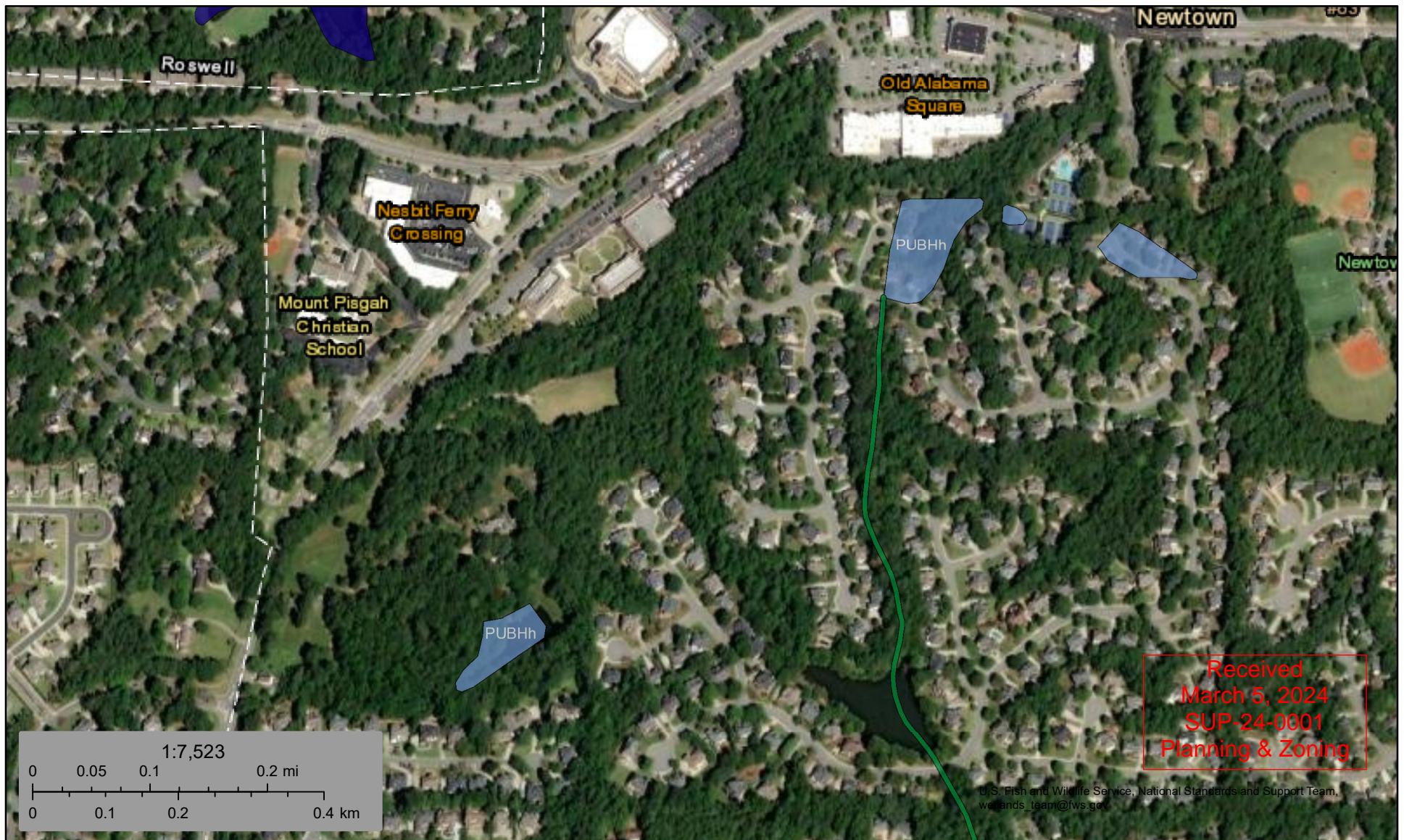




U.S. Fish and Wildlife Service

# National Wetlands Inventory

9725 and 9855 Nesbit Ferry Road



February 5, 2024

## Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



## PUBLIC PARTICIPATION PLAN

1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

Major stakeholders such as elected officials, school representatives and PTA, surrounding HOAs

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2. How do plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?

We will distribute a sign-in sheet at the city-sponsored public meeting. Afterward, we will send emails and meeting minutes

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using the sign in sheet from public meetings held to stay in contact. If neighbors are interested and there are enough comments to address, we will hold follow-up meetings with neighbors either in person or via zoom to show plan changes based on comments.

