



Mayor and City Council Regular Meeting
Thursday, April 03, 2025 at 7:00 PM
Dacula City Hall, Council Chambers
442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

- 1.** Approval of the Minutes from the Worksession Meeting on March 6, 2025
- 2.** Approval of the Minutes from the Regular Meeting on March 6, 2025
- 3.** Resolution regarding the abandonment and sale of certain vehicles, equipment, and other personal property

OLD BUSINESS:

NEW BUSINESS:

- 4.** **PUBLIC HEARING: 2025-CD-RZ-01 & 2025-CD-SUP-01**, Applicant: Dan Rankin, Owner: Dacula Pool Properties, LLC requests rezoning from C-2 General Business District to C-3 Central Business District and Heavy Commercial District and requests a special use permit for pawn shop use. The property is located in Land Lot 302 of the 5th District and contains 1.71 acres more or less.
- 5.** **Rezoning & Special Use Permit Applications: 2025-CD-RZ-01 & 2025-CD-SUP-01**, Applicant: Dan Rankin, Owner: Dacula Pool Properties, LLC requests rezoning from C-2 General Business District to C-3 Central Business District and Heavy Commercial District and requests a special use permit for pawn shop use. The property is located in Land Lot 302 of the 5th District and contains 1.71 acres more or less.

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

EXECUTIVE SESSION: Real property matters

ADJOURNMENT:



Mayor and City Council Worksession

Thursday, March 06, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Meeting started at 6:00 p.m.

Councilmembers Present:

Mayor Trey King
 Councilmember Sean Williams
 Councilmember Jason Shelton
 Councilmember Ann Mitchell
 Councilmember Denis W. Haynes, Jr.

City Staff Present:

Courtney Mahady, Administrative Clerk
 Hayes Taylor, City Planner
 Dana Stump, Administrative Assistant for Planning & Zoning
 Alethia Hyman, Tax Clerk
 Renee Cooke, Front Desk Clerk
 Amy White, Chief Marshal
 James Ross, City Marshal

II. OLD BUSINESS:

1. Rezoning & Variance Applications: 2024-CD-RZ-03 & 2024-CD-VAR-03

City Planner, Hayes Taylor, discussed the rezoning and variance applications.

Applicant Representative, Richard Smith, discusses the rezoning and variance applications.

The Mayor and Council asked clarifying questions.

2. Annexation & Rezoning Applications: 2024-CD-AA-01 & 2024-CD-RZ-04

City Planner, Hayes Taylor, discussed the annexation and rezoning applications.

Applicant Representative, Shane Lanham, discussed the annexation and rezoning applications.

The Mayor and Council asked clarifying questions.

III. NEW BUSINESS:

3. Bid package for Core City project

Kevin Whigham and Margaret Beaty discussed the bid package for the City Core project.

- 4. Resolution to appoint 2025 Elections Superintendent & Absentee Ballot Clerk and one assistant

Administrative Assistant, Courtney Mahady, discussed the resolution to appoint a 2025 Elections Superintendent & Absentee Ballot Clerk and one assistant.

IV. MARSHAL UPDATE:

Amy White provided the marshal update.

V. MEMBER COMMENT(S) / QUESTION(S):

None

VI. ADJOURNMENT:

Meeting adjourned at 6:58 p.m.

Minutes approved _____
Date

Signature



Mayor and City Council Regular Meeting
Thursday, March 06, 2025 at 7:00 PM
Dacula City Hall, Council Chambers
442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the March 6, 2025 Council Meeting to order at 7:08 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
 Councilmember Sean Williams
 Councilmember Jason Shelton
 Councilmember Ann Mitchell
 Councilmember Denis W. Haynes, Jr.

City Staff Present:

Courtney Mahady, Administrative Clerk
 Hayes Taylor, City Planner
 Dana Stump, Administrative Assistant for Planning & Zoning
 Alethia Hyman, Tax Clerk
 Renee Cooke, Front Desk Clerk
 Amy White, Chief Marshal
 James Ross, City Marshal

II. INVOCATION:

Pastor Jeff Rogers gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Worksession Meeting on February 6, 2025
2. Approval of the Minutes from the Special Called Meeting on February 6, 2025 at 6:30 p.m.
3. Approval of the Minutes from the Regular Meeting on February 6, 2025
4. Bid package for Core City project
5. Resolution to appoint 2025 Elections Superintendent & Absentee Ballot Clerk and one assistant

Motion to approve the consent agenda items as listed made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

V. **OLD BUSINESS:**

- 6. **Rezoning & Variance Applications: 2024-CD-RZ-03 & 2024-CD-VAR-03**, Applicant: Belkys L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning R-1100 Single Family Residential to C-2 General Business District and variance for buffer reduction. The property is located in Land Lot 302 of the 5th District and contains 1.51 acres more or less.

Motion to approve with staff's recommended conditions [listed below] made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

Voting Yea: Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.
Voting Nay: Councilmember Williams

Concept Plan and Land Use

- 1. Any substantial deviation from the approved concept plan entitled Atlanta Quality Management, LLC prepared by Smith Monitoring & Maintenance Engineering, Inc. dated February 27, 2025, and conditions of zoning shall be resubmitted to the Mayor and Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
- 2. The 75-foot undisturbed buffers on the northeast and southwest property lines shall be replaced with a 10-ft enhanced landscape buffer. The enhanced landscape buffer shall be provided along the full length of the northeast and southwest property lines. The buffers shall be planted with a staggered, double row of privacy trees that are a minimum 6-feet in height and 2.5-inch dbh caliper. Privacy trees shall be supplemented with understory shrubs.

Landscape buffer trees shall be a combination of the following native species:

- a. American Holly
 - b. Eastern Hemlock
 - c. Eastern Redcedar
 - d. Loblolly
 - e. Sweetbay Magnolia
 - f. Southern Wax Myrtle
 - g. Washington Hawthorn
 - h. White Pine
 - i. Virginia Pine
- 3. Uses shall be contained indoors including, but not limited to, soccer and other recreational activities.
 - 4. No outdoor storage shall be permitted on site.
 - 5. Drive-thru uses shall not be permitted.

