



School Development - Project Management

3200 Windy Hill Road
Atlanta, GA 30339

Date: Thursday, June 26, 2025

Project: Primrose Schools of Mill Creek

Subject: Project Description for Development at North Creek Drive and Dumas Road

Primrose School Franchising Company is the pre-eminent provider of educational based private preschools and childcare centers in the United States with over 500 locations in 34 states. Primrose Schools is excited to bring a second Primrose location to Mill Creek.

The subject property encompasses 4.54 acres and is currently undeveloped. There is one identified wetland on the property in a wooded depression approximately 70' from Dumas Rd. The proposed site design includes a one-story building totaling 14,785 SF with six surrounding playground areas totaling 19,903 SF with enclosed fencing. There will be two entrances to the site, both on North Creek drive leading into the parking lot of 61 spaces to support staff parking and parent pick-up/drop-off. The landscape plan included in the submittal details the type and location of plants including required buffers around the wetland area.

The stormwater facilities will include a series of catch basins to collect the storm water and will be connected to a storm vault. The storm vault will connect to a water quality vault that will drain the public storm drain on North Creek Drive. Clean water will also be routed to the wetland to maintain the hydrology of the wetland.

At full occupancy there will be approximately 240 children and 33 staff members. Hours of operation are 6 AM – 6:30 PM Monday through Friday. Occasionally, special events will be held in the evenings and weekends. AM drop off occurs between 6-9:30 AM (peak hour is typically 7:30-8:30 AM). PM pickup is between 3:30-6:30 PM (peak hour is typically 4:30-5:30 PM). The standard pickup and drop off turnaround is 7 minutes.

The building is proposed to have 15 classrooms where the children are separated by age. Classrooms will have 2 teachers at capacity with a maximum shift of 30 teachers. There will be five playground areas, fenced separately, where the school will take one age group out per playground at a time for approximately 40 minutes, twice daily. Each playground will have age-appropriate equipment, and the children are encouraged to have free playtime when outdoors.

The submitted concept plan reflects a 61-stall parking area dedicated to the school. Onsite parking will reserve spaces closer to the building for pick up and drop off. Staff will be encouraged to park in the further spaces of the lot to reduce congestion near the building.

Sincerely,

Katelynn Scheren
Primrose Schools, Development Project Manager