

City of Milton, GA

RE: Letter of Intent

To: Robyn MacDonald  
Zoning Manager  
City of Milton

This letter of intent is accompanied by an application to the subject site from TR (Townhouse Residential) to O-I (Office-Institutional), Use Permit for Private School and three concurrent variances. This 5+ acres property is located at 3501 & 3499 Bethany Bend, Milton GA 30004. The current zoning for TR was approved by the City of Milton in 2007 for Senior Housing at a density of 20 units per acre. This proposed zoning to O-I and Use Permit for a Private School would greatly decrease the density for this site.

### **Background**

Wisdarium LLC dba Milton Montessori School is located on the south side of this property. Milton Montessori school opened its doors in January of 2008. We have organically grown (through multiple small expansions) over the past 16 years. Our school enrollment has grown primarily through word of mouth by the families that enrolled their children at the school. We take pride in being a shining example for a small minority business owner, operated by a team of highly skilled teachers and support staff.

### **School History –3505 Bethany Bend**

Our first building was a small home renovated to be a school and was licensed for 23 kids. This was based on the original rezoning permitted in Fulton County pursuant to Z03-152. With a lot of hard work, determination and lessons learnt we soon had a waiting list for our programs. Our goal is to be considered as the best private school in the city of Milton.

We purchased the adjacent property (3503 Bethany Bend) and requested to rezone and Use Permit in 2015 pursuant to RZ15-14/U15-04/VC15-03 which permitted a maximum of 150 students within the existing structure (house) and the newly constructed 6000 sq ft building and opened in 2017.

After 3 years, we were full and running out of space so in 2018, we came back to the city and requested additional square footage and students to expand upstairs in the new building. Pursuant to RZ18-06/U18-01/VC18-01 the city approved a total of 9,500 square feet (including the original building).

### **Current Request – 3501 and 3499 Bethany Bend Road (Currently zoned TR (Townhouse Residential) and Use Permit for Senior Housing)**

Now in 2024, we are reaching full capacity again and there were several requests from our parents to add a middle school so their children can continue to be a part of the Milton Montessori community. In

December 2023, we purchased our adjacent property, 3501 and 3499 Bethany Bend with a goal of constructing a new building for elementary and middle school programs with extra-curricular amenities like a barn and tennis courts for our students. As the city of Milton is growing, our business is also thriving due to increasing demand for high quality education and childcare. Our parents are mostly well educated professionals from diverse backgrounds, continuously requesting top tier academic programs and state of the art equipment's so their children can get the very best.

Sapient Minds, LLC, owner and operator of Milton Montessori School at 3501 & 3499 Bethany Bend is submitting this Letter of Intent to request a rezoning from TR to O-I and a Use Permit to develop a 24,000 sq ft school in two separate phases with a total of 160 students for 3501 and 3499 Bethan Bend and associated activity (outside) area.

The school will operate from 7:00am to 7:30pm Monday to Friday.

In the first phase, we will be adding 12,000 sq ft building immediately with 7 classrooms for ages 5 to 14. For the second phase (about 3-5 years), we plan to add another building of 12,000 sq ft beside the first building. With greater demand for high quality education, we believe Milton Montessori is going to be the top choice for the local community.

This letter of intent accompanies my application to change zoning from TR to O-I as well as applying for 3 variances. This property is 5+ acres. Property address is 3501 and 3499 Bethany Bend, Milton GA 30004

### **Variances Requested**

1. Article 5.1.4.B To delete the 20 ft side setback along the south property (Wisdarium LLC) which is owned by the same owner.
  - a. Spirit or Intent of Zoning Ordinance:  
To have easy access from existing property to new property (both are owned by same owner)
  - b. Extraordinary conditions where literal/strict application of ordinance create unnecessary hardship:  
This landscape buffer is not necessary because both are same school and staff and children will be walking between buildings, having this landscape will prevent easy access to buildings.
  - c. Relief would not cause detriment to public good and surrounding properties.  
Removing this landscape would not cause any detriment to the public or school staff.
  - d. Public safety, health and welfare are secured, and justice is done:  
All are secured and the use is more appropriate for the specific area.
2. Article 6.2.3.B To delete the 10 ft landscape strip along the south property (Wisdarium LLC) which is owned by the same owner.
  - a. Spirit or Intent of Zoning Ordinance:  
To have easy access from existing property to new property (both are owned by same owner)
  - b. Extraordinary conditions where literal/strict application of ordinance create unnecessary hardship:

This landscape buffer is not necessary because both are same school and staff and children will be walking between buildings, having this landscape will prevent easy access to buildings.

- c. Relief would not cause detriment to public good and surrounding properties:  
Removing this landscape would not cause any detriment to the public or school staff.
- d. Public safety, health and welfare are secured, and justice is done:  
All are secured and the use is more appropriate for the specific area.

- 3. Article 6.2.6.A To reduce the sidewalk width along Bethany Bend from six to five feet.  
(Currently no customers walk to school)

- a. Spirit or Intent of Zoning Ordinance:  
A 5 feet sidewalk would be adequate for a length of about 800 feet.
- b. Extraordinary conditions where literal/strict application of ordinance create unnecessary hardship:  
Already making about 800 ft of 5 ft sidewalk is hardship, making 5 ft to 6 ft sidewalk will make it even harder for the owner, which can be used for other part of the project.
- c. Relief would not cause detriment to public good and surrounding properties:  
Making the sidewalk 5 ft wide would not cause detriment to the public and surrounding properties. Across the road, the sidewalk is only 3 ft wide.
- d. Public safety, health and welfare are secured, and justice is done:  
5 ft sidewalk will be secured and should not be affected by making 6 to 5 feet. Currently none of my customers walk to the school.

### **Closing**

This expansion will offer an attractive option for high quality private education for new residents in the city. Milton Montessori School will also benefit the local community by offering employment for experienced teachers and several part-time employment opportunities for residents. The school will operate from 6:30am to 7:30pm Monday to Friday.

We look forward to growing with the city and serve the needs of the community by educating and shaping the minds of the future generation.

If you have any question about the project, please contact me at 404-232-5227

Thank you for your consideration,

Respectfully,

Biju Eappen