Planning Commission Public Hearing

Monday, August 31, 2026 at 6:00 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:

MINUTES:

1. Approval of the Minutes from the meeting on Monday, June 29, 2026

OLD BUSINESS:

NEW BUSINESS:

2. **PUBLIC HEARING: 2026-CD-RZ-03**, Applicant: Dacula Logistics Park, LLC, Owner: Walton Georgia, LLC requests rezoning from PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District). The property is located in Land Lot 270 of the 5th District and contains 2.633 acres more or less.

3. **Rezoning Application: 2026-CD-RZ-03**, Applicant: Dacula Logistics Park, LLC, Owner: Walton Georgia, LLC requests rezoning from PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District). The property is located in Land Lot 270 of the 5th District and contains 2.633 acres more or less.

ADJOURNMENT:

Planning Commission Public Hearing

Monday, June 29, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, June 29, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Bradberry called the meeting to order at 6:00 p.m. and conducted a roll call of the members. A quorum was present.

Members Present:

Chairman Lisa Bradberry
Member Myra Montalbano
Member Keith Hedgspeth
Member Gene Greeson
Member Trannon Thomas

City Staff Present:

Brittni Nix, City Administrator
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Development
Amy White, Chief Marshal

II. INVOCATION:

Member Thomas gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Tuesday, May 26, 2026

Motion to approve made by Member Greeson, Seconded by Member Thomas.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. **PUBLIC HEARING: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.

Motion to open the public hearing made by Member Greeson, Seconded by Member Montalbano.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the change of conditions application. The applicant is requesting change of conditions to the 2006-CD-RZ-01 condition(s). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Milap Patel, spoke in favor of the application.

No public comments

Motion to close the public hearing made by Member Greeson, Seconded by Member Montalbano.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

3. **Change of Conditions Application: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Thomas, Seconded by Member Greeson.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

VII. ADJOURNMENT:

Motion to adjourn made by Member Greeson, Seconded by Member Hedgspeth.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

Meeting adjourned at 6:12 p.m.

Minutes approved _____ _____

Date *Signature*

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: August 24, 2026

CASE(S): **2026-CD-RZ-03**

Executive Summary

Applicant Dacula Logistics Park, LLC has submitted a request to rezone the subject ± 2.63-acre property from PMUD to M-1. The rezoning would allow for the construction of a joint access drive from Stanley Road for a council approved industrial development. The adjacent site was rezoned M-1 (Light Manufacturing District) and approved for industrial use via 2023-CD-RZ-04.

General information about the project is provided below. The application documents are available following the staff report.



Figure 1 Aerial

Property and Surrounding Land Use Information	
Address	Stanley Road
Parcel ID #	5271 001
Current Zoning	PMUD (Planned Mixed-Use District)
Proposed Zoning	M-1 (Light Manufacturing District)

Current Development	Undeveloped / Vacant
2050 Comprehensive Plan Character Area	Dacula Job Center
Street	Stanley Road
Surrounding Neighborhood	
North	C-2 (General Business District, *City*)
South	M-1 (Light Manufacturing District, *City*)
East	M-1 (Light Manufacturing District, *City*)
West	C-2 (General Business District, *City*)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The property was annexed and zoned PMUD (Planned Mixed-Use District) in February 2013 for a multi-use development including a hotel, conference center, office / commercial, and attached residential pursuant to 2012-CD-AA-01 and 2012-CD-RZ-03. The PMUD concept was never developed. Roughly 40.22 acres of the former PMUD site was rezoned to M-1 (Light Manufacturing District) for an industrial use via 2023-CD-RZ-04.

Existing Land Use and Zoning

Application materials request the rezoning of the subject ± 2.63-acre property PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District) to allow for a joint access drive. The parcel is currently undeveloped.

The subject site is west of the relocated Winder Highway and Stanley Road intersection, and approximately a quarter mile from the Winder Highway and SR 316 intersection. Across the state right-of-way to the north are a gas station and a vacant



Figure 2 Surrounding Zoning

food service structure. A vacant parcel, zoned C-2 (General Business District), neighbors the subject property to the west. To the south is the second phase of the University Logistics project, which is slated to house two (2) warehouses, zoned M-1 (Light Manufacturing District). No active businesses or residences border the property.

