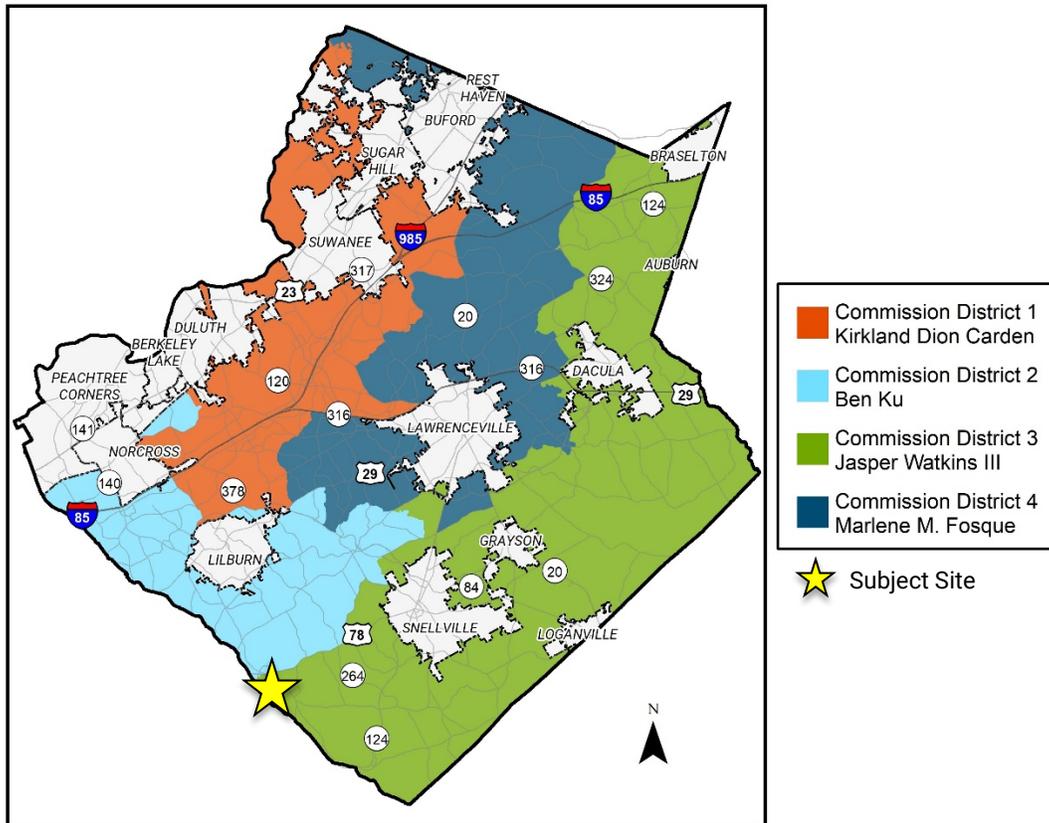




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2021-00071
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 2165 West Park Court, Suite I
Map Number: R6059 009
Site Area: 3.73 acres
Square Feet: 4,163
Proposed Development: Daycare Facility
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 12/7/2021
Board of Commissioners Advertised Public Hearing Date: 12/14/2021

Applicant: Tonya Alston
2165 W Park Court, Suite I
Stone Mountain, GA 30087

Owner: Mountain East, LLC
260 Peachtree Street, Suite 2500
Atlanta, GA 30303

Contact: Tonya Alston

Contact Phone: 678.580.7877

Zoning History

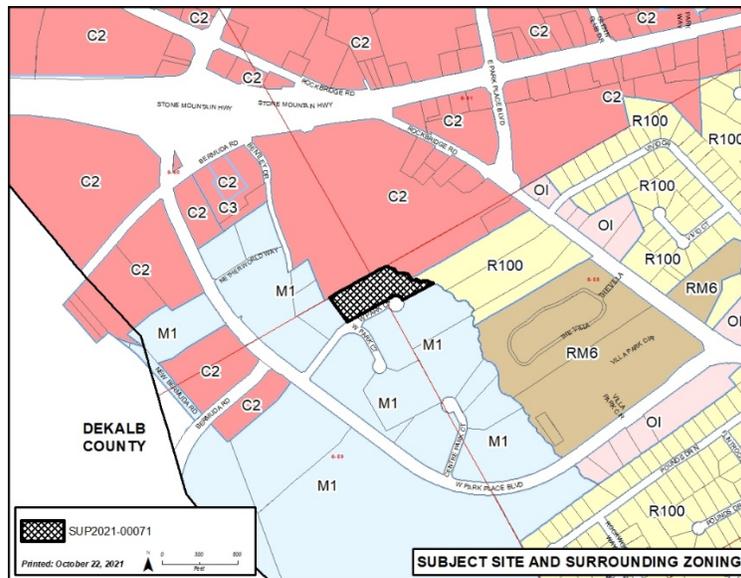
The subject property is zoned M-1 (Light Industry District). In 1983, the property was rezoned from O-I (Office-Institutional District) and M-1 to M-1 for an office distribution service, warehouse, and light manufacturing use, pursuant to RZ-285-1983.

Existing Site Condition

The subject site is a 3.73-acre property located in an office warehouse complex. The site is situated along West Park Court, east of West Park Place Boulevard and south of Stone Mountain Highway. The site includes a one-story, multi-tenant masonry building, constructed in 1987 with a total square footage of 31,368 square feet. A stream is located northeast of the site, along the property line. The property is located in the Evermore Community Improvement District. The nearest Gwinnett Transit stop is approximately 5.81 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by commercial, industrial, and office uses. Just west of the site is DeKalb County. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Day Care / Afterschool Program	M-1	N/A
North	Commercial Retail	C-2	N/A
East	Place of Worship	R-100	N/A
South	Office Warehouse	M-1	N/A
West	Office Warehouse	M-1	N/A

Project Summary

The applicant requests a special use permit in a 4,163 square foot suite on a property zoned M-1 to operate a daycare facility, including:

- The continuation of the existing use as One Source Learning and Development Center. The center currently has three programs:
 - *Discovery Place*, a homeschooling program;
 - *Educating the Next Generation to Achieve Goals & Excel (E.N.G.A.G.E.)*, which is a program designed to assist school districts and municipalities by offering programs for people ages 10 to 21 years old; and
 - *Pathways Self-Sufficiency Workforce and Career Development Program*, which offers GED preparation and testing for individuals over 16 years old.
- The addition of *Velocity Afterschool & Summer Academy Program*. This program would provide educational services to school aged children ranging from 5 to 17 years of age.
- The program would take place Monday to Friday, 2:30 PM to 6:30 PM during the school year and 7:00 AM to 6:00 PM during the summer.
- According to the applicant, an outdoor play area is not required by the state.
- The program would include four staff members, who would attend to 20 to 30 children.
- The floor plan submitted by the applicant indicates 3 classrooms, a digital learning center, and other related areas. To ensure adequate capacity for the additional program, staff has recommended a condition requiring a life safety inspection.

Zoning and Development Standards

The applicant is requesting a special use permit for a day care facility in the M-1, Light Industry Zoning District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Off-Street Parking	Minimum: 1 per 400 sq ft (11 spaces) Maximum: 1 per 300 sq ft (14 spaces)	15 to 20 spaces	NO*
Front Yard Setback	Minimum 50'	73.2'	YES
Side Yard Setback	Minimum 25'	96.1'	YES
Rear Yard Setback	Minimum 50'	82.8'	YES

*No changes are proposed to the site, all legal nonconformities are existing and can remain.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Standard site and infrastructure improvements will also be

required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by a mix of uses that are compatible with the proposed special use permit. The office building includes offices and a dance studio. A commercial retail plaza is north of the site, while other office warehouses surround the site to the south and west. East of the site is a place of worship. Additionally, the suite is already used in a similar fashion as what is being proposed. Allowing a special use permit for the Velocity Afterschool & Summer Academy would be suitable in view of the use and development of adjacent and nearby property.