Architectural Design

6. All building exteriors shall be constructed of brick, stone, glass, or stucco. All buildings shall have flat roofs with architectural treatments to include canopies and parapets. Mechanical, HVAC, and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split-faced block.
7. The developer shall provide a decorative, commercial-quality pedestrian bench that complements the building at its entrance.

Landscape and Parking

8. The developer shall provide a minimum of thirty-five (35) parking spaces or adhere to Article X, Section 1002 of the Zoning Resolution, whichever is greater.
9. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the plan shall include that each parking island/strip shall have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 2.5-inch dbh caliper. Parking islands/strips may include stormwater management/bioretenion infrastructure and native foliage, per the Georgia Stormwater Management Manual green standards.

Parking area trees should be a combination of the following species:

1. Willow Oak
 2. Overcup Oak
 3. Nuttall Oak
 4. Sweetbay Magnolia
 5. Southern Magnolia
 6. Japanese Zelkova
 7. Red Maple
 8. Halesia Carolina
 9. Eastern Redbud
 10. American Smoketree
 11. Sourwood
 12. Chalk Maple
10. Parking lot and security lighting shall be directed towards the property to minimize the adverse impact on neighboring properties.
 11. Existing mature growth trees in buffer zones shall remain when feasible. The City Administrator or his / her designee shall determine what is feasible.
 12. Stormwater maintenance areas are encouraged to include practices from the Georgia Stormwater Management Manual green standards. The areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Micro-Clover, or Fescue, native shrubs, and native trees as approved by the City Administrator.
 13. Gravel drives and parking areas are prohibited. Permeable pavement alternatives must be reviewed and approved by the City prior to development permit issuance.

14. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

Transportation and Infrastructure

15. A five (5) foot wide sidewalk shall be constructed on the property frontage of Winder Hwy.
16. Adjoining all parcels under the ownership or control of facility operators must have interparcel access.
17. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
18. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements. The Developer shall also provide a traffic impact study, as required by Article 4 of the Development Regulations. Subject to final approval by Gwinnett County Department of Transportation, the developer shall make any improvements required by the submitted traffic impact study.

Signage and Advertising

19. One ground sign shall be permitted. The ground sign shall be monument-type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with a brick or stacked stone base of at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited. LED message boards are prohibited.
 20. Human sign spinners and/or twirlers shall be prohibited.
 21. Oversized signs or billboards shall not be permitted.
 22. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
- 7. Annexation Application: 2024-CD-AA-01**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula. The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to approve made by Councilmember Shelton, Seconded by Councilmember Mitchell.
 Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell,
 Councilmember Haynes, Jr.

- 8. Rezoning Application: 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Councilmember Mitchell inquired about if the annexation and rezoning were in conjunction with one another.

City Planner, Hayes Taylor, clarified that the two applications were related to each other. He explained that once the property is annexed into the city, it will need to be rezoned to a city zoning classification, as it currently holds a county designation.

Motion to approve with Attachment A - amended staff conditions [listed below] made by Councilmember Williams, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Attachment A

Concept Plan and Land Use

1. The property shall be developed in accordance with the conceptual site plan prepared by Gaskins Lecraw, Inc. dated January 2, 2025, and with the provided zoning conditions. Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed 10 buildings consisting of 54 units total.
4. The development must have a minimum of two (2) entrances: one from Alcovy Rd, and one from W. Drowning Creek Rd.
5. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
6. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
7. The developer shall provide a 20 ft pedestrian access easement, connecting the internal drive to Alcovy Rd from the northeastern cul-de-sac. The developer shall construct a fence behind lots 1-16 bordering Ewing Chapel Rd. The fence shall be black wood, black chain link or wrought iron in style. The length and location of the fence is subject to review and approval by the City Administrator or his / her designee.

Architectural Design

8. An entrance feature, landscape, and fence plan along W. Drowning Creek Rd and Alcovy Rd shall be submitted to the City for review and approval. The fence shall be black wood rail fence or wrought iron in style with stacked stone or brick columns on-center (maximum 30-feet). The fence shall extend a minimum of 50-feet from subdivision entrances. Fencing shall be maintained by the homeowner's association.
9. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
10. The minimum heated floor area per dwelling unit shall be 1,800 square feet.

11. All dwelling units shall have at least a two-car garage.
12. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The submitted elevations should include a variety of colors, and a variation in architectural features.

Landscape and Parking

13. The developer shall provide street trees along the internal right-of-way at 40 to 50-foot intervals on center. Street trees shall not be located in the right of way, be 6 to 8 feet tall at the time of installation with a minimum DBH of 3 inches and located five (5) feet from the sidewalk. Subject to review and approval by the City Administrator or his / her designee.

Street trees shall be of one or a combination of the following species:

- a. American Hornbeam
 - b. Bloodgood Japanese Maple
 - c. Carolina Silverbell
 - d. Eastern Redbud
 - e. Georgia Oak
 - f. North Red Oak
 - g. Nuttall Oak
 - h. Red Maple
 - i. Shumard Oak
 - j. Southern Sugar Maple
 - k. Sweet Bay Magnolia
14. The pocket park shall at minimum include one (1) picnic table with bench seating, two additional street trees, a trash receptacle, and a sidewalk connecting the internal drives. The sidewalk connecting the internal drives shall have a minimum of three (3) commercial quality pedestrian benches located under shade, and street trees planted at 25 to 40-foot intervals. Street trees shall be 6 to 8 feet tall at the time of planting, have a minimum DBH of 3 inches, and shall be a combination of the trees listed in condition #13. Prior to issuance of a development permit, an amenity area plan shall be reviewed and approved by the City Administrator or his/her designee.
 15. The mail kiosk area shall contain a minimum of ten (10) parking spaces, a commercial-quality bicycle rack, an additional street tree to provide shade, and a structure with an impermeable roof, such as a gazebo, cabana or covered pergola. The mail kiosk area plan shall be included in the amenity area plan. Prior to issuance of a development permit, an amenity area plan shall be reviewed and approved by the City Administrator or his/her designee.
 16. Existing vegetation within the 50-foot undisturbed buffer from all property frontages must remain undisturbed when feasible. Feasibility will be determined by the City Administrator or his / her designee.

