

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Nancy Gordeuk</u>	NAME: <u>Dorothy G Houston, LLC</u>
ADDRESS: <u>4740 Nantucket Dr</u>	ADDRESS: <u>641 Mayhaw Rd.</u>
CITY: <u>Lilburn</u>	CITY: <u>Colquitt</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>39837</u>
PHONE: <u>770-490-0794</u>	PHONE: <u>770-490-0794</u>
CONTACT PERSON: <u>Nancy or Nicholas Gordeuk</u> PHONE: <u>770-490-0794</u>	
CONTACT'S E-MAIL: <u>nancyg@tutacademy.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>O-I</u>	BUILDING/LEASED SQUARE FEET: <u>3000</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>98</u> ACREAGE: <u>.60</u>
ADDRESS OF PROPERTY: <u>5510 Lilburn - Stone Mtn Rd., Gwinnett County</u>	
SPECIAL USE REQUESTED: <u>Education</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EX 52103 PG0566

*Added  
when re-recorded*

**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 98 of the 6<sup>th</sup> District of Gwinnett county, Georgia, and being more particularly described as follows: Beginning at a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road (80' R/W) 1,275.02 Feet southwesterly from the intersection of the right-of-way line of Rockbridge Road (100' R/W); thence leaving the southeasterly right-of-way line of Lilburn-Stone Mountain Road and running South 72 degrees 40'33" East a distance of 282.49 feet to a 1/2" rebar set on the northwesterly boundary line of East Rockbridge Forest subdivision; running thence along the northwesterly boundary line south 17 degrees 31'35" west a distance of 52.87 feet to a point located on said boundary line; continuing thence along said boundary line south 18 degrees 03'25" west a distance of 37.13 feet to a 1/2" rebar set on said boundary line; thence leaving said boundary and running north 72 degrees 40'23" west a distance of 282.00 feet to a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road; thence running along said right-of-way line an arc distance of 90.00 feet, said arc being subtended by a chord bearing north 17 degrees 26'34" east and having a chord distance of 90.00 feet, to a 1/2" rebar set on the southeasterly right-of-way line of Lilburn-Stone Mountain Road, said 1/2" rebar set being the point of beginning. The above-described property being .600 acres according to a boundary survey of Lot 2 of Johnson Crossing, said survey being prepared for Decatur Federal Savings and Loan Association, by Benny L. Bruner, R.L. S., said survey being dated May 8, 1989.

Said property is subject to other restrictive covenants, easements, restrictions, reservations, and rights-of-way of record, if any.

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*ψ*

# EXHIBIT "B"

APR-05-2008 WED 08:18 AM

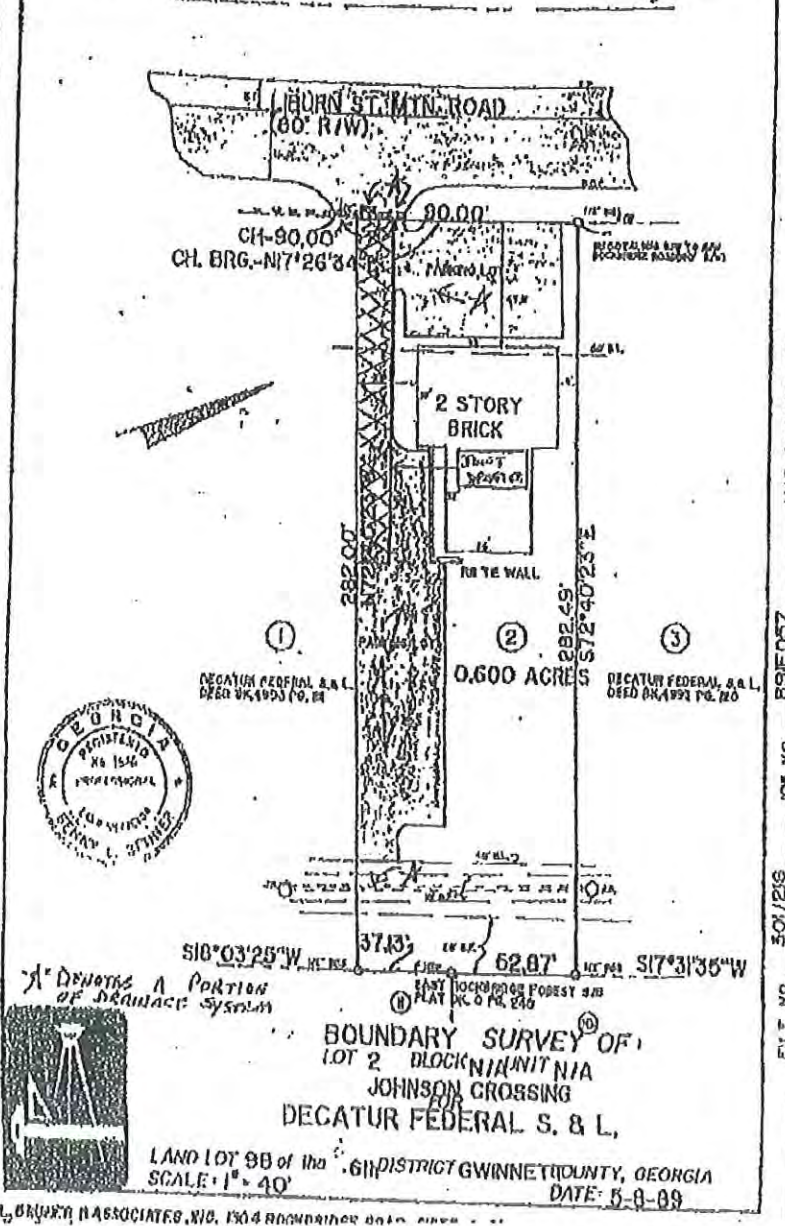
FAX NO.

