Charter School

Governing Board

September 27, 2024

City of Chamblee
Attn: Mayor Mock and Members of the City Council
3518 Broad Street
Chamblee, Ga 30341

Re: 3031 Shallowford Road Variance Requests (Jill Flournoy and Ciccozzi Real Estate Investments, LLC as Applicant)

Dear Mr. Mayor and Members of the City Council:

I am writing to express my support for Ms. Flournoy's variance requests concerning the property located at 3031 Shallowford Road (the "Property"). At the outset, I will acknowledge the obvious fact that my letter is somewhat self-serving because our school would benefit from the grant of Ms. Flournoy's requests because, without the variances, she will not buy the Property from us. That being said, I think it is important for you to hear the additional reasons why we sincerely believe that Ms. Flournoy's plans for the Property are in the best interests of the City.

When our school purchased the Property in 2018, we had every intention of building our permanent location on the Property. The City bent over backwards to aid our efforts and granted numerous variances to accommodate the needs of our student population. The City's graciousness will never be forgotten, and we remain eternally grateful for the City's efforts. Ultimately, however, we were unable to move forward with our construction plans due to an escalation in construction prices that began in 2018, continued into 2019 and were incredibly exasperated by Covid. The bottom line for our school was that building a new building would have ultimately required us to compromise the quality of education for our students because we would not have been able to remain competitive on our teacher's salaries due to the amount of construction debt we would have been forced to incur. Thus, we sadly could not move forward with our plans because we could not afford the costs of construction.

Since coming to that realization, we have marketed the Property for sale over the past several years. While we chose not to market the Property for a lengthy period following Covid's disruption of the commercial real estate market, we have had the Propery on the market for a sufficient length of time to gain an understanding of the possible buyer pool. Other than Ms. Flournoy's company, we have only received interest from three distinct groups of buyers: 1) townhome/apartment developers; 2) self-storage companies and; 3) land speculators.

If the contract with Ms. Flournoy falls through, we will sell the Property to a buyer that falls within one of the three aforementioned categories, none of which provide any unique value add to the City. In contrast, Ms. Flournoy's proposed development, by being next door to Dynamo, would provide the City with a unique opportunity to create a Sports Hub in a pocket of the City where development has historically

proven challenging in comparison to other pockets of the City. Ms. Flournoy has also exhibited a sincere desire to provide community outreach and be a true friend to the City. Combining these two keystone elements, the approval of Ms. Flournoy's requests would create a one-of-a-kind attraction in the City, owned by a person who sincerely wants to be a community partner. Ms. Flournoy's requests present a clear win-win scenario.

In closing, it is important to note that while our school ultimately landed in southwest Gwinnett County, we are located less than five miles from Chamblee and currently serve 33 Chamblee residents. Completing the sale of the Property will enable our school to move forward with planned expansion efforts that would allow us to serve an additional 250-300 students per year. The main goal of our expansion plan is to grow our middle school population (an area of great need for all of Northern DeKalb County, including Chamblee). We anticipate that a large number of our new students will be Chamblee residents. I point this out because approval of Ms. Flournoy's request will not only result in a great development for the City but will also, albeit indirectly, benefit many Chamblee families by allowing our school to move forward with our expansion plans.

If you would like to speak to me, please don't hesitate to call me on my cell phone, 404-754-5700.

Sincerely,

Adam C. Caskey
Board Chair

8/27/2024

Dawn Jones
Physical Education Teacher
International Community School
404-580-4932

I am writing to express my enthusiastic support for the proposed tennis and pickleball project at 3031 Shallowford Road in Chamblee, GA.

As a senior and a 20-year member of both ALTA and USTA, I can speak to the vital role that facilities like this play in fostering community health and wellness. My experience as a DeKalb County public school physical education teacher for more than two decades has shown me the transformative impact that sports programs can have on youth. I successfully implemented the USTA 10 and Under Tennis program at my school, witnessing firsthand the positive effects on children's physical and mental well-being. Because schools like The International Community School do not have the resources to build their own courts, teachers and students rely on facilities such as this proposed one to add valuable programming to our community.

Beyond the benefits for youth, I recognize the immense value that racquet sports bring to seniors and families in engaging them in healthy, lifelong activities. Each week, I experience the joy and vitality that these sports add to my life, and I know that Chamblee Racquet & Paddle will provide the same opportunities for others in our community.