17. In the case that the 50-foot buffer surrounding the parcel on all property frontage must be disturbed, the undisturbed buffer must be replaced with a 40-foot landscape strip from the property line. Subject landscape strips shall include two rows of staggered privacy trees that are 6 to 8 feet tall at the time of installation and are spaced out no further than 10 feet on center with each row. Landscape buffer trees shall be a combination of the following native species and shall be supplemented by native understory shrubs:
- a. American Holly
 - b. Eastern Hemlock
 - c. Eastern Redcedar
 - d. Laurel Oak
 - e. Loblolly
 - f. Southern Wax Myrtle
 - g. Washington Hawthorn
 - h. White Pine
 - i. Willow Oak
 - j. Virginia Pine

Where appropriate, the developer may use the Miyawaki method to replace the disturbed natural vegetation with native foliage installations. The proposed landscape plan must show the needed replanting areas.

18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, a minimum of one (1) under story decorative tree, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or his/her designee.
19. Stormwater maintenance / bioretention areas are encouraged to include practices from the Georgia Stormwater Management Manual green standards. The areas may include lower maintenance grass alternatives, such as Blue Star Creeper, Corsican Mint, Micro-Clover, Fescue, or native grasses, native shrubs, and native trees as approved by the City Administrator.
20. A black chain link fence is required around the detention pond. The homeowner's association is responsible for the maintenance of the detention pond and fence.
21. Gravel is prohibited. Permeable pavement alternatives must be reviewed and approved by the City prior to development permit issuance.
22. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

Transportation and Infrastructure

23. A 5-foot-wide sidewalk shall be constructed along the entire property frontage of Alcovy Rd, W. Drowning Creek Rd, and Ewing Chapel Rd.

24. 5-foot-wide sidewalks shall be constructed on both sides of the internal streets.
25. Underground utilities shall be provided throughout the development.
26. Street light service fees and maintenance are the responsibility of the mandatory homeowner's association.
27. The developer will provide pedestrian crosswalks at the stop signs of the internal public drive.
28. The owner/developer must provide two (2), five (5) foot wide raised pedestrian crosswalks providing traffic calming devices, or a stamped two (2), five (5) foot crosswalk protected by speed bumps on either side of the crosswalk in each of the internal public drives. Alternative traffic calming pedestrian measures are subject to the review and approval of the Planning & Development Department.
29. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements. The Developer shall also provide a traffic impact study, as required by Article 4 of the Development Regulations. Subject to final approval by Gwinnett County Department of Transportation, the developer shall make any improvements required by the submitted traffic impact study.

VI. NEW BUSINESS:

None

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilmember Mitchell expressed gratitude to the city staff for their hard work and thorough efforts behind the scenes, particularly in the Planning and Zoning department. She highlighted the valuable information gathered by the staff, which helps better inform the Mayor and Council in making well-rounded decisions.

Councilmember Haynes, Jr. mentioned that a great deal of work takes place behind the scenes before the Mayor and Council make their decisions. He also emphasized that these decisions are made with the goal of benefiting the city.

IX. PUBLIC COMMENTS:

Kevin Butcher, 928 Fernbank Lane, Dacula, Georgia 30019, voiced his concerns about the increased traffic, overcrowding at the school, and security issues related to the amenities in the Wolfcreek Subdivision due to the proposed townhomes.

Jennifer Casey, 1150 Rose Lily Place, Dacula, Georgia 30019, shared her concerns about the safety of the detention pond being located near the school in relation to the proposed townhomes. Ms. Casey also expressed concern with the townhome entrance being directly across from the Wolfcreek Subdivision entrance and the potential hazards this could create.

Kayren Allen, 2247 Mitford Court, Dacula, Georgia 30019, expressed her concern about traffic safety regarding the entrance to the townhomes being directly across from the Wolfcreek Subdivision entrance. She also voiced her concern about the overcrowding of the school.

Christine Griffis, 2337 Mitford Court, Dacula, Georgia 30019, voiced her concern about the potential drowning hazard of the detention pond of the proposed townhomes.

Karla Price, 415 McMillan Road, Dacula, Georgia 30019, expressed her concerns regarding the City Core project and urged the Mayor and Council to reconsider certain aspects of the project. These concerns included the number of office buildings, placement of dumpsters, privacy trees, and limiting any lighting to Harbins Road.

X. EXECUTIVE SESSION:

No need for executive session.

XI. ADJOURNMENT:

Mayor King requested a motion to amend the agenda to consider a contract to purchase real property at 426 McMillan Road.

Motion to amend the agenda to consider the item made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Mayor King stated a contract was drafted by the City attorney and negotiated with Mr. and Mrs. Wayne Davis for the purchase and sale of their property at 426 McMillan Road. Mayor King included that this is the last parcel to be acquired and included as part of the "City Core" project. He added the Council received a copy of the contract by e-mail from the City attorney.

Mayor King requested a motion to approve the agreement for the purchase of 426 McMillan Road and authorize the Mayor to sign the agreement.

Motion to approve the agreement and authorize the Mayor to sign it made by Councilmember Shelton, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Mayor King then requested a motion to adjourn the meeting.

Motion to adjourn made by Councilmember Haynes, Jr., Seconded by Councilmember Mitchell.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 7:40 p.m.