P. 02

**LEGEND**  
 1/2" - 3/4" HATCH FOR SET  
 1/4" - HATCH FOR FENCED  
 D - ORANGE CASEMENT  
 H/W - RIGHT OF WAY  
 R.L. - BOUNDARY LINE  
 S.F. - SURVEY EASEMENT  
 L.L. - (L) (L) (L) (L) (L)  
 P.T. - PROPERTY LINE  
 H.P. - HATCH WALL  
 C.H. - CATCH BASIN  
 P.D. - PAVED ROADS

IN ANY OPINION, THIS MAP IS A  
 CORRECT REPRESENTATION OF  
 THE LAND PLATTED AND HAS BEEN  
 PREPARED BY CONFORMITY WITH  
 THE USUAL STANDARDS AND  
 REQUIREMENTS OF THE  
*Surveyor's Seal*  
 MEMBER - 14450  
 MEMBER - 1224  
 MEMBER - 1124

THIS CERTIFIES THAT THIS  
 LOT, ONES ROY. LAY WITHIN  
 AN AREA DESIGNATED FIA  
 FLOOD HAZARD ZONE IN A  
 SAME AS SHOWN HEREON...  
 THE HURF... ROY... LAY  
 WITHIN AN AREA DESIGNATED  
 FIA FLOOD HAZARD ZONE



MAP CHECKED BY: **BSIF057**  
 JOB NO. **50126**  
 FILE NO. **50126**

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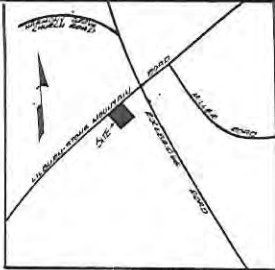
*Handwritten signature*