Jill Flournoy, who is seeking to develop the property for the racquet club is a dedicated entrepreneur, philanthropist and long-time DeKalb County resident. I have had the pleasure of knowing Jill for over 10 years, and I can personally attest to her exceptional business acumen, boundless energy, and unwavering commitment to every project she undertakes. As a passionate advocate for racquet sports like pickleball and tennis, Jill is uniquely qualified to lead this initiative and ensure its success.

Jill has been a generous supporter of our school with both her time and money. I wholeheartedly endorse Jill's project and am confident that it will not only be a success but also a cherished asset for the Chamblee area. Should you require any further information, please do not hesitate to contact me.

Sincerely,

Dawn Jones

8/28/2024

Subject: Endorsement for Chamblee Racquet & Paddle

I am writing to express my enthusiastic support for the Chamblee Racquet & Paddle project, proposed by Jill Flournoy. I have had the pleasure of knowing Jill for the past 10 years, and I have always been impressed by her ability to bring people together and foster a strong sense of community.

As a resident living just six miles from the proposed site, I am particularly excited about this project and the positive impact it will have on our local area. Jill is not only an entrepreneur with a track record of success but also a social person who understands the importance of creating spaces where people can connect and thrive. Her vision for Chamblee Racquet & Paddle is rooted in her passion for racquet sports and her commitment to making these activities accessible and enjoyable for everyone.

Given the current loneliness epidemic and the well-documented need for more exercise among Americans, having a center like this in a location that could benefit from an uplift seems like a no-brainer. Chamblee Racquet & Paddle will serve as a vital hub for the community, providing a welcoming space where people of all ages can engage in healthy activities, make new connections, and strengthen existing ones.

I look forward to using this facility myself and believe it will quickly become a beloved part of our community. Jill's leadership and dedication to this project give me complete confidence that it will be a resounding success.

Please feel free to reach out to me if you need any further information or if I can be of any assistance in supporting this wonderful initiative. 404 276 0709

Sincerely,

Pamela Zendt

September 28, 2024

Dear City of Chamblee City Council:

Aa CEO of Dynamo Swim Club, I have actively been developing community through sport for over a decade. Having sports programming for people of all ages is a vital part of our resident's health and fitness. Dynamo's Chamblee location on Shallowford Road is adjacent to a piece of land coming up for your review. The lot address is 3031 Shallowford Road.

Jill Flournoy is proposing development of this land for a racquet & paddle center to develop tennis and pickleball courts. Through a conceptual design plan, she and I have agreed that a shared parking lot as well as shared use of the detention pond, located on Dynamo's property, would benefit both of our sports complexes. The design will provide our nonprofit with sorely needed additional parking spots during monthly swim meets while providing the new tennis and pickleball facility the largest footprint to lay courts.

It is important to me that the construction of a shared parking lot, entrance and egress not disturb my existing gravel parking area. Dynamo relies on that lot to be used for overflow parking and as a permeable surface to help absorb groundwater. The proposed design of having the entrance of the new racquet complex adjacent to the shared parking lot makes the most sense for safety and accessibility.

Of all the possible proposed usages for the land adjacent to Dynamo, I think the addition of another sports complex in Chamblee is an excellent fit for both Dynamo and our Chamblee community. I'm asking you to support this project to offer another venue for fitness, sport and community in the City of Chamblee.

Best Regards

Mike Cotter

Mike Cotter, CEO

From David Clinch
Managing Partner
Media Growth Partners, LLC

To whom it may concern,

I am writing in support of the initiative to build a dedicated tennis and pickleball center in Chamblee.

Having lived in the Brookhaven, Chamblee and Dunwoody area for more than 30 years, I am always excited to hear about developments that will add to the quality of life in this part of greater Atlanta.

I am keenly aware of the demand for more dedicated pickleball courts in this area, and Chamblee is perfectly located to become a destination for enthusiasts in this broader catchment area. The fact that this center also plans to be a location for social gatherings and a magnet for traffic for other local activity centers, restaurants and businesses is even more reason for me to be excited about the development.

As a longtime journalist and media executive, I am also convinced that a development like this, along with the other carefully planned developments in Chamblee, will be a great media story that will attract interest, and possibly even broader investment, to the area.

I know for certain that I, and many of my Dunwoody neighbors would be excited to make the easy journey down the road to play tennis and pickleball in Chamblee as there is no available location for a facility like this in our city and huge demand.