Minutes approved _____
Date

Signature

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DACULA REGARDING
THE ABANDONMENT AND SALE OF CERTAIN
VEHICLES, EQUIPMENT AND OTHER PERSONAL PROPERTY**

WHEREAS, the City Employees have gathered certain vehicles, equipment and other personal property described on Exhibit “A” attached hereto which are no longer regularly used by the City and no longer needed for any public purpose; and

WHEREAS, the City Staff has recommended that those vehicles, equipment and other personal property be abandoned, sold at auction, or discarded if there is no sales value realized; and

WHEREAS, it is in the best interest of the City of Dacula and its citizens for those vehicles, equipment, and other personal property to be abandoned, sold at auction or discarded if there is no sales value realized;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA hereby formally ordains and resolves that the vehicles, equipment, and other personal property described on Exhibit “A” are abandoned and declared surplus property. The vehicles, equipment, or other personal property shall be advertised, sold at auction or discarded in accordance with O.C.G.A. §36-37-6.

SO RESOLVED, this 3rd day of April, 2025 by the Governing Authority of the City of Dacula.

AYES: ____

NAYES: ____

Hugh D. King, III, Mayor
City of Dacula

Brittini Nix
City Administrator

Excess Inventory List

Dated: April 3, 2025

Item		Description	Condition	Functional	Qty Available	Disposition
Electronics	monitor	Acer computer montior	Used	No	1	
	laptop	Lenovo Thinkpads	Used	No	4	
Office	heater	Floor heater	Used	No	1	
	filing cabinet	Office Depot 4 drawer cabinets	Used	No	4	

Memorandum

To: City of Dacula Planning Commission /
City of Dacula Mayor and City Council

From: H. Hayes Taylor Jr, City Planner

Date: March 31, 2025

Subject: 2025-CD-RZ-01 & 2025-CD-SUP-01

Proposed Zoning: C-3 (Central Business District and Heavy Commercial District)
Special Use Permit for Pawn Shop

Existing Zoning: C-2 (General Business District)

Size: 1.71 acres

Proposed Use: Pawn Shop & Antique Store

Applicant: Dan Rankin
2548 Forestdale Dr.
Dacula, GA 30019

Owner(s): Dacula Pool Properties LLC
2394 Winder Hwy
Dacula, GA 30019

Location: LL 302 – 5th District, Parcel 100B

Existing Land Use and Zoning:

The subject property totals 1.71 acres and is located at 2394 Winder Highway, roughly 258 feet west of the Lakeside Drive / Winder Highway intersection, and 200 feet north-east of the Gregory Lane / Lakeside Drive intersection. The site contains a split level, 3,615 square foot building with attached 750 square foot patio, a parking lot with 15 delineated parking spaces, 2,400 square feet of non-delineated paved parking space, and 0.6 acres of undisturbed open space. The site provides two points of egress onto Winder Highway and one point of egress onto Lakeside Drive.

The parcel is zoned C-2 (General Business District). Staff notes that the building has been unoccupied since 2020, previously containing a variety of retail businesses. The building currently serves as a storage space for the applicant's business, Dacula Pool Service, Inc, which is located directly to the west of the subject parcel and is zoned C-2 (General Business District).

The parcel directly to the east is zoned C-2 *DOD* (General Business District – Downtown Overlay District), which contains a legal-nonconforming repair shop. Across Lakeside Drive are residential properties, zoned R-1200 (Single-Family Residential) and MH (Mobile Home Park District).

The Proposed Development:

The applicant has requested to rezone the 1.71-acre parcel from C-2 (General Business District) to C-3 (Central Business District and Heavy Commercial District) with a special use permit to allow for a pawn shop and antique store use. Under the Zoning Ordinance, pawn shops require a C-3 zoning and a Special Use Permit. These designations are the highest intensity of commercial use permitted under the City's Zoning Ordinance (Article IX, Section 907).

Application materials state that the requested rezoning and Special Use Permit would not require land disturbance, or significant improvements to the property. Gwinnett County sewer is available on Lakeside Drive; however, the applicant states that the tenant does not anticipate significant water needs and intends to continue to use the existing septic system.

The site currently provides 15 parking spaces and an additional 2,400 square space of non-delineated, paved parking area for the building. The parking area provided exceeds the required 5 parking spaces per 1,000 square feet of for retail uses (Article X, Section 1002). The applicant states that the property has hosted several retail businesses prior to the last five (5) years of vacancy and does not anticipate increased parking needs, traffic volume or burden on roadways.

Summary:

The site is suited for retail use, such as an antique store, given the history of retail tenants and adjacent commercial parcels. With the proper conditions, the proposed pawn shop use could be considered compatible with the commercial corridor further west along Winder Highway but may conflict with the residential land uses across Lakeside Drive, and the objectives of the adjacent Downtown Overlay District. Staff notes that non-office and retail-related uses within the C-3 zoning district may not be suitable given the residential properties along Lakeside Drive, and the surrounding lower intensity commercial uses. For these reasons, Staff recommends the requested rezoning be approved with conditions.

Comprehensive Plan:

The proposed development falls within the Dacula Downtown Character Area (City of Dacula 2050 Comprehensive Plan, pg. 61). The Dacula Downtown character area land use and zoning considerations call for a variety of commercial, office, and higher density residential land uses, with an emphasis on the redevelopment of underutilized and/or abandoned properties, and locally driven employment with efforts to encourage development of underutilized parcels (pg. 61). The Guidance for Rezoning by Character Area table calls for C-1, C-2, R-1200 and OI in the Dacula Downtown, and does not call for C-3 (pg. 69).

The analysis of the application should be made based upon the “Standards Governing Exercise of the Zoning Power” as stated in Section 1702 of The 2000 Zoning Ordinance of the City of Dacula.

1. *Whether the proposed rezoning, and special use permit will permit a use that is suitable in view of the use and development of an adjacent and nearby property?*

With the proper conditions the proposed rezoning and special use permit could be considered consistent with the adjacent and nearby commercial uses along Winder Highway. The proposed use would not require redevelopment of the parcel and, with conditions, may not have an increased impact on the surrounding residences.

2. *Whether the proposed rezoning, and special use permit will adversely affect the existing use or usability of adjacent or nearby properties?*

If approved, the recommended conditions would help mitigate any negative impacts onto the surrounding properties from the proposed use.