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3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

See above. If there is interest in subsequent meetings/review of changing plans based on community feedback, we will

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hold follow up meetings with the community.

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4. What is your schedule for completing the Public Participation Plan?

Subsequent meetings would take place 2-4 weeks after the first meeting. We understand that community feedback is an ongoing

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process, so we are open to receiving it and adjusting until the hearings to create the best possible plan.

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LEGAL DESCRIPTION  
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 818 of the 1st District, 2<sup>nd</sup> Section, Fulton County, Georgia, and being more particularly described as follows:

BEGIN at a found 1/2 inch rebar located at the common land lot corner between Land Lots 817, 818, 839, and 840, said rebar being the TRUE POINT OF BEGINNING;

THENCE along common land lot line between Land Lots 818 and 839 the following courses and distances: South 00 degrees 05 minutes 09 seconds West a distance of 283.47 feet to a found 1 inch open top pipe; South 00 degrees 09 minutes 59 seconds East a distance of 274.53 feet to a found 1/2 inch rebar; thence leaving said common land lot line between Land Lots 818 and 839 and proceed South 43 degrees 53 minutes 16 seconds West a distance of 32.85 feet to a found 1/2 inch rebar;

thence South 17 degrees 14 minutes 19 seconds West, a distance of 88.83 feet; thence South 60 degrees 21 minutes 32 seconds West, a distance of 19.03 feet; thence South 19 degrees 42 minutes 11 seconds East, a distance of 27.85 feet; thence South 78 degrees 57 minutes 49 seconds West, a distance of 22.40 feet; thence South 45 degrees 43 minutes 49 seconds West, a distance of 47.20 feet; thence South 76 degrees 50 minutes 11 seconds West, a distance of 61.09 feet; thence South 72 degrees 33 minutes 27 seconds West, a distance of 44.44 feet; thence South 57 degrees 40 minutes 49 seconds West, a distance of 43.00 feet; thence South 68 degrees 32 minutes 49 seconds West, a distance of 35.90 feet; thence South 54 degrees 45 minutes 49 seconds West, a distance of 49.90 feet; thence South 69 degrees 9 minutes 49 seconds West, a distance of 37.40 feet; thence South 42 degrees 42 minutes 49 seconds West, a distance of 38.90 feet; thence South 62 degrees 5 minutes 49 seconds West, a distance of 22.00 feet; thence South 80 degrees 24 minutes 56 seconds West, a distance of 39.10 feet; thence North 81 degrees 53 minutes 3 seconds West, a distance of 16.28 feet; thence South 42 degrees 4 minutes 49 seconds West, a distance of 19.09 feet; thence South 57 degrees 7 minutes 12 seconds West, a distance of 10.75 feet; thence South 75 degrees 15 minutes 49 seconds West, a distance of 14.50 feet; thence North 82 degrees 14 minutes 11 seconds West, a distance of 8.80 feet; thence North 55 degrees 44 minutes 11 seconds West, a distance of 18.50 feet; thence North 27 degrees 44 minutes 11 seconds West, a distance of 10.40 feet; thence North 13 degrees 55 minutes 0 seconds West, a distance of 11.50 feet; thence North 85 degrees 27 minutes 57 seconds West, a distance of 49.34 feet; thence South 4 degrees 24 minutes 56 seconds West, a distance of 26.23 feet; thence North 87 degrees 35 minutes 10 seconds West, a distance of 299.78 feet; thence North 87 degrees 40 minutes 24 seconds West, a distance of 99.95 feet; thence North 87 degrees 19 minutes 53 seconds West, a distance of 97.63 feet; thence South 70 degrees 18 minutes 13 seconds West, a distance of 96.90 feet; thence North 89 degrees 41 minutes 30 seconds West, a distance of 104.06 feet; thence North 0 degrees 11 minutes 24 seconds West, a distance of 47.25 feet to a point on the easterly right-of-way line of Nesbit Ferry Road (60' R/W); thence along said right-of-way the following courses and distances:

North 14 degrees 27 minutes 13 seconds East, a distance of 168.10 feet; thence continue Northerly along said line, a distance of 206.04 feet; thence North 15 degrees 11 minutes 12 seconds East, a distance of 33.45 feet; thence North 15 degrees 22 minutes 9 seconds East, a distance of 71.35 feet; thence North 17 degrees 9 minutes 20 seconds East, a distance of 69.27 feet; thence North 20 degrees 20 minutes 48 seconds East, a distance of 41.83 feet; thence leaving said right-of-way line North 56 degrees 34 minutes 43 seconds East, a distance of 122.18 feet; thence North 56 degrees 0 minutes 43 seconds East, a distance of 100.10 feet; thence North 52 degrees 57 minutes 43 seconds East, a distance of 109.00 feet; thence North 58 degrees 17 minutes 43 seconds East, a distance of 27.70 feet; thence North 32 degrees 16 minutes 43 seconds East, a distance of

125.20 feet; thence South 89 degrees 2 minutes 51 seconds East, a distance of 538.22 feet; thence South 89 degrees 01 minute 31 seconds East, a distance of 213.96 feet to the POINT OF BEGINNING.

Said Tract containing 21.515 acres.

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March 5, 2024  
SUP-24-0001  
Planning & Zoning



Property Description  
**Mt. Pisgah Christian School, Inc.**  
**Tract 2**  
Fulton County, Georgia

Received  
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SUP-24-0001  
Planning & Zoning

All that tract or parcel of land lying and being in Land Lots 817 & 840, 1<sup>ST</sup> District, 2<sup>ND</sup> Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch rebar set at the intersection of the Land Lot Line common to land lots 817 and 818 with the southeastern right-of-way of Nesbit Ferry Road (variable right-of-way); Thence along said right-of-way the following sixteen (16) courses: North 41 degrees 22 minutes 46 seconds East a distance of 30.15 feet to a 5/8-inch rebar set; North 51 degrees 44 minutes 27 seconds East a distance of 69.50 feet to a 5/8-inch rebar set; North 41 degrees 22 minutes 46 seconds East a distance of 142.40 feet to a 5/8-inch rebar set; North 48 degrees 37 minutes 14 seconds West a distance of 12.50 feet to a 5/8-inch rebar set; North 41 degrees 23 minutes 32 seconds East a distance of 76.41 feet to a 5/8-inch rebar set; North 41 degrees 24 minutes 07 seconds East a distance of 244.87 feet to a 5/8-inch rebar set; North 41 degrees 28 minutes 34 seconds East a distance of 295.86 feet to a 5/8-inch rebar set; North 41 degrees 28 minutes 55 seconds East a distance of 157.93 feet to a 5/8-inch rebar set; along a curve to the right an arc length of 89.46 feet, said curve having a radius of 1490.00 feet with a chord distance of 89.45 feet, at North 43 degrees 12 minutes 08 seconds East, to a 5/8-inch rebar set; North 52 degrees 41 minutes 02 seconds East a distance of 46.85 feet to a 5/8-inch rebar set; North 47 degrees 07 minutes 52 seconds East a distance of 53.59 feet to a 5/8-inch rebar set; North 52 degrees 10 minutes 18 seconds East a distance of 84.64 feet to a 5/8-inch rebar set; North 37 degrees 57 minutes 00 seconds West a distance of 7.62 feet to a 5/8-inch rebar set; North 53 degrees 05 minutes 31 seconds East a distance of 515.86 feet to a 5/8-inch rebar set; North 64 degrees 15 minutes 39 seconds East a distance of 74.30 feet to a 5/8-inch rebar set; North 53 degrees 37 minutes 47 seconds East a distance of 165.90 feet to a 5/8-inch rebar set at the division line between Bayview Loan Servicing, LLC (Deed Book 48618, Page 74) and Mt. Pisgah Christian School, Inc. (Deed Book 48490, Page 537); Thence leaving said right-of-way, along said division line, South 45 degrees 00 minutes 05 seconds East a distance of 273.84 feet to a point located in the centerline of a creek; Thence along said centerline of creek the following forty-two (42) courses: South 40 degrees 03 minutes 27 seconds West a distance of 67.34 feet to a point; South 23 degrees 23 minutes 55 seconds East a distance of 14.73 feet to a point; South 17 degrees 22 minutes 24 seconds West a distance of 13.51 feet to a point; South 24 degrees 34 minutes 28 seconds West a distance of 65.25 feet to a point; South 31 degrees 54 minutes 41 seconds West a distance of 46.47 feet to a point; South 56 degrees 35 minutes 29 seconds West a distance of 26.77 feet to a point; South 19 degrees 32 minutes 38 seconds West a distance of 30.98 feet to a point; South 70 degrees 56 minutes 33 seconds West a distance of 13.15 feet to a point; South 23 degrees 01 minutes 50 seconds West a distance of 23.78 feet to a point; South 30 degrees 24 minutes 09 seconds West a distance of 45.84 feet to a point; South 68 degrees 06 minutes 08 seconds West a distance of 34.11 feet to a point; South 39