B. Whether the special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The existing use and usability of adjacent or nearby properties would not be impacted by the special use permit. The suite is already being used in a similar manner as what is being proposed. The applicant has adequate parking to support the use. The special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

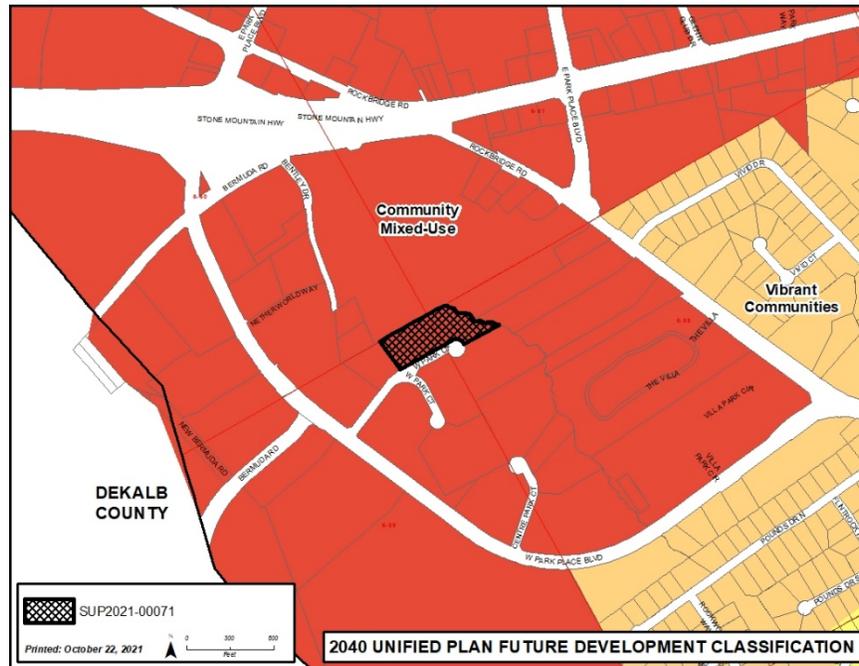
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A minimal impact on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff. However, with appropriate conditions and site development requirements these impacts would be mitigated. No impact is anticipated on school enrollment.

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Area. This designation is intended for activity nodes and connecting areas located along major corridors. The section of the corridors between the higher

intensity nodes should redevelop as lighter intensity mixed-use centers with lower residential densities, or commercial uses integrating high quality aesthetics and site design. Although the applicant is not proposing to redevelop the site, they are proposing a use that would be an amenity to the area and therefore is in conformity with the policy and intent of the Unified Plan and Future Development Map.



Surrounding Future Land Use

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.

The suite is already used for a variety of childhood development programs. The applicant is requesting to add a use that would further benefit the community. Nearby areas are developed with similar uses, including the Phillimore Academy for Science and Arts, a private educational institution. The special use permit would support the area and be consistent with the existing zoning pattern, which give supporting grounds for approval the proposed special use permit.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Staff Recommended Conditions

Approval of a Special Use Permit for a Daycare Facility, subject to the following conditions:

1. Use of the property shall include a daycare facility as a special use for a maximum of 30 children, subject to verification of the maximum occupancy load of the suite.
2. The hours of operation, for the daycare facility, shall be limited to Monday through Friday, 2:00 PM through 7:00 PM during the school year and 7:00 AM through 6:00 PM during the summer.
3. The use of the property shall comply with all applicable State of Georgia regulations associated with the operation of the facility.
4. A life safety inspection shall be requested and performed to confirm maximum occupancy and that life safety requirements are satisfied, within 60 days of special use permit approval.
5. The special use permit shall be valid for no more than a two-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

Exhibits:

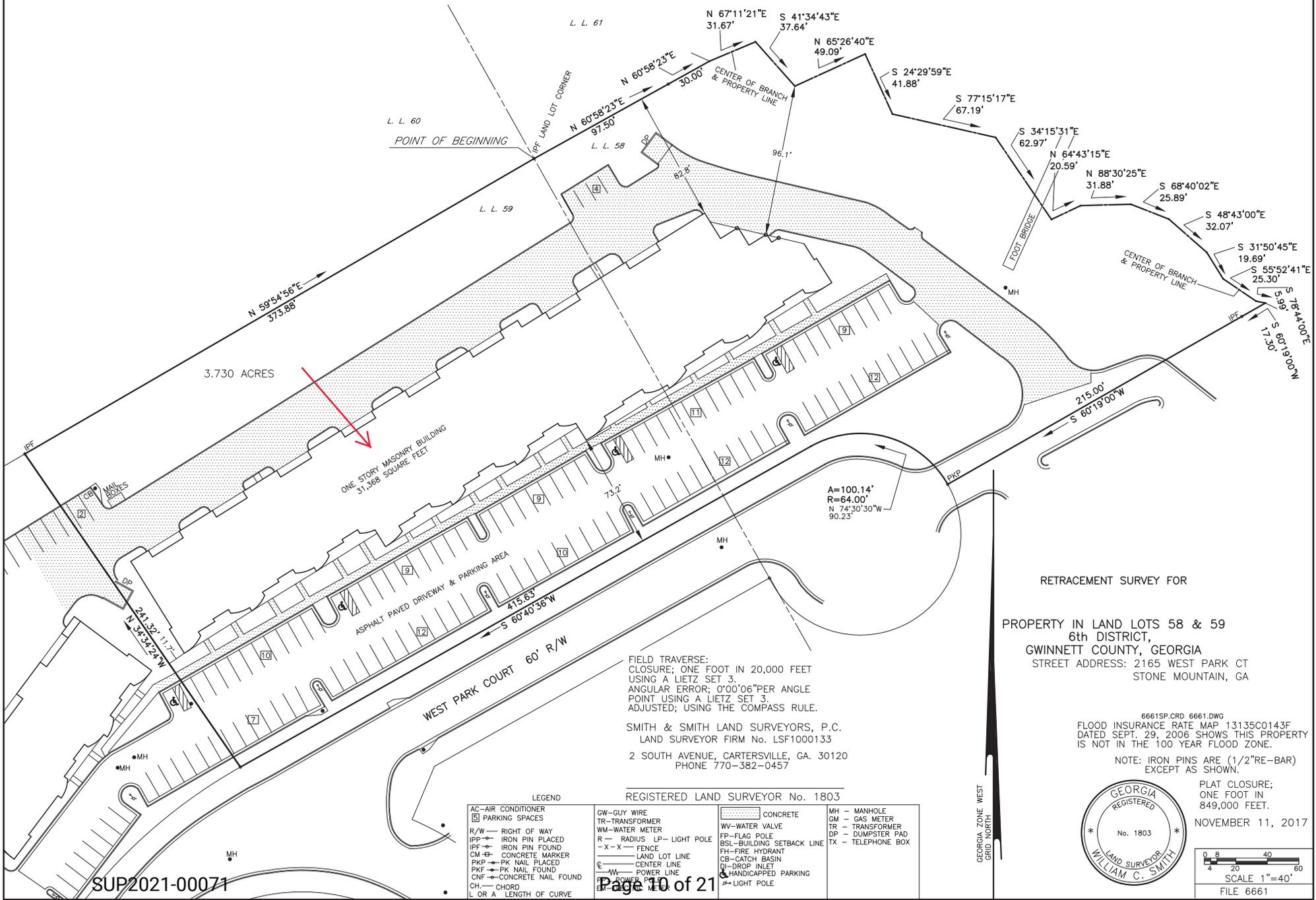
- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Maps