3. *Whether the property to be affected by the proposed rezoning, and special use permit has a reasonable economic use as currently zoned?*

Yes, the property has reasonable economic use as currently zoned.

4. *Whether the proposed rezoning, and 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?*

The proposed use is not expected to increase the burden of use for utilities, existing streets, transportation facilities, or schools.

5. *Whether the proposed rezoning, and special use permit request is in conformity with the policy and intent of the Land Use Plan?*

The subject parcel is within the Dacula Downtown Character Area of the City of Dacula’s Future Land Use Map, which calls for a balance of commercial and residential with an emphasis on the redevelopment and revitalization of underutilized parcels. As such, the proposed development could be considered suitable at this location (City of Dacula 2050 Comprehensive Plan, pg. 61). However, staff notes that the proposed zoning classification, C-3, is not included as a recommended zoning classification.

6. *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 rezoning, and special use permit?*

The requested rezoning and special use permit could allow for increased economic productivity for the commercial property which has been vacant since 2020. Zoning action could provide the

City Council with an opportunity to evaluate their vision for the property and institute zoning conditions established in the surrounding area. Alternatively, setting the precedent of a C-3 (Central Business District and Heavy Commercial District) zoning with a special use permit adjacent to the Downtown Overlay District could proliferate higher intensity uses within the planned downtown area.

Recommendation:

Based upon the applications, the requested reasoning, and special use permit for pawn shop use are recommended for approval with the following conditions:

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried, 4-0, for the requested rezoning at the March 31, 2025, Planning Commission Hearing.

Condition Set #1:

Land Use and Concept Plan

1. Any modifications to the existing property improvements (ex: redevelopment, paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the Planning & Development Department.
2. The site shall be limited to the following uses:
 - a. Animal Hospital or Veterinary Clinic
 - b. Bakery
 - c. Cafe
 - d. Medical Office
 - e. Professional Office
 - f. Retail
 - g. Restaurant
 - h. Pawn Shop with council approved special use permit
3. The Special Use Permit shall be deemed abandoned by the Property Owner if pawn shop use ceases for more than ninety (90) days, per Article 17, Section 1706.
4. The Special Use Permit shall be valid for a period of two years from the date of approval at which time the Special Use Permit must be reapplied for and approved by the Mayor and Council for continued use.
5. No outdoor storage shall be permitted on site.

6. No drive-thru or gas station uses shall be permitted.
7. Hours of operations shall be limited to 9:00 a.m. to 9:00 p.m.
8. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times. Sanitation services must be provided by a third-party provider.

Sign and Advertisement

9. Oversized signs or billboards shall not be permitted.
10. Should the existing monument sign be removed, future ground signage shall be limited to one monument-type sign and shall not be located within the right-of-way. The monument sign shall not exceed a maximum of 8-foot in height and shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs and electronic message boards shall be prohibited. The monument sign shall be indirectly lit. The monument sign shall not impede site distance along Winder Hwy. Sign location and design are subject to review and approval by the City of Dacula.
11. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
12. Live human advertisement shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
13. Blinking, exposed neon, electronic messaging, scrolling, portable, and inflatable signage shall be prohibited.

Landscape and Parking

14. All parking spaces shall be striped in accordance with City Development Regulations. All vehicles must be parked in a striped space on a paved surface.
15. Parking lot and security lighting shall be directed towards the property to minimize the adverse impact on neighboring properties.
16. Permeable pavement alternatives must be reviewed and approved by the City prior to development permit issuance.
17. Stormwater maintenance / bioretention areas are encouraged to include practices from the Georgia Stormwater Management Manual green standards. The areas may include lower maintenance grass alternatives, such as Blue Star Creeper, Corsican Mint, Micro-Clover, Fescue, or native grasses, native shrubs, and native trees as approved by the City Administrator.

Condition Set #2:

Should the property be redeveloped or is no longer considered a lawful non-conforming building or use, the parcel is subject to the following conditions:

Infrastructure

1. Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the City only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
2. All new utility lines shall be located underground.
3. The Applicant shall include the required sidewalk in accordance with the City's Development Regulations.
4. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads.
5. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.
6. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements. The Developer shall also provide a traffic impact study, as required by Article 4 of the Development Regulations. Subject to final approval by Gwinnett County Department of Transportation, the developer shall make any improvements required by the submitted traffic impact study.
7. Sidewalks shall be required adjacent to all public rights-of-way. The location of sidewalks shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. It is required that a minimum five-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

8. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way.

Parking & Landscaping

9. Provide non-ornamental shade trees spaced 50-feet on-center along the right of way Highway 29. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation.

Street trees shall be of one or a combination of the following species:

- a. American Hornbeam
 - b. Bloodgood Japanese Maple
 - c. Carolina Silverbell
 - d. Eastern Redbud
 - e. Georgia Oak
 - f. Japanese Zelkova
 - g. North Red Oak
 - h. Nuttal Oak
 - i. Red Maple
 - j. Shumard Oak
 - k. Southern Sugar Maple
 - l. Sweet Bay Magnolia
10. Parking lots shall be located to the side and rear yard of the primary structure and shielded from view from public right-of-way.
 11. Side parking is limited to 25% of the total parking area provided. All parking lots shall be screened from view from the right-of-way with vegetation and/or fencing. Screening trees shall be selected from the tree list from condition #7 and be supplemented with understory shrubs in the absence of opaque fencing. The fence shall be black wood, black chain link or wrought iron in style. Fence / understory shrubs shall be a minimum of 42 inches in height. The parking lot

screening plan is subject to the approval of the Planning & Development Department.