degrees 29 minutes 57 seconds West a distance of 43.05 feet to a point; South 47 degrees 45 minutes 40 seconds West a distance of 28.99 feet to a point; South 60 degrees 27 minutes 48 seconds West a distance of 33.42 feet to a point; South 56 degrees 56 minutes 17 seconds East a distance of 17.19 feet to a point; South 13 degrees 04 minutes 36 seconds West a distance of 44.46 feet to a point; South 27 degrees 43 minutes 10 seconds West a distance of 79.97 feet to a point; North 88 degrees 10 minutes 50 seconds West a distance of 18.33 feet to a point; South 13 degrees 12 minutes 57 seconds West a distance of 46.03 feet to a point; South 35 degrees 16 minutes 31 seconds West a distance of 60.82 feet to a point; South 12 degrees 16 minutes 56 seconds West a distance of 50.98 feet to a point; North 74 degrees 18 minutes 12 seconds West a distance of 22.03 feet to a point; South 65 degrees 32 minutes 46 seconds West a distance of 12.53 feet to a point; South 38 degrees 12 minutes 18 seconds East a distance of 22.45 feet to a point; South 16 degrees 27 minutes 19 seconds West a distance of 57.33 feet to a point; South 13 degrees 35 minutes 21 seconds East a distance of 52.04 feet to a point; South 87 degrees 26 minutes 11 seconds East a distance of 23.61 feet to a point; South 10 degrees 11 minutes 57 seconds East a distance of 82.61 feet to a point; South 66 degrees 16 minutes 02 seconds East a distance of 27.75 feet to a point; South 07 degrees 03 minutes 13 seconds West a distance of 12.66 feet to a point; South 35 degrees 13 minutes 30 seconds West a distance of 64.79 feet to a point; South 18 degrees 05 minutes 03 seconds East a distance of 14.71 feet to a point; South 02 degrees 03 minutes 07 seconds West a distance of 34.21 feet to a point; South 20 degrees 13 minutes 35 seconds West a distance of 39.54 feet to a point; South 41 degrees 41 minutes 01 seconds East a distance of 70.85 feet to a point; South 12 degrees 32 minutes 44 seconds West a distance of 12.11 feet to a point; South 35 degrees 18 minutes 18 seconds West a distance of 23.04 feet to a point; South 33 degrees 59 minutes 22 seconds West a distance of 11.85 feet to a point; South 29 degrees 57 minutes 51 seconds East a distance of 28.89 feet to a point; South 07 degrees 43 minutes 07 seconds West a distance of 80.35 feet to a point; South 49 degrees 39 minutes 21 seconds West a distance of 21.67 feet to a point; South 22 degrees 10 minutes 40 seconds West a distance of 1.83 feet to a point; Thence leaving said centerline of creek, along the division line between Mt. Pisgah Christian School, Inc. (Deed Book 48490, Page 537) and lots 529 & 530 of Chartwell Subdivision (Plat Book 198, Page 28) the following two (2) courses: North 89 degrees 19 minutes 38 seconds West a distance of 267.75 feet to a 1/2-inch rebar found; North 89 degrees 20 minutes 59 seconds West a distance of 106.77 feet to a 1/2-inch rebar found; Thence along the division line between Mt. Pisgah Christian School, Inc. (Deed Book 48490, Page 537) and Helga G. Moore (Deed Book 5278, Page 207) (Deed Book 6289, Page 331) the following two (2) courses: North 89 degrees 00 minutes 58 seconds West a distance of 214.02 feet to a 1-1/4-inch open top pipe found; North 89 degrees 04 minutes 05 seconds West a distance of 538.31 feet to a 1/2-inch rebar found; Thence North 89 degrees 06 minutes 42 seconds West a distance of 166.65 feet to a 5/8-inch rebar set at the intersection of the Land Lot Line common to land lots 817 and 818 with the southeastern right-of-way of Nesbit Ferry Road; said 5/8-inch rebar set being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 24.473 Acres.