**General Notes:**

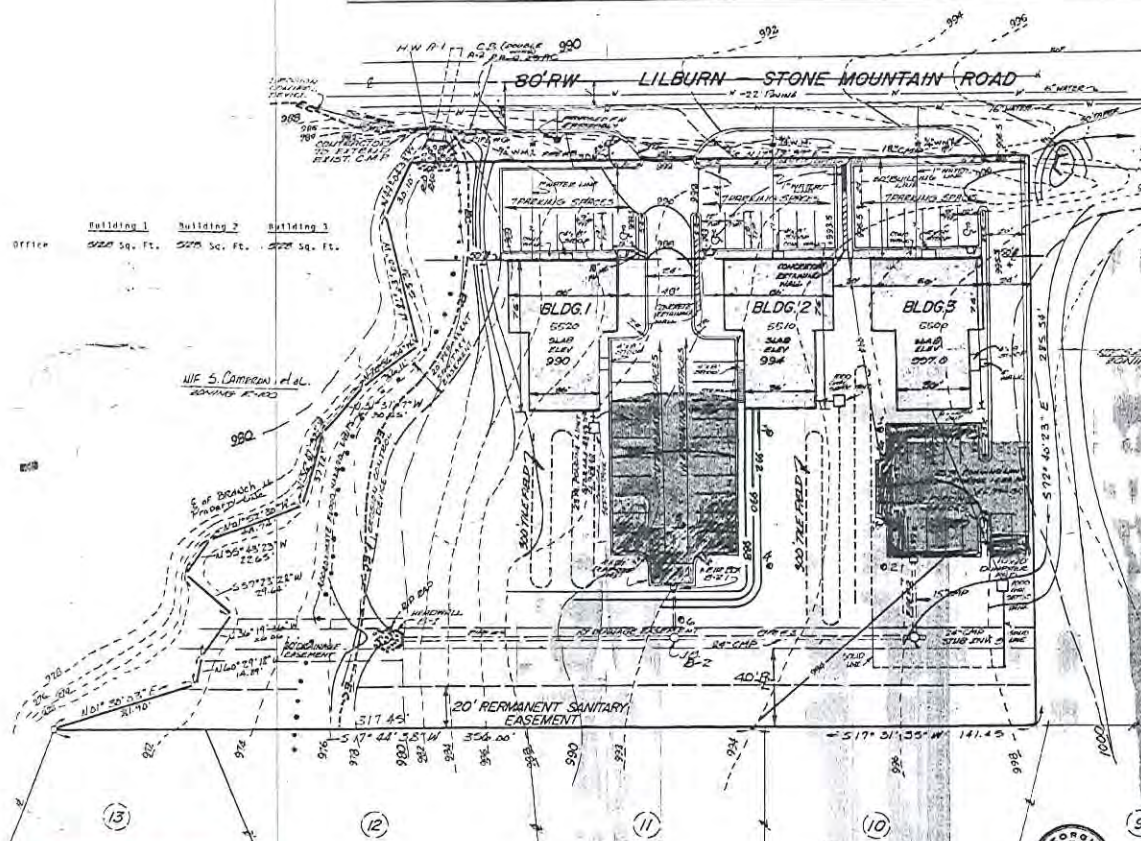
1. THIS TRACT OF LAND IS LOCATED IN A PLANNED UNIT DEVELOPMENT (PUD) AS SHOWN ON THE UNINCORPORATED SUBJECT MAP, GWINNETT COUNTY PLANS NO. 127422-2000 (SEE ATTACHED).
2. THE DEVELOPER HAS OBTAINED FROM THE PLANNING DEPARTMENT OF GWINNETT COUNTY, GEORGIA, THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS TRACT OF LAND AS SHOWN ON THE SUBJECT MAP.
3. THE DEVELOPER HAS OBTAINED FROM THE PLANNING DEPARTMENT OF GWINNETT COUNTY, GEORGIA, THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS TRACT OF LAND AS SHOWN ON THE SUBJECT MAP.
4. THE DEVELOPER HAS OBTAINED FROM THE PLANNING DEPARTMENT OF GWINNETT COUNTY, GEORGIA, THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS TRACT OF LAND AS SHOWN ON THE SUBJECT MAP.
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14. THE DEVELOPER HAS OBTAINED FROM THE PLANNING DEPARTMENT OF GWINNETT COUNTY, GEORGIA, THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS TRACT OF LAND AS SHOWN ON THE SUBJECT MAP.
15. THE DEVELOPER HAS OBTAINED FROM THE PLANNING DEPARTMENT OF GWINNETT COUNTY, GEORGIA, THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS TRACT OF LAND AS SHOWN ON THE SUBJECT MAP.
16. THIS IS NOT A CONFORMANCE PROJECT.

**PIPE CHART**

PIPE #	PIPE SIZE	PIPE LENGTH	DRAINAGE AREA	DESIGN DISCHARGE	DESIGN STORM	RUNOFF COEFFICIENT	PIPE COATING
1	15"	55'	0.42	0.8	25	0.74	NO
2	15"	48'	0.87	1.0	25	0.64	NO
3	24"	125'	1.29	1.6	25	-	NO
4	24"	135'	1.29	1.6	25	-	NO
5	18"	295'	3.16	6.19	25	0.12	YES
6	18"	10'	0.23	6.2	25	-	YES



**VICINITY MAP**  
NOT TO SCALE



PRESENT ZONING - O & I  
 PROPOSED USE - OFFICE  
 PARKING - 14 + 1 HANDICAP  
 15 SPACES PER BUILDING  
 53 SPACES TOTAL  
 17 SPACES REQUIRED PER  
 BUILDING @ 1 SPACE PER  
 300 SQ. FT.  
 AREA = 2.38 ACRES

**PLANS APPROVED FOR CONSTRUCTION BY GWINNETT COUNTY**

**COUNTY PERMIT SET**

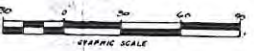
REVIEWED FOR CODE COMPLIANCE  
 AUG 16 1995  
 GWINNETT COUNTY BUILDING INSPECTION

REVISED 8/2/85 - COUNTY REQUIREMENTS  
**JOHNSON CROSSING**  
 LAND LOT 98  
 GWINNETT COUNTY, GEORGIA  
 6TH DISTRICT

**QUADRA-TECH, INC.**  
 P.O. BOX 1193  
 TUCKER, GEORGIA 30085  
 PHONE: (404) 493-1126



DEVELOPMENT CONTRACT:  
 JIMMY JOHNSON  
 c/o Quadra-Tech, Inc.  
 225 S. Glenwood Road  
 SUITE 100  
 TUCKER, GA 30085  
 TEL: 493-1126