12. The landscaping plan shall include one (1) shade tree for every ten (10) parking spaces.

Architectural Design

13. Architectural design shall conform with the Dacula Downtown Overlay District (DOD) architectural design guidelines. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The submitted elevations should include a variety of colors, and a variation in architectural features.
14. All building exteriors shall be constructed of brick, stone, glass, or stucco. All buildings shall have flat roofs with architectural treatments to include canopies and parapets. Mechanical, HVAC, and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split-faced block.
15. Primary building entrances shall open onto the sidewalk or a path that connects directly to the sidewalk.



City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.
(Please Type or Print using BLACK INK)

Form with two columns: APPLICANT * and PROPERTY OWNER *. Fields include NAME, ADDRESS, CITY, STATE, ZIP, PHONE, and FAX.

APPLICANT IS THE:

- Owner's Agent (checked)
Property Owner
Contract Purchaser

Contact Person: DAN RANKIN
Company Name:
Address: 2548 Forestdale Dr
Dacula GA 30019
Phone: 770-318-9157
Email: D.RANKIN@PHANTOM.NET

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

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT C3
LAND LOT(S) PARCEL # R5302A1003 DISTRICT(S) ACREAGE 1.72
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS
NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS
DWELLING UNIT SIDE (SQ. FT.) TOTAL GROSS SQ. FEET

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER



City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.
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Table with 2 columns: APPLICANT * and PROPERTY OWNER *. Includes fields for NAME, ADDRESS, CITY, STATE, ZIP, and PHONE/FAX.

APPLICANT IS THE:

- Owner's Agent
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Contract Purchaser

Contact Person: DAN RANKIN
Company Name:
Address: 2548 FORESTDALE DR
Dacula GA 30019
Phone: 770-318-9157 FAX
Email: D.RANKIN@CHARTER.NET

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

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT C3
LAND LOT(S) PARCEL # RS302A100B DISTRICT(S) ACREAGE 1.72
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS
NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS
DWELLING UNIT SIDE (SQ. FT.) TOTAL GROSS SQ. FEET

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER

2344 Winona Hwy

Basement

Storage for Dr 10 1A Bul

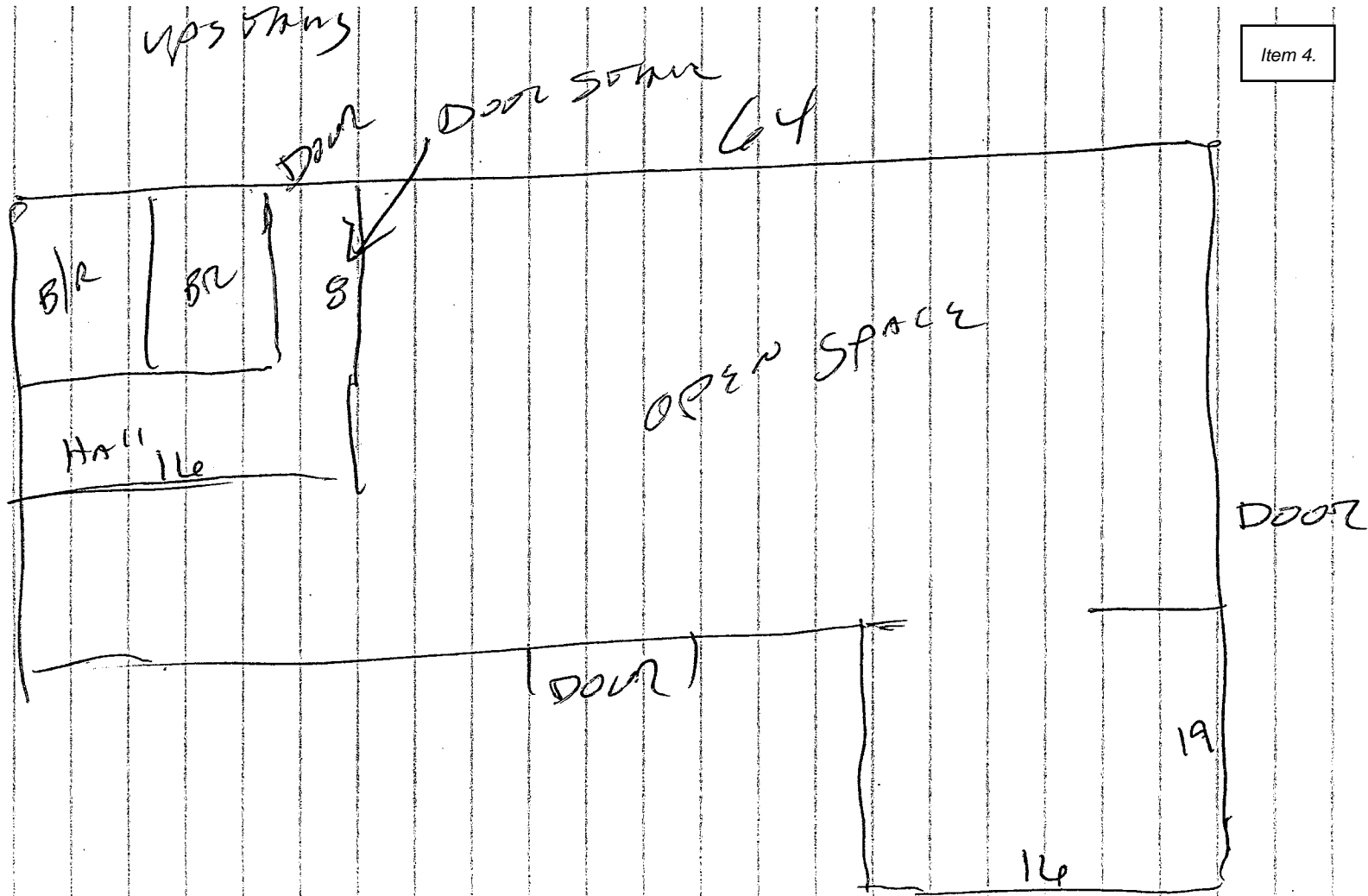


Item 4.