Property Description

**Mt. Pisgah Christian School, Inc.**

**OVERALL LEGAL DESCRIPTION**

Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lots 817 & 840, 1 st District, 2ND Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch rebar set at the intersection of the Land Lot Line common to land lots 817 and 818 with the southeastern right-of-way of Nesbit Ferry Road (variable right-of-way); Thence along said right-of-way the following sixteen (16) courses: North 41 degrees 22 minutes 46 seconds East a distance of 30.15 feet to a 5/8-inch rebar set; North 51 degrees 44 minutes 27 seconds East a distance of 69.50 feet to a 5/8-inch rebar set; North 41 degrees 22 minutes 46 seconds East a distance of 142.40 feet to a 5/8-inch rebar set; North 48 degrees 37 minutes 14 seconds West a distance of 12.50 feet to a 5/8-inch rebar set; North 41 degrees 23 minutes 32 seconds East a distance of 76.41 feet to a 5/8-inch rebar set; North 41 degrees 24 minutes 07 seconds East a distance of 244.87 feet to a 5/8-inch rebar set; North 41 degrees 28 minutes 34 seconds East a distance of 295.86 feet to a 5/8-inch rebar set; North 41 degrees 28 minutes 55 seconds East a distance of 157.93 feet to a 5/8-inch rebar set; along a curve to the right an arc length of 89.46 feet, said curve having a radius of 1490.00 feet with a chord distance of 89.45 feet, at North 43 degrees 12 minutes 08 seconds East, to a 5/8-inch rebar set; North 52 degrees 41 minutes 02 seconds East a distance of 46.85 feet to a 5/8-inch rebar set; North 47 degrees 07 minutes 52 seconds East a distance of 53.59 feet to a 5/8-inch rebar set; North 52 degrees 10 minutes 18 seconds East a distance of 84.64 feet to a 5/8-inch rebar set; North 37 degrees 57 minutes 00 seconds West a distance of 7.62 feet to a 5/8-inch rebar set; North 53 degrees 05 minutes 31 seconds East a distance of 515.86 feet to a 5/8-inch rebar set; North 64 degrees 15 minutes 39 seconds East a distance of 74.30 feet to a 5/8-inch rebar set; North 53 degrees 37 minutes 47 seconds East a distance of 165.90 feet to a 5/8-inch rebar set at the division line between Bayview Loan Servicing, LLC (Deed Book 48618, Page 74) and Mt. Pisgah Christian School, Inc. (Deed Book 48490, Page 537); Thence leaving said right-of-way, along said division line, South 45 degrees 00 minutes 05 seconds East a distance of 273.84 feet to a point located in the centerline of a creek; Thence along said centerline of creek the following forty-two (42) courses: South 40 degrees 03 minutes 27 seconds West a distance of 67.34 feet to a point; South 23 degrees 23 minutes 55 seconds East a distance of 14.73 feet to a point; South 17 degrees 22 minutes 24 seconds West a distance of 13.51 feet to a point; South 24 degrees 34 minutes 28 seconds West a distance of 65.25 feet to a point; South 31 degrees 54 minutes 41 seconds West a distance of 46.47 feet to a point; South 56 degrees 35 minutes 29 seconds West a distance of 26.77 feet to a point; South 19 degrees 32 minutes 38 seconds West a distance of 30.98 feet to a point; South 70 degrees 56 minutes 33 seconds West a distance of 13.15 feet to a point; South 23 degrees 01 minutes 50 seconds West a distance of 23.78 feet to a point; South 30 degrees 24 minutes 09 seconds West a distance of 45.84 feet to a point; South 68 degrees 06 minutes 08 seconds West a distance of 34.11 feet to a point; South 39 degrees 29 minutes 57 seconds West a distance of 43.05 feet to a point; South 47 degrees 45 minutes 40 seconds West a distance of 28.99 feet to a point; South 60 degrees 27 minutes 48 seconds West