Exhibit A: Site Visit Photos



Exhibit B: Site Plan

[attached]



RETRACEMENT SURVEY FOR
 PROPERTY IN LAND LOTS 58 & 59
 6th DISTRICT,
 GWINNETT COUNTY, GEORGIA
 STREET ADDRESS: 2165 WEST PARK CT
 STONE MOUNTAIN, GA

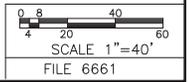
FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR; 0°00'06\"/>

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

6661SP.CRD 6661.DWG
 FLOOD INSURANCE RATE MAP 13135C0143F
 DATED SEPT. 29, 2006 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2\"/>

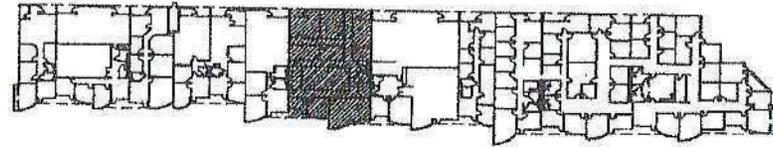
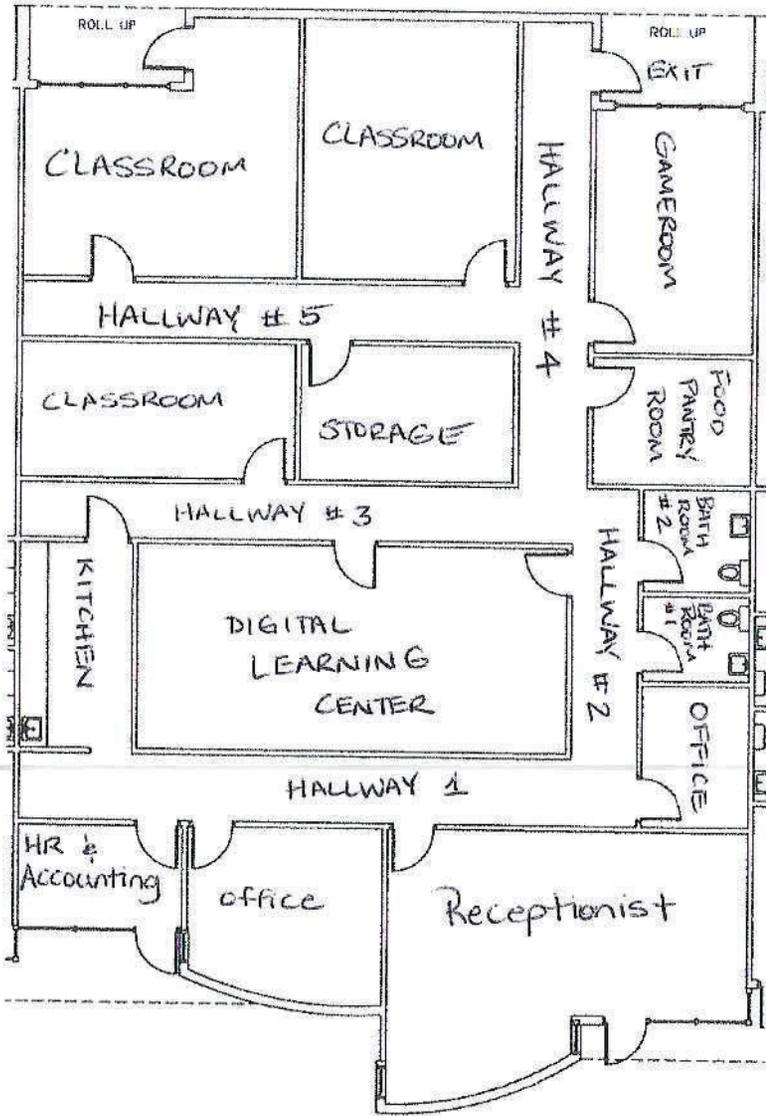
PLAT CLOSURE;
 ONE FOOT IN
 849,000 FEET.
 NOVEMBER 11, 2017



REGISTERED LAND SURVEYOR No. 1803

AC-AIR CONDITIONER [] PARKING SPACES R/W - RIGHT OF WAY IPP - IRON PIN PLACED IPF - IRON PIN FOUND CM - CONCRETE MARKER PKP - PK NAIL PLACED CNF - CONCRETE NAIL FOUND CH - CHORD L OR A - LENGTH OF CURVE	GW-GLY WIRE TR-TRANSFORMER WM-WATER METER R - RADIUS LP-LIGHT POLE X-X-FENCE - - - LAND LOT LINE - - - CENTER LINE - - - POWER LINE - - - DUMPSTER PAD	CONCRETE WW-WATER VALVE FP-FLAG POLE BSL-BUILDING SETBACK LINE FH-FIRE HYDRANT CB-CATCH BASIN DI-DROP INLET H-HANDICAPPED PARKING LP-LIGHT POLE	MH - MANHOLE GM - GAS METER TR - TRANSFORMER DP - DUMPSTER PAD TX - TELEPHONE BOX
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SUP2021-00071



KEYPLAN

EXHIBIT "A"
(SUITE PLAN & BUILDING PLAN)



OWEN MIDDOUR 404.668.5076
 OMIDDOUR@MIDDOURINVESTMENTS.COM
 WILLIAM MIDDOUR 404.290.9713
 WMIDDOUR@MIDDOURINVESTMENTS.COM

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]



LETTER OF INTENT

OneSource Learning & Development Center is a federally recognized nonprofit grass roots community development organization. We offer intervention plans which addresses health & wellness, financial literacy, affordable/safe housing, education, food security & workforce development. We have three areas of focus:

- Education and Training
- Family Support/Relationships
- Workforce Development & Sustainability

We target is to educate upcoming leaders, provide services to underrepresented and underserved populations, in a community with companies that shares a desire to combat disparities. OneSource places emphasis on taking a diversified approach that addresses teen pregnancy, afterschool/out-of-school programs, hunger, poverty, homelessness, unemployment, and entrepreneurship in underserved populations nationally and locally. We strive to be a company that provides uniqueness with distinctiveness among comparable organizations.

FORMAL REQUEST: We would like approval to start Velocity Out of School Program at 2165 West Park Ct, Ste. I Stone Mountain GA 30087.

We are only wanting to add the Velocity Program Monday through Friday from 2:30 p.m. – 6:30 p.m. and during the summer we will be open 7:00 a.m. – 6:00 p.m.

The Velocity program is carried out in the evening and will require the special use permit. All other programs are conducted in he daytime under our current license.

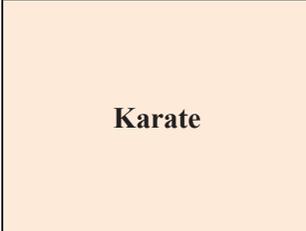
- 1. The number of staff members; 4 staff members**
- 2. The number of students who will attend; 20-30 children with 1:15 ratio and/or 1:10 ratio.**
- 3. If site work will be required. No site work is required**

We have 15-20 parking spaced in the front of the building and approximately 500 sq. feet in the back of the building.

Programs:



Velocity Afterschool & Summer Academy. Velocity provides quality educational programming in middles schools to students ages 5-17 through appealing graphic and performing arts experiences. Velocity features Science, Technology, Robotics, Engineering, Arts and Mathematics (STREAM) and visual and performing arts. It also includes activities which reinforce students’ mathematics and science proficiencies, encourage healthy lifestyles through physical fitness and healthier nutrition choices, and enhance the growth of each students’ social interactions and attitudes about school. Children from K-12 can look forward to experience several of the following:

 <p>Karate</p>	 <p>Robotics & Technology</p>	 <p>Open Studio Art</p>
 <p>Cookamatician</p>	 <p>Minecraft Game Design</p>	

Girls Who Code			Athletics (Soccer, Archery, Basketball, Kickball, Tennis, etc.)
	Brain Builders		ESL (Spanish French & English)
Dance Zone (Zumba, Yoga, Hip Hop, Line Dancing, etc.)		Benefits: Academic Social-Emotional Personal Ignite Passions	And many more fun activities to keep children engaged...