2394

WINDOOR 11/11/11

28



January 27, 2025

VIA CERTIFIED MAIL; RETURN RECEIPT REQUESTED

City of Dacula Planning and Development Office
P.O. Box 400
Dacula, GA 30019

RE: Letter of Intent Regarding Special Use Permit and Application for Rezoning from C-2 to C-3 for the property known as Gwinnett County Tax Parcel ID No. R5302A100B (the "Subject Property").

To Whom It May Concern:

I am submitting this Letter of Intent and attached Rezoning Application, along with the attached Special Use Permit Application for the purpose of rezoning the Subject Property to the C-3 zoning classification. The Subject Property is currently zoned C-2 and is located at the address of 2394 Winder Highway, Dacula, Georgia 30019, within the Dacula Downtown Area as depicted on the City of Dacula 2050 Comprehensive Plan Development Map.

I propose to lease the Subject Property to a tenant (the "Tenant") who will operate a pawn shop and antique store on the Subject Property. The Subject Property currently holds an approximately 3,615 square foot building. Though the building has been used for various retail operations since at least 2012, it has been unoccupied since approximately 2020, primarily being used as a storage facility for my business, Dacula Pool Service, Inc., during such period of vacancy. During its vacancy and until being contacted by the Tenant in late 2024, my efforts to find a suitable tenant for the Property have been unsuccessful.

The Tenant proposes to operate his business out of the Subject Property's building primarily as is, without making any significant improvements or additions to the structure itself. The Tenant's pawn shop and antique store operation is an established going concern with a successful history in the neighborhood and the City of Dacula, having operated at the Subject Property from November 2013 to April of 2015 before relocating to another location within the City. The Tenant now desires to relocate back into the Subject Property, and the City of Dacula has requested that the Subject Property be rezoned to C-3 prior to the Tenant's relocation due to a change in the zoning code enacted in the interim.

Rezoning the Subject Property is appropriate because it aligns with the policies of the City of Dacula's 2050 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan encourages the use of land to accomplish the City's goals of maintaining existing character in established neighborhoods and increasing base economic activity through use of land. According to the Comprehensive Plan, the Dacula Downtown Area is currently characterized as a mix of commercial, retail, and office spaces, and such character of land use aligns with the Tenant's proposed business on the Subject Property. The properties immediately adjacent and nearby the Subject Property along Winder Highway are primarily dedicated to retail use, aligning with the current character of the Dacula Downtown Area. Permitting rezoning for the operation of the

Tenant's business would allow conversion of the Subject Property from a vacant storage facility into an active, additional retail option for shoppers in the area without any necessary modifications to the Subject Property itself or the surrounding infrastructure. This use would be consistent and compatible with the surrounding land uses and would accordingly be appropriate.

Additionally, allowing the Rezoning Application and operation of the Tenant's business would increase the base economic activity in the neighborhood. Specific to the Dacula Downtown Area, the City's Comprehensive Plan aims to revitalize the area in part by encouraging the redevelopment of underutilized or dilapidated properties. The Subject Property has been vacant for over five years, and permitting the rezoning and relocation of the Tenant's Business on the Subject Property would significantly increase the base economic activity of the neighborhood by activating a previously underutilized parcel into an active retail business. Further, we expect that the addition of the Tenant's business to the surrounding area will benefit the neighboring properties in the aggregate by increasing the number of shoppers in the vicinity, thereby increasing the potential customer base for the surrounding businesses.

During the Tenant's prior occupancy of the Subject Property from 2013 to 2015, we received no complaints from any neighboring property owners whatsoever, and the surrounding area did not suffer any substantially increased traffic or loss of business of any kind. Rather, the Tenant's business then—which was identical to the Tenant's business proposed today—was a positive addition to the retail space along Winder Highway, and only the subsequent amendment of the zoning code necessitates this Rezoning and Special Use Permit Application to allow the Tenant's business today. We accordingly do not anticipate that the Tenant's business would negatively impact the surrounding businesses or property owners to any extent. Allowing the Tenant to reopen his business on the Property would provide common benefits to the neighborhood while furthering the City of Dacula's short-term and long-term land development objectives.

I greatly appreciate your consideration of the foregoing application, and I welcome the opportunity to meet with staff of the City of Dacula Department of Planning & Development to answer any questions or to address any concerns. I can be contacted by phone at (770) 318-9157, or by email at d.rankin@charter.net. Upon your review, I respectfully request your approval of the enclosed Rezoning Application and Special Use Permit Application.

Sincerely,

DAN RANKIN

Application for Rezoning for City of Dacula
Impact Analysis Statement

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

We believe that the proposed rezoning will permit a suitable use. For multiple years, various retail businesses were operated on the Property without any complaints from adjacent retailers or property owners and without interference with such retailers' regular operations. We believe this demonstrated capability evidences our capacity to resume operation of a retail business on the Property while simultaneously honoring the needs of owners of adjacent spaces.

- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property in any way. The proposed rezoning will allow operation of a business in a space that was previously only used for storage. It is our belief that the presence of an operating business in this space will instead benefit the surrounding retail establishments by providing additional customers.

- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned:

The Property was previously used for the operation of retail businesses, but has not had a tenant in approximately five (5) years. No suitable tenant has been found during this period, and the Property has been used primarily for storage since then. In the interim, the City's zoning district classifications have changed. Due to the change in zoning district classifications, operation of a business on the Property is not possible without rezoning. Accordingly, the Property does not have a reasonable economic use as currently zoned.

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

The zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. While the operation of a business on the Property may provide additional customers to the surrounding retail establishments, no significant increase in traffic in the surrounding area is anticipated.

- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. Rezoning the Property will not alter the overall character of the surrounding neighborhood, as the area is already generally commercially zoned. It will also substantially increase the base economic activity of the Property by permitting the operation of a retail business in a space where there currently is not one. Permitting rezoning of the Property will also prevent the Property from being underutilized.

- 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 rezoning:

We are unaware of any existing or changing conditions that would support disapproval of the zoning proposal. We do believe the existing condition and Property and opportunity for economic activity provides supporting ground for approval of the zoning proposal.