a distance of 33.42 feet to a point; South 56 degrees 56 minutes 17 seconds East a distance of 17.19 feet to a point; South 13 degrees 04 minutes 36 seconds West a distance of 44.46 feet to a point; South 27 degrees 43 minutes 10 seconds West a distance of 79.97 feet to a point; North 88 degrees 10 minutes 50 seconds West a distance of 18.33 feet to a point; South 13 degrees 12 minutes 57 seconds West a distance of 46.03 feet to a point; South 35 degrees 16 minutes 31 seconds West a distance of 60.82 feet to a point; South 12 degrees 16 minutes 56 seconds West a distance of 50.98 feet to a point; North 74 degrees 18 minutes 12 seconds West a distance of 22.03 feet to a point; South 65 degrees 32 minutes 46 seconds West a distance of 12.53 feet to a point; South 38 degrees 12 minutes 18 seconds East a distance of 22.45 feet to a point; South 16 degrees 27 minutes 19 seconds West a distance of 57.33 feet to a point; South 13 degrees 35 minutes 21 seconds East a distance of 52.04 feet to a point; South 87 degrees 26 minutes 11 seconds East a distance of 23.61 feet to a point; South 10 degrees 11 minutes 57 seconds East a distance of 82.61 feet to a point; South 66 degrees 16 minutes 02 seconds East a distance of 27.75 feet to a point; South 07 degrees 03 minutes 13 seconds West a distance of 12.66 feet to a point; South 35 degrees 13 minutes 30 seconds West a distance of 64.79 feet to a point; South 18 degrees 05 minutes 03 seconds East a distance of 14.71 feet to a point; South 02 degrees 03 minutes 07 seconds West a distance of 34.21 feet to a point; South 20 degrees 13 minutes 35 seconds West a distance of 39.54 feet to a point; South 41 degrees 41 minutes 01 seconds East a distance of 70.85 feet to a point; South 12 degrees 32 minutes 44 seconds West a distance of 12.11 feet to a point; South 35 degrees 18 minutes 18 seconds West a distance of 23.04 feet to a point; South 33 degrees 59 minutes 22 seconds West a distance of 11.85 feet to a point; South 29 degrees 57 minutes 51 seconds East a distance of 28.89 feet to a point; South 07 degrees 43 minutes 07 seconds West a distance of 80.35 feet to a point; South 49 degrees 39 minutes 21 seconds West a distance of 21 .67 feet to a point; South 22 degrees 10 minutes 40 seconds West a distance of 1.83 feet to a point; Thence leaving said centerline of creek, along the division line between Mt. Pisgah Christian School, Inc. (Deed Book 48490, Page 537) and lots 529 & 530 of Chartwell Subdivision (Plat Book 198, Page 28) the following two (2) courses: North 89 degrees 19 minutes 38 seconds West a distance of 267.75 feet to a 1/2-inch rebar found; North 89 degrees 20 minutes 59 seconds West a distance of 106.77 feet to a 1/2-inch rebar found; THENCE along common land lot line between Land Lots 818 and 839 the following courses and distances: South 00 degrees 05 minutes 09 seconds West a distance of 283.47 feet to a found 1 inch open top pipe; South 00 degrees 09 minutes 59 seconds East a distance of 274.53 feet to a found 1/2 inch rebar; thence leaving said common land lot line between Land Lots 818 and 839 and proceed South 43 degrees 53 minutes 16 seconds West a distance of 32.85 feet to a found 1/2 inch rebar; thence South 17 degrees 14 minutes 19 seconds West, a distance of 88.83 feet; thence South 60 degrees 21 minutes 32 seconds West, a distance of 19.03 feet; thence South 19 degrees 42 minutes 11 seconds East, a distance of 27.85 feet; thence South 78 degrees 57 minutes 49 seconds West, a distance of 22.40 feet; thence South 45 degrees 43 minutes 49 seconds West, a distance of 47.20 feet; thence South 76 degrees 50 minutes 11 seconds West, a distance of 61.09 feet; thence South 72 degrees 33 minutes 27 seconds West, a distance of 44.44 feet; thence South 57 degrees 40 minutes 49 seconds West, a distance of 43.00 feet; thence South 68 degrees 32 minutes 49 seconds West, a distance of 35.90 feet; thence South 54 degrees 45 minutes 49 seconds West, a distance of 49.90 feet; thence South 69 degrees 9 minutes 49 seconds West, a distance of 37.40 feet;