All the best,

David Clinch

DOUGLAS CASH
CASHFLOWTENNIS

312 927 2274

dougcash@cashflowtennis.com

Dear City of Chamblee Planning & Development:

I'm writing in support of the Chamblee Racquet & Paddle land development project at 3031 Shallowford Road Chamblee, Ga 30341.

My name is Doug Cash, and I own CashFlowTennis, which is a company that helps tennis clubs succeed in this business environment. I ran the largest tennis company in the United States that is now known as Midtown Athletic clubs base in Chicago for over 35 years.

I've been working with Jill Flournoy as her USTA business development expert. In that capacity I have evaluated the property in Chamblee and fully believe that it can succeed according to what the demographics tells us – there are enough people, and the household income can support a new tennis club

All indications lead me to believe that this location is a great match for a tennis and pickleball facility and it will be highly successful. In addition to being a viable business model, it certainly will be a great addition to your community and should give your residents a great lifestyle and should live longer by playing tennis (pay taxes longer also) Please feel fee to contact me if you have any questions.

Sincerely,

Doug Cash

Aaron Parr, President
Blaise Wannemacher, Director of Facilities
Todd Mooney, Athletic Director

Dear Council Members,

Here at St. Pius X Catholic High school, we are proud of our extensive sports programming. Offering our student body opportunities to develop athletic skills and learn about teamwork, discipline and fitness is a priority. At this time in our popular culture, stepping away from screens and technology is not just a fun pastime but it is critical for social development.

As a staff, we are excited to hear about the possible construction of a tennis and pickleball facility on one of the neighboring properties on Shallowford Road. This would be an excellent resource for our staff, students and their families. Not only would it provide our school convenient courts for our tennis team to practice and play, it would also be a great community space to hold fundraisers and possibly provide our students at St. Pius X job opportunities.

Sincerely,

Aaron Parr

Todd Mooney

Blaise Wannemacher

October 2024

Letter of Support for Chamblee Racquet + Paddle Club Development

To Whom It May Concern:

My name is Joshua Cetron, I am a former Atlanta resident and an alum of Dynamo Swim Club, and I write to express my support for Jill Flournoy's Chamblee Racquet + Paddle Club development project.

I was born and raised in Northeast Atlanta, growing up just a few minutes from Chamblee—just around the corner from the intersection of Shallowford Rd. and Briarcliff Rd. I along with my two siblings were members of the competitive swimming program at Dynamo for more than a decade each, beginning at around age 6 and continuing through age 18. I feel fortunate to have spent my formative years as part of such a strong, local athletic community. I know how important it is to have convenient, local access to athletic programming and facilities directly within one's community. Prioritizing our physical health and fitness is not always easy in our busy lives, but it becomes much easier if our local communities have sports facilities and resources that are accessible and well-supported.

I believe the Chamblee Racquet + Paddle Club would serve to further enrich the Chamblee community by offering additional athletic and recreational resources of its own, and by enhancing access to the existing athletic facilities offered by Dynamo. The adjacency of the two athletics complexes will make it convenient for community members to access many forms of athletic enrichment in the same local space. Additionally, as Dynamo has grown in the years since I graduated from their program, they have seen their needs expand; the proposal to share resources such as parking spaces will support the needs of both the new and existing athletic communities, to the benefit of the entire Chamblee community. I hope that this project succeeds and allows for future generations of Chamblee residents to experience the benefits of a healthy upbringing in a rich local athletic community.

Sincerely,

Joshua Cetron, Ph.D.
Dynamo Swim Club alum (c. 2000 – 2012)

HANS WAKEMAN DC

2803 Shallowford Road NE, Chamblee, GA 30341| 404-281-7493 | hwakeman@gmail.com

Dear City of Chamblee,

My name is Dr Hans Wakeman and I own and operate Wakeman Chiropractic at 2803 Shallowford Rd NE, Atlanta, GA 30341. I've been practicing wholistic health care for over 28 years. I specialize on a holistic approach with an emphasis on nutrition, exercise and homeopathic remedies.

A neighboring property, less than two miles from my business is being considered for a private racquet complex including pickleball and tennis courts with programming. I couldn't be more enthusiastic about adding another outdoor recreation and exercise facility in our community. Access to pickleball and tennis courts will encourage people to get out and move their bodies, create regular exercise routines and take a necessary break from technology.

I look forward to having these new courts just down the road for my staff and clients to use. I hope the City of Chamblee councilmembers will support this project in every possible way.

Sincerely,

Hans Wakeman DC