BLOCK "A"  
 EAST ROCKBRIDGE S/D  
 ZONED R-100

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PIF 299-85

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Education offered at this location is suitable in view of the surrounding office use but requires an SUP.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the use of this facility is so similar to the uses of nearby <sup>adjacent</sup> properties that nearby properties will not be adversely impacted in any way.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

yes

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Most students are dropped off by parents. Maximum class size is 5 students. Maximum staff will be 3.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

This is a facility (office) which is in compliance with the Land Use Plan but requires an SUP.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

TNT Academy leased the property on the ~~condition~~ <sup>understanding</sup> that education could take place at this location. All indications by the county at the time of lease gave us a green light for an educational purpose use.

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**LETTER OF INTENT**  
**Special Use Permit Application of**  
**TNT Academy, LLC**

July 30, 2014

Gwinnett County Department of Planning and Development  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30046

RE: Special Use Application of TNT ACADEMY, LLC concerning property located at  
5510 Lilburn-Stone Mountain Road, Gwinnett County, GA

Dear Sirs:

I am writing to you respectfully requesting your approval of a Special Permit Use on this property currently zoned O-I to allow TNT Academy, LLC to operate an Educational center at this location. TNT Academy, LLC is an accredited private middle and high school. The school caters to homeschool students and students that require independent study, but occasionally need to sit in a classroom to obtain a concept that they are not comprehending. Classroom size is no more than 5 students at one time. There are 2 administrative staff members at the facility at all times, along with the assistant principal and principal.

In-house electives only consist of Foreign Language at this time. We utilize a network of several gyms or karate studios that provide and certify participation for student Physical Education requirements. Sports, Music, Dance, etc. are also outsourced to surrounding facilities to obtain the credits. We are not in need of acreage; learning space is what we are in need of. The majority of the parents drop their students off, because they are not old enough to drive, although we do have several students that are of driving age. The property contains 17 parking spaces assigned to it.

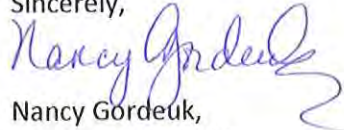
TNT Academy has leased the 5510 Lilburn-Stone Mountain Road facility, which consists of over 3000 sq. feet. There are 5 administrative offices, a conference room, kitchen/break area, 2 accessible bathrooms, and 4 proposed classrooms sitting on .60 acres. A special use permit is required in order to operate an educational center in an existing O-I zoning district.

The site is consistent with other O-I zonings in the area. The property is adjacent to O&I offices of dentistry, labs, counseling and a day care center. The property has "convenient access to collector streets, major thoroughfares or state or interstate highways."

The Special Use Permit would be appropriate in light of the existing uses and the character of the surrounding area and respectfully request your approval of an SUP for this site. Should you have any additional questions, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

  
Nancy Gordeuk,  
TNT Academy, LLC

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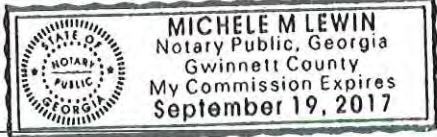
SUP 14 0 4 4

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS 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 BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Nancy H. Gordeuk July 30, 2014  
Signature of Applicant Date

Nancy H. Gordeuk  
Type or Print Name and Title

Michele M Lewin 7-30-14   
Signature of Notary Public Date Notary Seal

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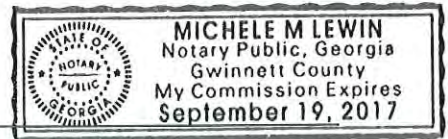
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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 BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Nancy H. Gordenk*  
*Dorothy G. Houston* \_\_\_\_\_ *July 30, 2014*  
Signature of Property Owner Date

*Dorothy G. Houston*  
*Nancy H. Gordenk* \_\_\_\_\_  
Type or Print Name and Title

*Michele M. Lewin* \_\_\_\_\_ *7-30-14*  
Signature of Notary Public Date



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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Nancy H. Goedeck      July 31, 2014      Nancy H. Goedeck  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

Michele M Lewin      7-30-14  
 SIGNATURE OF NOTARY PUBLIC      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES       NO      Nancy H. Goedeck  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:** 6<sup>th</sup> - 98 - R6098 306  
(Map Reference Number) District Land Lot Parcel

Nancy H. Goedenk \_\_\_\_\_  
Signature of Applicant Date  
July 30, 2014  
Nancy H. Goedenk \_\_\_\_\_  
Type or Print Name and Title

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

[Signature] \_\_\_\_\_  
NAME TITLE  
7-31-2014 \_\_\_\_\_  
DATE

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8  
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