OneSource offers the additional following services:



Discovery Place. The Discovery Place works with homeschooled students, Department of Family & Children Services foster children and Commercially & Sexually Exploited Children along with special needs children. Discovery Place is open to all ages and has a multi-disciplinary team of psychologists, licensed teachers, behavioral specialists, speech and language pathologist, mentors, and therapists. Our team conduct assessments and in-home visits. This program guarantees people with disabilities full access to the same public services as the general population in a fun-loving environment.



Educating the Next Generation to Achieve Goals & Excel (E.N.G.A.G.E.) is designed to assist school districts and municipalities by offering programs for 10 – 21 year old youth. The program is designed to aid in school reform, increase graduation rates, service-learning, and b p.m. and a Summer Camp dueietter prepare youth for post-secondary education and the workforce. The programs offered are designed to address challenging elements in communities and their impact on children and how children can effectively manage their behavior, develop goals and build supportive relationships with their families and peers.

- (1) *Evidence-based Curriculums.* We provide evidence-based curricula’s in a community-based setting, middle and high schools to reduce risky behavior, teen pregnancy, STD/STIs, HIV/AIDS, reduce the racial disparities and stigmas about sexual health outcomes to teens and youth ages 10-21 years of age.
- (2) *Education and Training.* Education and Training is a life-skills program designed to cultivate a person’s daily life skills through workshops, classes, and small focus groups to help them prepare and maneuver though the challenges of life. This program

encourages innovation and excellence by offering remedial services ranging from improving literacy, communication, leadership and time management to discussing topics of marriage, parenting classes, and professional etiquette.

- (3) *Youth Occupation Initiative & Apprenticeship Program* – prepares teens for employment by matching the students’ interests with apprenticeships and internships with prominent companies. This gives them not just the chance to earn income, but to also gain valuable mentoring and financial education. The Apprenticeship Program focus on STEAM professions and will feature visits from industry professionals to conduct activities, provide an overview into their work, etc.

PATHWAYS

Pathways Self-Sufficiency Workforce and Career Development Program

PATHWAYS offers a GED Preparation & Testing to aid individuals 16 and above, who did not complete high school to acquire knowledge, skills and educational awards/certifications that will allow them to be productively engaged in society and prepared to earn a living wage.

Services Offered:

1. Initial Individual Assessment and Determination of Educational Status and Needs through Test for Adult Basic Education (TABE) Testing.
2. High School Graduation Test in partnership with public school systems.
3. As needed, GED in partnership with appropriate technical colleges
 - a. Financial Assistance
4. Mental Health Counseling and Referrals to provide professional services.
5. A Career Assessment and Exploration with identification of Matching Post-secondary programs of study.
6. Educational Counseling
 - a. Avenues for post-secondary training
 - b. Financial Assistance (i.e. FASFA, College Scholarships.)
 - c. College Application Process
 - d. Job Corps Options
7. Personal and Professional Imaging Training
8. Character Development & Work Ethics
9. Career Development Assistance
 - a. Job Search Skills
 - b. Resume Writing
 - c. Interviewing Skills
 - d. Completing Applications – Printed and Online
 - e. Follow up Techniques
10. Business Etiquette
11. Financial Literacy/Basic Money Management
12. Health, Wellness & Fitness Tools and Lifestyles
13. Building Self-Esteem and a Positive Mental Attitude
14. Mentoring

PATHWAYS also as a Workforce & Career Development Component where we partner with the Department of Juvenile Justice and 426 Companies throughout Georgia. OneSource aids with matching jobs to willing workers. This process of connecting individuals with employers also enhances economic growth. Participants can enroll in financial literacy workshops, resume, mock interviews, etiquette classes, effective communication, anger management, creating and maintaining boundaries, creating a schedule around family life and work, computer courses, engage in job training, and receive placement assistance.

Additional Services (Food, Emergency Assistance, Summer Feeding, Licensed Therapist). To support economic self-sufficiency, OneSource will undertake service and service-learning as a link between education and commitment to working with companies and individuals by delivering sustainable solutions to decrease homelessness, hunger and poverty. Services includes: (1) Emergency Food Assistance; (2) Summer Feeding Program; and (3) Referral Service

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:

We will utilize the space for afterschool, intercession & summer enrichment activities, to include homework assistance, mental health support services and digital learning for school-aged children.

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

No. A special us permit will not adversely affect the existing or adjacent usability of the property or neighboring properties.

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

Not Applicable

- (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:

No. The special use permit will not cause an excessive or burdensome on existing streets, as potential parents travel to and from work and schools will have the ability to benefit from the support offered to students. No transportation facilities or utilities will be affected.

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

Yes, the special use permit is along the lines to intent of the land use plan.

- (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:

Not Applicable

Exhibit D: Maps

[attached]