BK 51499 PG 0121

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2012 JUL 16 PM 2:00

RICHARD ALEXANDER, CLERK

~~LEN-1206003608~~
LEN-1206003605
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 150.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

Return to:
Morris|Hardwick|Schneider, LLC
2250 North Druid Hills Road, Suite 110
Atlanta, GA 30329
File #: LEN-1206003605

WARRANTY DEED

State of Georgia
County of DeKalb

THIS INDENTURE made this 28th day of June, 2012, between
Danny R. Cronan
as party or parties of the first part, hereinafter called Grantor, and
Dacula Pool Properties, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in the Town of Dacula, Georgia, Gwinnett County, and described as follows:

BEGINNING at an iron pin located on the southerly side of the right of way of U.S. Highway #29 at a point where this property joins the property of formerly Robert Hawley Cook, now R.E. Hill property; thence easterly along the the southerly side of the right of way of U.S. Highway 29 for 460 feet to an iron pin corner at the property of J.H. Wood; thence southerly along the Wood property to the northerly side of Lakeside Drive to the property of formerly Cook, now Hill; thence northerly along said property to the point of beginning.

Subject to all easements and restrictions of record.

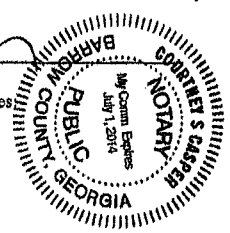
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FFB SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
[Signature]
Notary Public
My Commission Expires



[Signature]

Danny R. Cronan (Seal)

(Seal)

0070977

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City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

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 the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions <i>(All which aggregate to \$250.00+)</i>	Contribution Date <i>(within last 2 years)</i>

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Description of Gifts <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

CONFLICT OF INTEREST CERTIFICATION

The undersigned, making application for rezoning/SUP, 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.

Signature of Applicant [Handwritten Signature] Date 2/12/25

Type or Print Name/Title DANIEL S RANKIN PRESIDENT

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____



[Handwritten Signature] Date 2/12/2025

(Notary Seal)

Official Use Only

DATE RECEIVED 2-12-25 ZONING CASE NUMBER 2025-CD-RZ-02 & SUP-01

RECEIVED BY HHT [Handwritten Signature]

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.



Signature of Applicant [Signature] Date 2/12/25
Type or Print Name/Title DANIEL S. RANKIN PRESIDENT
Notary Public [Signature] Date 2/12/2025

PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.



Signature of Property Owner [Signature] Date 2/12/25
Type or Print Name/Title DANIEL S. RANKIN PRESIDENT
Notary Public [Signature] Date 2/12/2025

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 2-12-25 RECEIVED BY HHT FEE \$2,000.00 RECEIPT # _____

LAND LOT 302 DISTRICT 5 PARCEL # 100 B HEARING DATE 3/31/25

5/4/25

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

Proposed Project Information

Name of Proposed Project: Revamp of Property @ 2394 WINDSOR HWY
Developer/Applicant: DALWA POOL PROPERTIES LLC
Telephone: 770-318-9157
Fax: 770-822-0116
Email(s): DRANKIN@CHARTER.NET

Economic Impacts

Estimated Value at Build-Out: 394 K

Will the proposed project generate population and/or employment increases in the area?
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?
NO

How many short-term and /or long-term jobs will the development generate?
NONE

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
50 K

Is the regional work force sufficient to fill the demand created by the proposed project?
N/A.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site: GEORGETOWN CO.

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
MINIMAL

Is sufficient water supply capacity available to serve the proposed project?
YES N/A

If no, are there any current plans to expand existing water supply capacity?
NO

If there are plans to expand the existing water supply capacity, briefly describe below:

_____ N/A _____

If water line extension is required to serve this project, how much additional line (in feet) will be required?

_____ N/A _____

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?

_____ N/A _____

Name of wastewater treatment provider for this site:

_____ N/A _____

Is sufficient wastewater treatment capacity available to serve this proposed project?

_____ N/A _____

If no, are there any current plans to expand existing wastewater treatment capacity?

_____ N/A _____

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

_____ N/A _____

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?

_____ N/A _____

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?

_____ MINIMAL 4-6 CUSTOMERS PER DAY _____

List any traffic and/or road improvements being made and how they would affect the subject area.

_____ N/A _____

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

_____ 2-BATHROOM 2 PEOPLE? 1-TON? _____

Is sufficient landfill capacity available to serve this proposed project?

_____ N/A _____

If no, are there any current plans to expand existing landfill capacity? N/A

If there are plans to expand existing landfill capacity, briefly describe below: N/A

Will any hazardous waste be generated by the development? If yes, please explain below: NO

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? EXISTING STRUCTURE

Is the site located in a water supply watershed? NO

If yes, list the watershed(s) name(s) below: NO

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management: N/A

Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds? NO

2. Significant groundwater recharge areas? NO

3. Wetlands? NO

4. Protected river corridors? NO

5. Floodplains? NO

6. Historic resources? NO

7. Other environmentally sensitive resources? NO

Item 4.

7022 0430 0002 5657

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only)

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Postage & Fees Total \$6.25

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| <input type="checkbox"/> Priority Mail [®] Flat Rate [®] Box | \$4.95 |
| <input type="checkbox"/> Priority Mail [®] Flat Rate [®] Envelope | \$1.30 |
| <input type="checkbox"/> Certified Mail [®] Return Receipt [®] by First-Class [®] Mail [®] | \$1.00 |
| <input type="checkbox"/> Certified Mail [®] Return Receipt [®] by First-Class [®] Mail [®] (hard copy) | \$1.00 |

Total \$6.25

Postage and Fees Total \$6.25

To: **Byte West**

2404 Kinder Hwy

Dacula, GA 30019



Weight and Dimensions: 0.30 lb 0.00 oz

Estimated Delivery Date

Thu 02/20/2025

Certified Mail[®]

Tracking #:

702204300002565029473

Return Receipt

Tracking #:

\$4.10

38