thence South 42 degrees 42 minutes 49 seconds West, a distance of 38.90 feet; thence South 62 degrees 5 minutes 49 seconds West, a distance of 22.00 feet; thence South 80 degrees 24 minutes 56 seconds West, a distance of 39.10 feet; thence North 81 degrees 53 minutes 3 seconds West, a distance of 16.28 feet; thence South 42 degrees 4 minutes 49 seconds West, a distance of 19.09 feet; thence South 57 degrees 7 minutes 12 seconds West, a distance of 10.75 feet; thence South 75 degrees 15 minutes 49 seconds West, a distance of 14.50 feet; thence North 82 degrees 14 minutes 11 seconds West, a distance of 8.80 feet; thence North 55 degrees 44 minutes 11 seconds West, a distance of 18.50 feet; thence North 27 degrees 44 minutes 11 seconds West, a distance of 10.40 feet; thence North 13 degrees 55 minutes 0 seconds West, a distance of 11.50 feet; thence North 85 degrees 27 minutes 57 seconds West, a distance of 49.34 feet; thence South 4 degrees 24 minutes 56 seconds West, a distance of 26.23 feet; thence North 87 degrees 35 minutes 10 seconds West, a distance of 299.78 feet; thence North 87 degrees 40 minutes 24 seconds West, a distance of 99.95 feet; thence North 87 degrees 19 minutes 53 seconds West, a distance of 97.63 feet; thence South 70 degrees 18 minutes 13 seconds West, a distance of 96.90 feet; thence North 89 degrees 41 minutes 30 seconds West, a distance of 104.06 feet; thence North 0 degrees 11 minutes 24 seconds West, a distance of 47.25 feet to a point on the easterly right-of-way line of Nesbit Ferry Road (60' R/W); thence along said right-of-way the following courses and distances:

North 14 degrees 27 minutes 13 seconds East, a distance of 168.10 feet; thence continue Northerly along said line, a distance of 206.04 feet; thence North 15 degrees 11 minutes 12 seconds East, a distance of 33.45 feet; thence North 15 degrees 22 minutes 9 seconds East, a distance of 71.35 feet; thence North 17 degrees 9 minutes 20 seconds East, a distance of 69.27 feet; thence North 20 degrees 20 minutes 48 seconds East, a distance of 41.83 feet; thence leaving said right-of-way line North 56 degrees 34 minutes 43 seconds East, a distance of 122.18 feet; thence North 56 degrees 0 minutes 43 seconds East, a distance of 100.10 feet; thence North 52 degrees 57 minutes 43 seconds East, a distance of 109.00 feet; thence North 58 degrees 17 minutes 43 seconds East, a distance of 27.70 feet; thence North 32 degrees 16 minutes 43 seconds East, a distance of 125.20 feet; Thence North 89 degrees 06 minutes 42 seconds West a distance of 166.65 feet to a 5/8-inch rebar set at the intersection of the Land Lot Line common to land lots 817 and 818 with the southeastern right-of-way of Nesbit Ferry Road; said 5/8-inch rebar set being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 45.988 Acres.

Received  
March 5, 2024  
SUP-24-0001  
Planning & Zoning

## APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



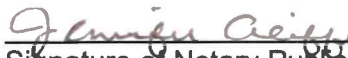
Signature of Applicant

MARCH 5, 2024

Date

CHRIS HARMON, ON BEHALF OF MOUNT PISGAH SCHOOL

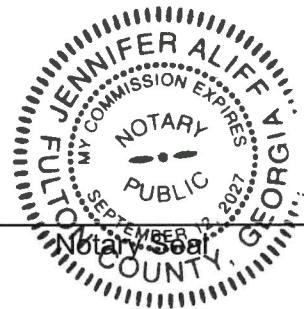
Type or Print Name and Title



Signature of Notary Public

MARCH 5, 2024

Date



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March 5, 2024  
SUP-24-0001  
Planning & Zoning



### PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, CHARLES W. MOORE, authorize, CHRIS HARMON,  
(Property Owner) (Applicant) MT. PISGAH SCHOOL  
to file for **SUP** 9725 NESBIT FERRY ROAD  
(RZ, SUP, CV) (Address)  
on this date MARCH 5 24  
(Month) (Day)

- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

Received  
March 5, 2024  
SUP-24-0001  
Planning & Zoning

  
Signature of Property Owner

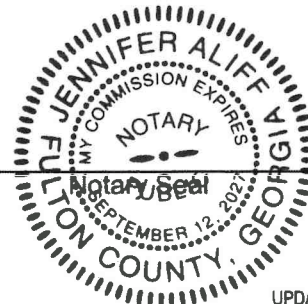
MARCH 5, 2024  
Date

CHARLES W. MOORE, ON BEHALF OF 9725 NESBIT FERRY LLC

Type or Print Name and Title

  
Signature of Notary Public

MARCH 5, 2024  
Date



**PROPERTY OWNER'S CERTIFICATION**

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I, CHARLES W. MOORE, authorize, CHRIS HARMON,  
 (Property Owner) (Applicant) MT. PISGAH SCHOOL  
 to file for **SUP** 9855 NESBIT FERRY ROAD  
 (RZ, SUP, CV) (Address)  
 on this date MARCH 5 24  
 (Month) (Day)