STONE MOUNTAIN HWY

STONE MOUNTAIN HWY

E PARK PLACE BLVD

BERMUDA RD

BENTLEY DR

ROCKBRIDGE RD

VIVID DR

NETHERWORLD WAY

W PARK CT

W PARK CT

THE VILLA

THE VILLA

VILLA PARK CIR

VILLA PARK CIR

CENTRE PARK CT

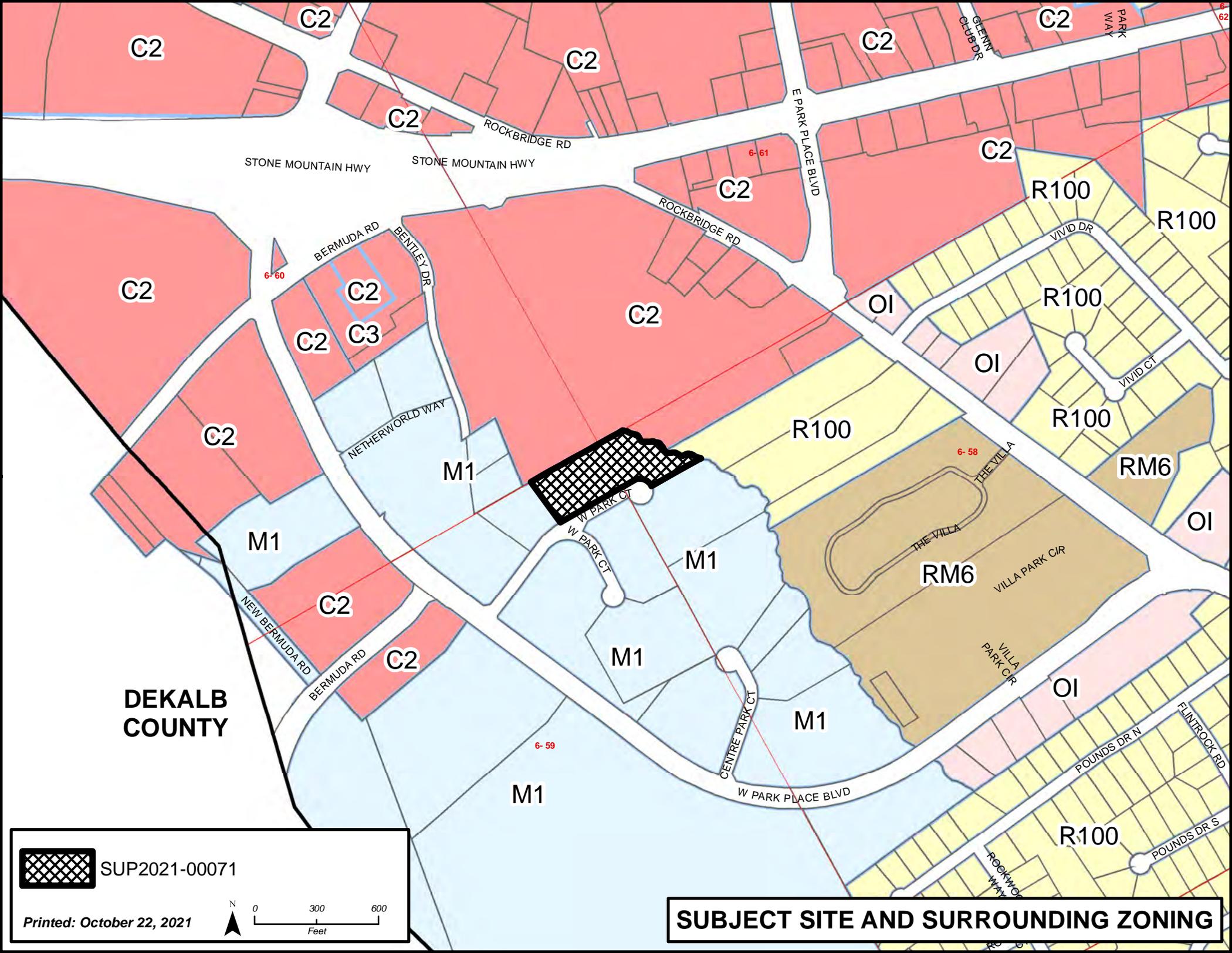
W PARK PLACE BLVD

DEKALB COUNTY

 SUP2021-00071

Printed: October 22, 2021

N
0 200 400
Feet



C2

C3

C2

C2

M1

M1

M1

M1

M1

M1

R100

R100

R100

R100

R100

RM6

RM6

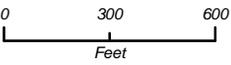
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R100

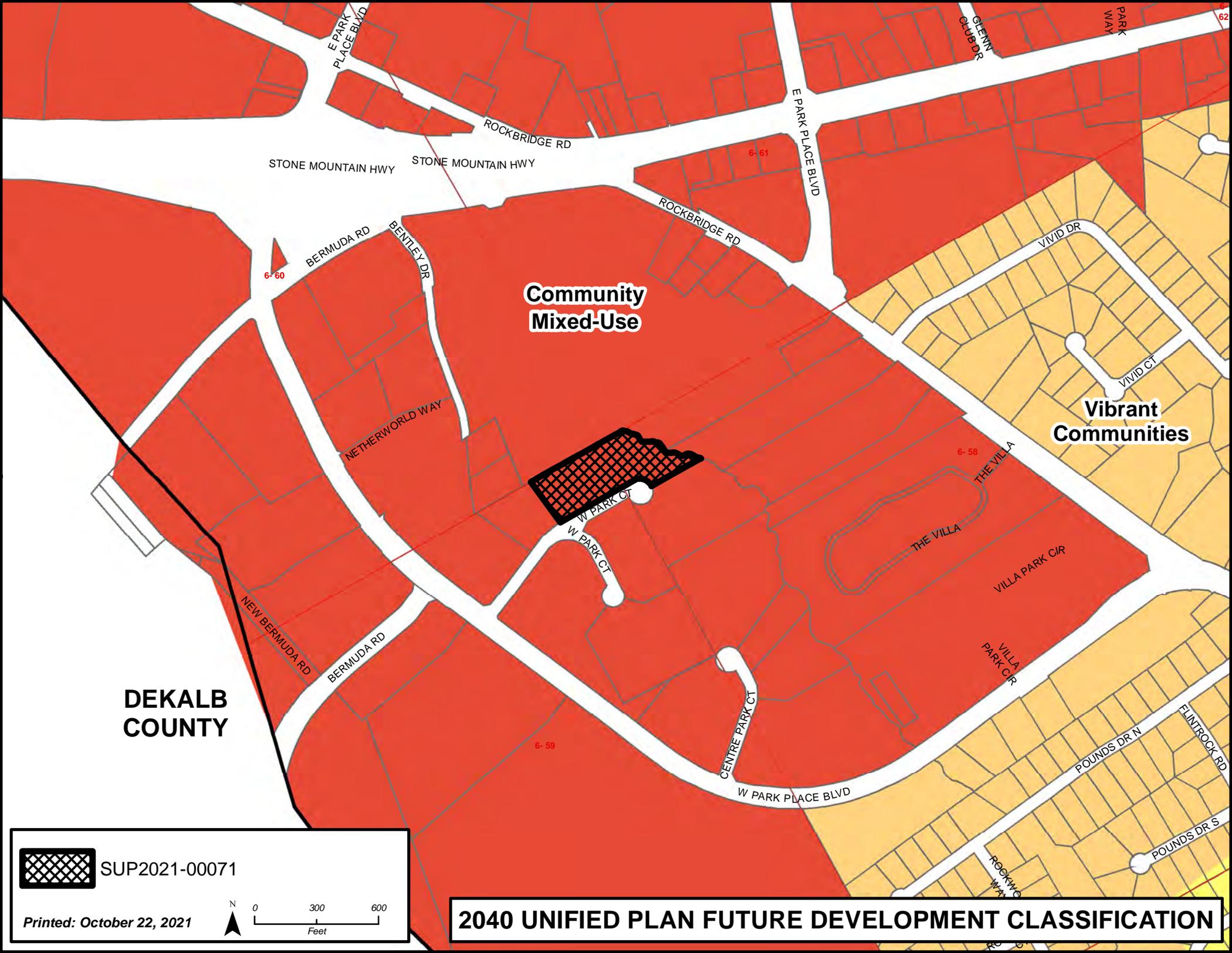
 SUP2021-00071

Printed: October 22, 2021

 N

 0 300 600 Feet

SUBJECT SITE AND SURROUNDING ZONING



**Community
Mixed-Use**

**Vibrant
Communities**

**DEKALB
COUNTY**

 SUP2021-00071

Printed: October 22, 2021

 0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

10/06/2021 5:00PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tonya Alston</u>	NAME: <u>Mountain East LLC</u>
ADDRESS: <u>2165 West Park Court Ste. I</u>	ADDRESS: <u>260 Peachtree Street, Ste 2500</u>
CITY: <u>Stone Mountain, GA 30087</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30303</u>
PHONE: <u>678-580-7877</u>	PHONE: <u>678-577-7131</u>
CONTACT PERSON: <u>Tonya Alston</u> PHONE: <u>678-580-7877</u>	
CONTACT'S E-MAIL: <u>tonya.alston@Onesourcega.org</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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>4,163</u>
PARCEL NUMBER(S): <u>R6059 009</u>	ACREAGE: <u>3.73</u>
ADDRESS OF PROPERTY: <u>2165 West Park Ct. Ste I Stone Mountain</u> <u>GA</u>	
SPECIAL USE REQUESTED: <u>Daycare/After school</u> <u>30087</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

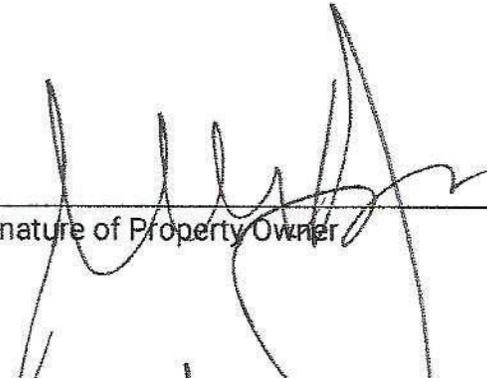
RECEIVED

10/06/2021 5:00PM

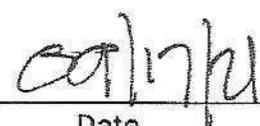
Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

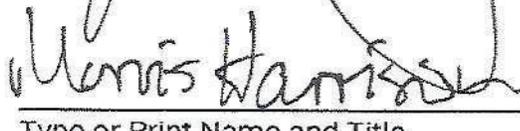
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.