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 Signature of Property Owner

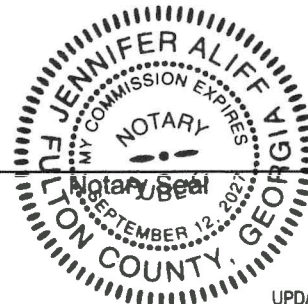
MARCH 5, 2024  
 Date

CHARLES W. MOORE, ON BEHALF OF MOUNT PISGAH UNITED METH CH

Type or Print Name and Title

  
 Signature of Notary Public

MARCH 5, 2024  
 Date



**PROPERTY OWNER'S CERTIFICATION**

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I, CHARLES W. MOORE, authorize, CHRIS HARMON,  
 (Property Owner) (Applicant) MT. PISGAH SCHOOL  
 to file for **SUP** 9725 NESBIT FERRY ROAD  
 (RZ, SUP, CV) (Address)  
 on this date MARCH 5 24  
 (Month) (Day)

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 Signature of Property Owner

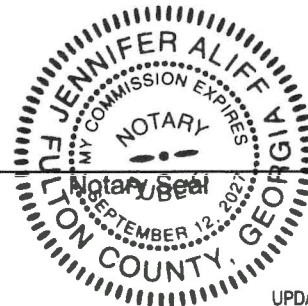
MARCH 5, 2024  
 Date

CHARLES W. MOORE, ON BEHALF OF THE HELGA E. MOORE REVOCABLE TRUST

Type or Print Name and Title

  
 Signature of Notary Public

MARCH 5, 2024  
 Date



**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, CHARLES W. MOORE, authorize, CHRIS HARMON,  
 (Property Owner) (Applicant) MT. PISGAH SCHOOL  
 to file for **SUP** "NESBIT FERRY RD # REAR" (PER GIS)  
 (RZ, SUP, CV) (Address)  
 on this date MARCH 5 24  
 (Month) (Day)

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 Signature of Property Owner

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 Planning & Zoning

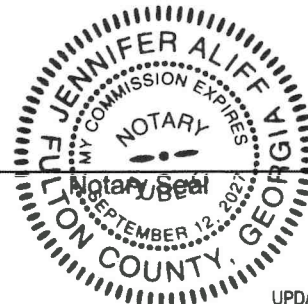
MARCH 5, 2024  
 Date

CHARLES W. MOORE, ON BEHALF OF 9725 NESBIT FERRY LLC ET AL

Type or Print Name and Title

  
 Signature of Notary Public

MARCH 5, 2024  
 Date





**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, CHARLES W. MOORE, authorize, CHRIS HARMON,  
 (Property Owner) (Applicant) MT. PISGAH SCHOOL  
 to file for **SUP** "NESBIT FERRY RD" (PER GIS)  
 (RZ, SUP, CV) (Address)  
 on this date MARCH 5 24  
 (Month) (Day)

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 Signature of Property Owner

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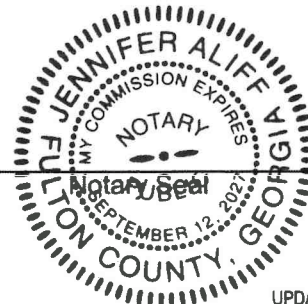
MARCH 5, 2024  
 Date

CHARLES W. MOORE, ON BEHALF OF 9725 LAKE ASSOCIATES LLC

Type or Print Name and Title

  
 Signature of Notary Public

MARCH 5, 2024  
 Date



## DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

**CIRCLE ONE:**      **YES** (if YES, complete points 1 through 4);      **NO** (if NO, complete only point 4)

1.      **CIRCLE ONE:**      **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)  
   **In Opposition to Petition** (If in opposition, proceed to sections 3 and 4 below)

2.      List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1.	
2.	
3.	
4.	

5.	
6.	
7.	
8.	

Received  
March 5, 2024  
SUP-24-0001  
Planning & Zoning

3.      CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4.      The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) CHRIS HARMON, ON BEHALF OF MOUNT PISGAH SCHOOL

Signature:  Date: MARCH 5, 2024