Signature of Property Owner



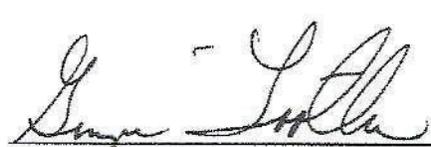
Date



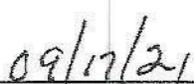
Type or Print Name and Title



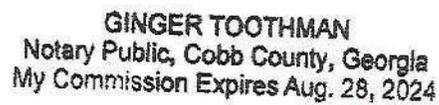
Agent for Property Owner



Signature of Notary Public



Date



Notary Seal

RECEIVED

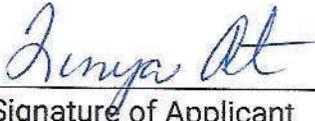
10/06/2021 5:00PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Tonya Alston

Type or Print Name

9/28/2021

Date



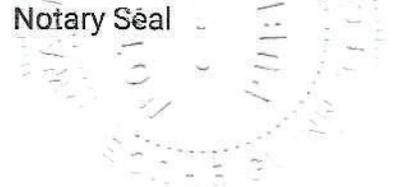
Signature of Notary Public

09/28/2021

Date

Bruce Edward Burbank
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11-11-21

Notary Seal



RECEIVED

10/06/2021 5:00PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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.

Tonya Al

Signature of Applicant

9/28/2021

Date

Tonya Alston CEO

Type or Print Name and Title

Bruce Edward Burbank

Signature of Notary Public

09/28/2021

Date

Bruce Edward Burbank
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11-11-21

Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

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.

<u>Tonya Al</u>	<u>9/28/2021</u>	<u>Tonya Alston</u>
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE

_____ SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE
---	---------------	---------------------------------------

<u>Bruce Edward Burbank</u>	<u>09/28/2021</u>
SIGNATURE OF NOTARY PUBLIC	DATE

Bruce Edward Burbank
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 11-21
NOTARY SEAL

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 Tonya Alston
YOUR NAME

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

NAME AND OFFICAL 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.

RECEIVED

10/06/2021 5:00PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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:
(Map Reference Number)

6 - 59 - R6059009
District Land Lot Parcel

Tonya Alston
Signature of Applicant

9/28/2021
Date

Tonya Alston
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vickie Schobky
NAME

TSA II
TITLE

9/30/2021
DATE



LETTER OF INTENT

OneSource Learning & Development Center is a federally recognized nonprofit grass roots community development organization. We offer intervention plans which addresses health & wellness, financial literacy, affordable/safe housing, education, food security & workforce development. We have three areas of focus:

- Education and Training
• Family Support/Relationships
• Workforce Development & Sustainability

We target is to educate upcoming leaders, provide services to underrepresented and underserved populations, in a community with companies that shares a desire to combat disparities. OneSource places emphasis on taking a diversified approach that addresses teen pregnancy, afterschool/out-of-school programs, hunger, poverty, homelessness, unemployment, and entrepreneurship in underserved populations nationally and locally. We strive to be a company that provides uniqueness with distinctiveness among comparable organizations.

FORMAL REQUEST: We would like approval to start Velocity Out of School Program at 2165 West Park Ct, Ste. I Stone Mountain GA 30087. We are only wanting to add the Velocity Program Monday through Friday from 2:30 p.m. – 6:30 p.m. and during the summer we will be open 7:00 a.m. – 6:00 p.m.

The Velocity program is carried out in the evening and will require the special use permit. All other programs are conducted in he daytime under our current license.

1. The number of staff members; 4 staff members
2. The number of students who will attend; 20-30 children with 1:15 ratio and/or 1:10 ratio.
3. If site work will be required. No site work is required

We have 15-20 parking spaced in the front of the building and approximately 500 sq. feet in the back of the building.

Programs:



Velocity Afterschool & Summer Academy. Velocity provides quality educational programming in middles schools to students ages 5-17 through appealing graphic and performing arts experiences. Velocity features Science, Technology, Robotics, Engineering, Arts and Mathematics (STREAM) and visual and performing arts. It also includes activities which reinforce students' mathematics and science proficiencies, encourage healthy lifestyles through physical fitness and healthier nutrition choices, and enhance the growth of each students' social interactions and attitudes about school. Children from K-12 can look forward to experience several of the following:

Table with 2 rows and 4 columns. Top row: Karate, Robotics & Technology, Open Studio Art. Bottom row: Cookamatician, Minecraft Game Design. Includes images of students participating in these activities.

Girls Who Code			Athletics (Soccer, Archery, Basketball, Kickball, Tennis, etc.)
	Brain Builders		ESL (Spanish French & English)
Dance Zone (Zumba, Yoga, Hip Hop, Line Dancing, etc.)		Benefits: Academic Social-Emotional Personal Ignite Passions	And many more fun activities to keep children engaged...

OneSource offers the additional following services:



Discovery Place. The Discovery Place works with homeschooled students, Department of Family & Children Services foster children and Commercially & Sexually Exploited Children along with special needs children. Discovery Place is open to all ages and has a multi-disciplinary team of psychologists, licensed teachers, behavioral specialists, speech and language pathologist, mentors, and therapists. Our team conduct assessments and in-home visits. This program guarantees people with disabilities full access to the same public services as the general population in a fun-loving environment.



Educating the Next Generation to Achieve Goals & Excel (E.N.G.A.G.E.) is designed to assist school districts and municipalities by offering programs for 10 – 21 year old youth. The program is designed to aid in school reform, increase graduation rates, service-learning, and b p.m. and a Summer Camp dueietter prepare youth for post-secondary education and the workforce. The programs offered are designed to address challenging elements in communities and their impact on children and how children can effectively manage their behavior, develop goals and build supportive relationships with their families and peers.

- (1) *Evidence-based Curriculums.* We provide evidence-based curricula’s in a community-based setting, middle and high schools to reduce risky behavior, teen pregnancy, STD/STIs, HIV/AIDS, reduce the racial disparities and stigmas about sexual health outcomes to teens and youth ages 10-21 years of age.
- (2) *Education and Training.* Education and Training is a life-skills program designed to cultivate a person’s daily life skills through workshops, classes, and small focus groups to help them prepare and maneuver though the challenges of life. This program

encourages innovation and excellence by offering remedial services ranging from improving literacy, communication, leadership and time management to discussing topics of marriage, parenting classes, and professional etiquette.

- (3) *Youth Occupation Initiative & Apprenticeship Program* – prepares teens for employment by matching the students’ interests with apprenticeships and internships with prominent companies. This gives them not just the chance to earn income, but to also gain valuable mentoring and financial education. The Apprenticeship Program focus on STEAM professions and will feature visits from industry professionals to conduct activities, provide an overview into their work, etc.

PATHWAYS

Pathways Self-Sufficiency Workforce and Career Development Program

PATHWAYS offers a GED Preparation & Testing to aid individuals 16 and above, who did not complete high school to acquire knowledge, skills and educational awards/certifications that will allow them to be productively engaged in society and prepared to earn a living wage.

Services Offered:

1. Initial Individual Assessment and Determination of Educational Status and Needs through Test for Adult Basic Education (TABE) Testing.
2. High School Graduation Test in partnership with public school systems.
3. As needed, GED in partnership with appropriate technical colleges
 - a. Financial Assistance
4. Mental Health Counseling and Referrals to provide professional services.
5. A Career Assessment and Exploration with identification of Matching Post-secondary programs of study.
6. Educational Counseling
 - a. Avenues for post-secondary training
 - b. Financial Assistance (i.e. FASFA, College Scholarships.)
 - c. College Application Process
 - d. Job Corps Options
7. Personal and Professional Imaging Training
8. Character Development & Work Ethics
9. Career Development Assistance
 - a. Job Search Skills
 - b. Resume Writing
 - c. Interviewing Skills
 - d. Completing Applications – Printed and Online
 - e. Follow up Techniques
10. Business Etiquette
11. Financial Literacy/Basic Money Management
12. Health, Wellness & Fitness Tools and Lifestyles
13. Building Self-Esteem and a Positive Mental Attitude
14. Mentoring

PATHWAYS also as a Workforce & Career Development Component where we partner with the Department of Juvenile Justice and 426 Companies throughout Georgia. OneSource aids with matching jobs to willing workers. This process of connecting individuals with employers also enhances economic growth. Participants can enroll in financial literacy workshops, resume, mock interviews, etiquette classes, effective communication, anger management, creating and maintaining boundaries, creating a schedule around family life and work, computer courses, engage in job training, and receive placement assistance.

Additional Services (Food, Emergency Assistance, Summer Feeding, Licensed Therapist). To support economic self-sufficiency, OneSource will undertake service and service-learning as a link between education and commitment to working with companies and individuals by delivering sustainable solutions to decrease homelessness, hunger and poverty. Services includes: (1) Emergency Food Assistance; (2) Summer Feeding Program; and (3) Referral Service

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:

We will utilize the space for afterschool, intercession & summer enrichment activities, to include homework assistance, mental health support services and digital learning for school-aged children.

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

No. A special us permit will not adversely affect the existing or adjacent usability of the property or neighboring properties.

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

Not Applicable

- (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:

No. The special use permit will not cause an excessive or burdensome on existing streets, as potential parents travel to and from work and schools will have the ability to benefit from the support offered to students. No transportation facilities or utilities will be affected.

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

Yes, the special use permit is along the lines to intent of the land use plan.

- (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:

Not Applicable

BK 55933PG0082

Together with:Tax Parcel: 6059 009
2165 West Park Court

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 58 and 59 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

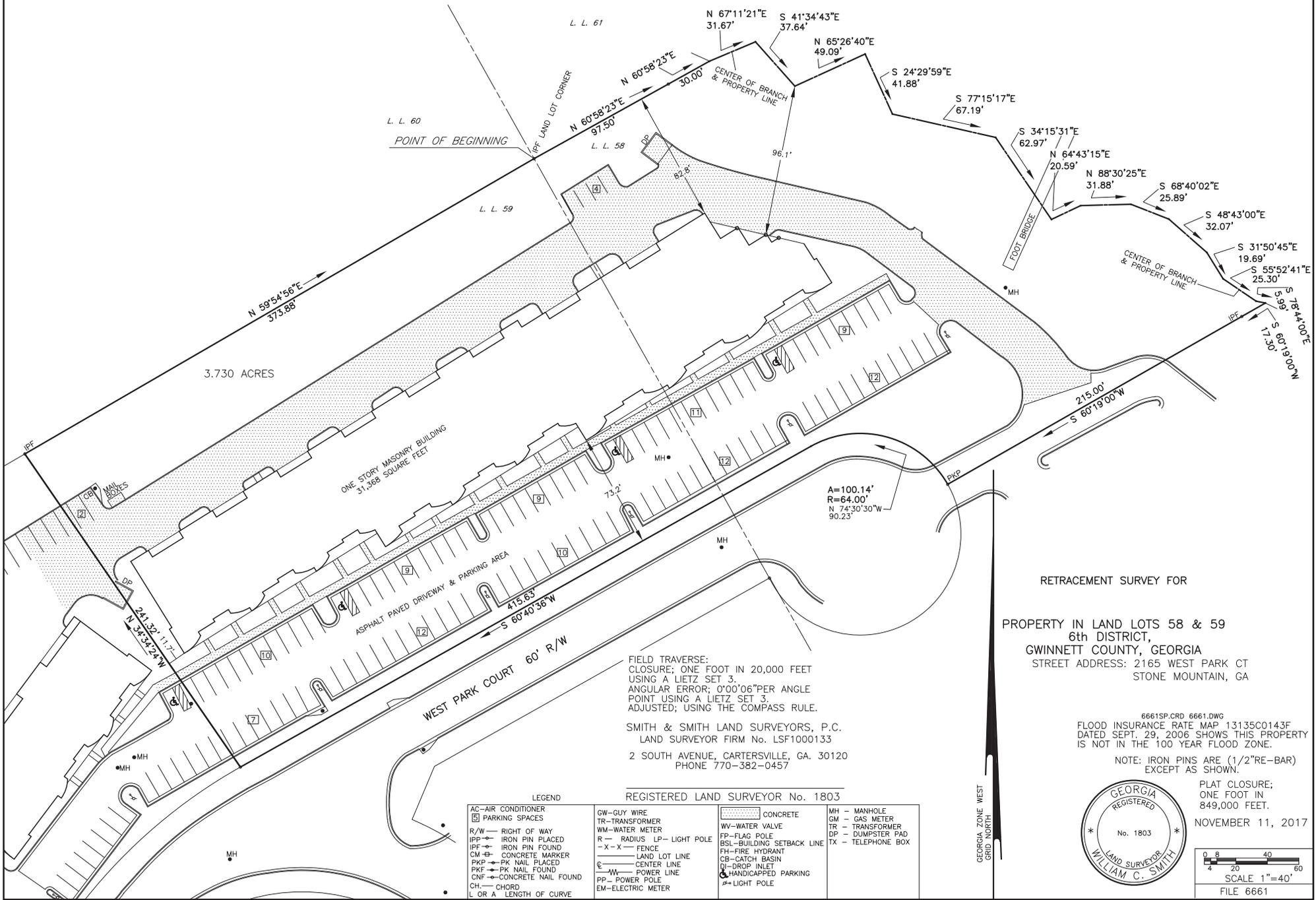
BEGINNING at the iron pin found at the corner common to Land Lots 58, 59, 60 and 61 of said 6th District; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, thence along the land lot line common to Land Lots 58 and 61 and the southeasterly boundary line of the property (now or formerly) owned by Stone Mountain Square Shopping Center, North 60 degrees 58 minutes 23 seconds East for a distance of 97.50 feet to an iron pin placed; thence continuing along the land lot line common to Land Lots 58 and 61 and the southeasterly boundary line of the property (now or formerly) owned by Stone Mountain Square Shopping Center, North 60 degrees 58 minutes 23 seconds East for a distance of 30.00 feet to a point in the center of a branch or creek; thence along the centerline of said branch or creek, along the westerly boundary line of the property (now or formerly) owned by Stone Mountain Square Shopping Center and along the westerly boundary line of the property (now or formerly) owned by New Jerusalem Dream Center Ministries the following courses and distances: North 67 degrees 11 minutes 21 seconds East for a distance of 31.67 feet; South 41 degrees 34 minutes 43 seconds East for a distance of 37.64 feet; North 65 degrees 26 minutes 40 seconds East for a distance of 49.09 feet; South 24 degrees 29 minutes 59 seconds East for a distance of 41.88 feet; South 77 degrees 15 minutes 17 seconds East for a distance of 67.19 feet; South 34 degrees 15 minutes 31 seconds East for a distance of 62.97 feet; North 64 degrees 43 minutes 15 seconds East for a distance of 20.59 feet; North 88 degrees 30 minutes 25 seconds East for a distance of 31.88 feet; South 68 degrees 40 minutes 02 seconds East for a distance of 25.89 feet; South 48 degrees 43 minutes 00 seconds East for a distance of 32.07 feet; South 31 degrees 50 minutes 45 seconds East for a distance of 19.69 feet; South 55 degrees 52 minutes 41 seconds East for a distance of 25.30 feet; South 78 degrees 44 minutes 00 seconds East for a distance of 5.99 feet; thence leaving the centerline of said branch or creek and running along the northwesterly boundary line of the property (now or formerly) owned by James M. Williams Real Estate Company, South 60 degrees 19 minutes 00 seconds West for a distance of 17.30 feet to an iron pin found; thence continuing along the northwesterly boundary line of the property (now or formerly) owned by James M. Williams Real Estate Company, South 60 degrees 19 minutes 00 seconds West for a distance of 215.00 feet to a PK nail placed on the easterly side of the right-of-way of West Park Court (a 60' right-of-way); thence along the northeasterly side of the right-of-way of West Park Court along the arc of a curve to the left an arc length of 100.14 feet (said curve having a radius of 64.00 feet and being subtended by a chord of North 74 degrees 30 minutes 30 seconds West for a chord distance of 90.23 feet) to a point on the northwesterly side of the right-of-way of West Park Court; thence along the northwesterly side of the right-of-way of West Park Court,

BK55933PG0083

South 60 degrees 40 minutes 36 seconds West for a distance of 415.63 feet to an iron pin placed; thence leaving said northwesterly side of the right-of-way of West Park Court and running along the southeasterly boundary line of the property (now or formerly) owned by James M. Williams, Jr. Real Estate Company, North 34 degrees 34 minutes 24 seconds West for a distance of 241.32 feet to an iron pin found on the land lot line common to Land Lots 59 and 60; thence along the land lot line common to Land Lots 59 and 60 and the southeasterly boundary line of the property (now or formerly) owned by Stone Mountain Square Shopping Center, North 59 degrees 54 minutes 56 seconds East for a distance of 373.88 feet to an iron pin found and THE POINT OF BEGINNING.

Said tract or parcel of land, containing approximately 3.730 acres, is more accurately depicted on that certain Retracement Survey prepared for CMP Mountain East, LLC, State Bank and Trust Company and Chicago Title Insurance Company, by William C. Smith, Registered Land Surveyor No. 1803, dated November 29, 2017.

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 10/06/2021 5:00PM



RETRACEMENT SURVEY FOR
 PROPERTY IN LAND LOTS 58 & 59
 6th DISTRICT,
 GWINNETT COUNTY, GEORGIA
 STREET ADDRESS: 2165 WEST PARK CT
 STONE MOUNTAIN, GA

FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR; 0°00'06\"/>

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

6661SP.CRD 6661.DWG
 FLOOD INSURANCE RATE MAP 13135C0143F
 DATED SEPT. 29, 2006 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

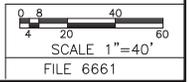
NOTE: IRON PINS ARE (1/2\"/>

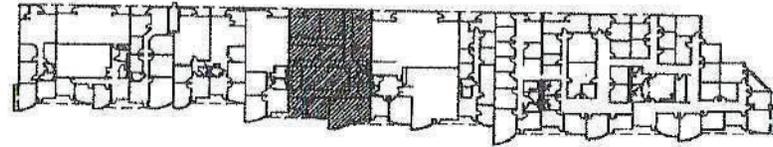
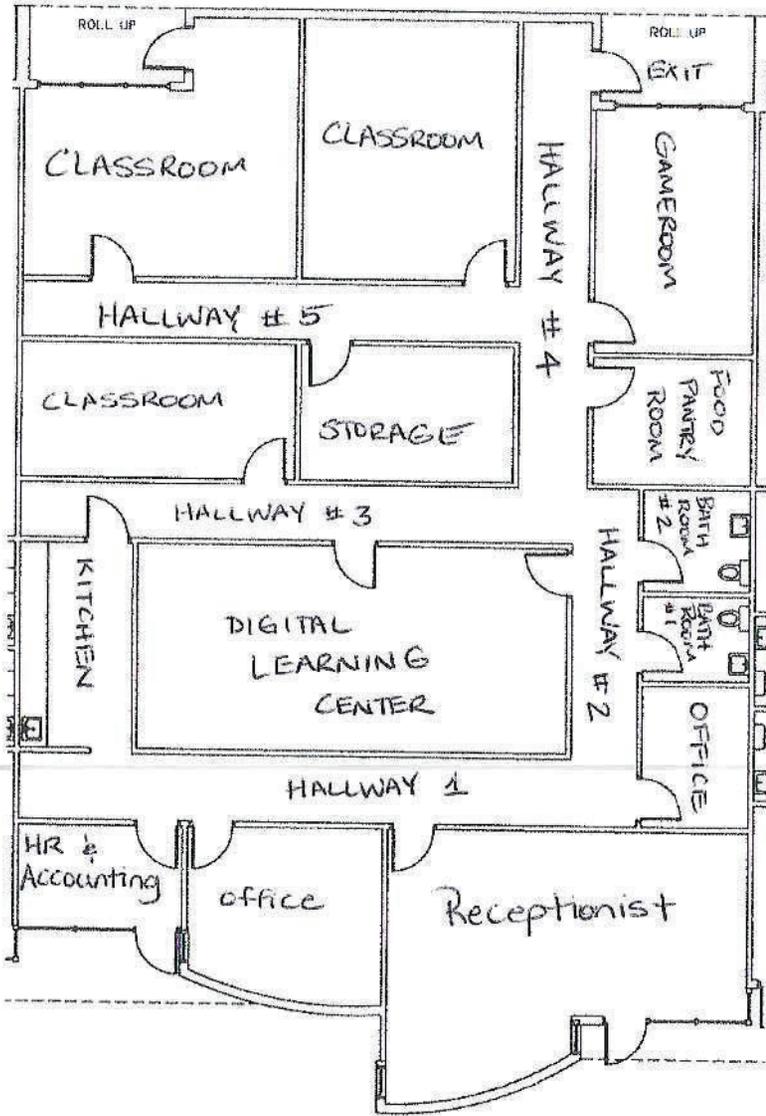
PLAT CLOSURE;
 ONE FOOT IN
 849,000 FEET.
 NOVEMBER 11, 2017

REGISTERED LAND SURVEYOR No. 1803

AC-AIR CONDITIONER [] PARKING SPACES R/W - RIGHT OF WAY IPP - IRON PIN PLACED IPF - IRON PIN FOUND CM - CONCRETE MARKER PKP - PK NAIL PLACED PKF - PK NAIL FOUND CNF - CONCRETE NAIL FOUND CH - CHORD L OR A - LENGTH OF CURVE	GW-GLY WIRE TR-TRANSFORMER WM-WATER METER R - RADIUS LP-LIGHT POLE -X-X- FENCE - - - LAND LOT LINE - - - CENTER LINE -W- POWER LINE PP- POWER POLE EM-ELECTRIC METER	CONCRETE WW-WATER VALVE FP-FLAG POLE BSL-BUILDING SETBACK LINE FH-FIRE HYDRANT CB-CATCH BASIN DI-DROP INLET [] HANDICAPPED PARKING [] LIGHT POLE	MH - MANHOLE GM - GAS METER TR - TRANSFORMER DP - DUMPSTER PAD TX - TELEPHONE BOX
---	---	--	---

GEORGIA WEST
 GRID NORTH





KEYPLAN

EXHIBIT "A"
(SUITE PLAN & BUILDING PLAN)



OWEN MIDDOUR 404.668.5076
 OMIDDOUR@MIDDOURINVESTMENTS.COM
 WILLIAM MIDDOUR 404.290.9713
 WMIDDOUR@MIDDOURINVESTMENTS.COM