The Proposed Development

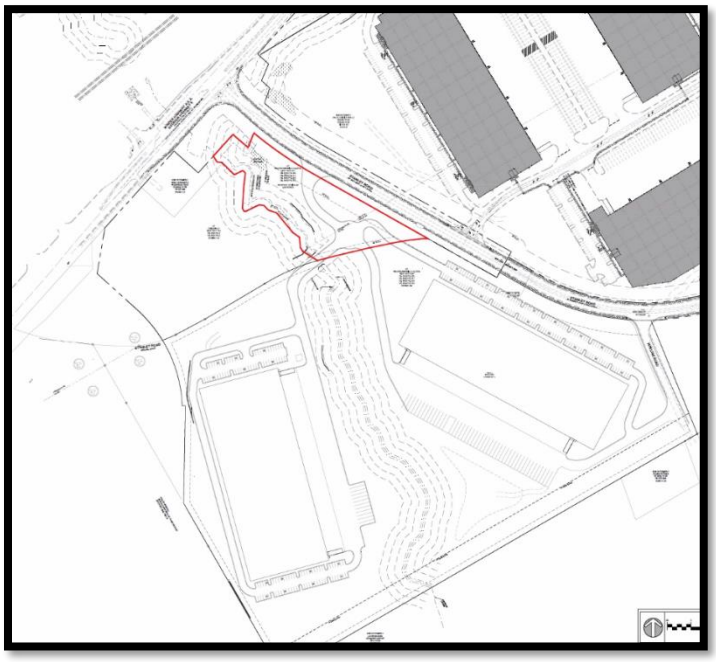


Figure 3 Proposed Concept Plan

Application materials state that the subject ± 2.63 acre parcel does not meet the minimum 15-acre requirement within its current PMUD zoning. The parcel is currently tied to the 2012 mixed-use development concept and the majority of said site has been rezoned for University Logistics (Figure 4). The letter of intent poses that the requested rezoning would facilitate compliance with the Zoning Resolution and create better compatibility with surrounding industrial uses, while improving the interparcel connectivity within Phase 2 of the University Logistics project.

The applicant requests a rezoning to allow for a joint access drive for the second phase of University Logistics Park (Figure 3). Plans approved via 2025-CD-RZ-04 (Figure 4) show separate drives and three curb cuts along Stanely Road for the speculative industrial buildings. If the rezoning is approved, the joint access drive would decrease the number of curb cuts along Stanley Road.

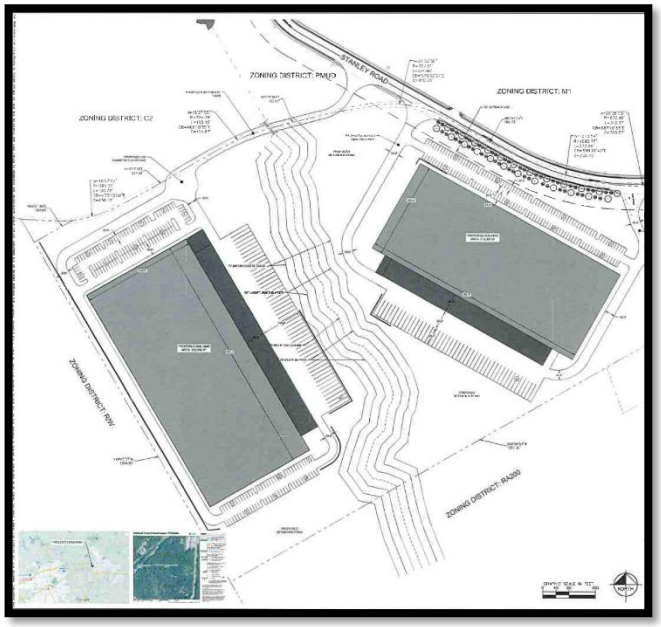


Figure 4 University Logistics Phase 2 Concept Plan

Analysis

Rezoning Request

The rezoning request could be considered compatible with the nearby commercial and industrial uses. The proposed joint access drive will provide the approved industrial development with better connectivity and decrease the number of curb cuts along Stanley Road, reducing the number of potential automotive opportunities along the right-of-way.

Comprehensive Plan Consistency

The subject site falls within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The principal objective of the character area is to increase the base economy of the City through "low impact industry" (The Dacula 2050 Comprehensive Plan pg. 68). The Guidance for Rezoning by Character Area table calls for C-2, M-1, and M-2 (pg. 69). The requested rezoning would better comply with the character area's presented zoning districts and with the character area's objective to facilitate intentional employment opportunities for the growing population.

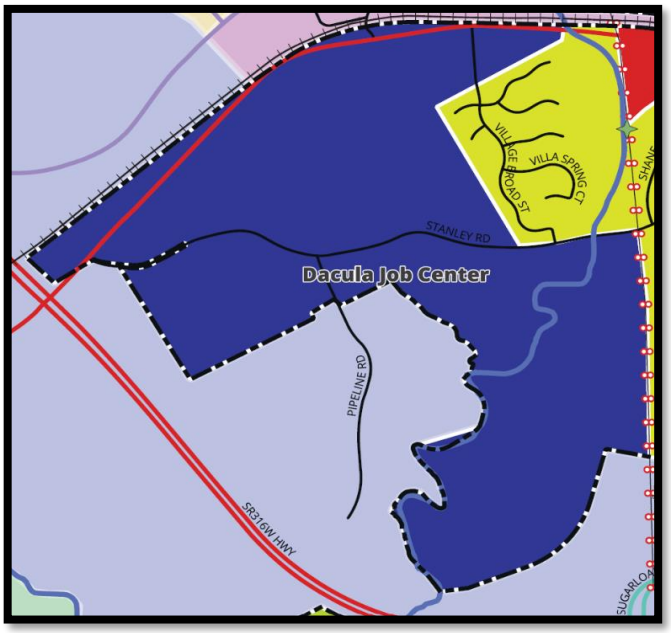


Figure 3 2050 Future Land Use Map

Recommendation

The submitted site plan conforms with the approved conditions via 2023-CD-RZ-04. Staff recommends approval with conditions.

Standards Governing Exercise of the Zoning Power

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 will permit a use that is suitable in view of the use and development of an adjacent and nearby property?***

   The proposed rezoning is consistent with the adjacent and nearby approved industrial uses along Stanely Road. The proposed rezoning would provide connectivity for a council approved industrial project.

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

   If approved, the recommended conditions would help mitigate any negative impacts.

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

   The subject site could be considered to have reasonable economic use as currently zone; however, it does not meet the 15-acre minimum within its currently PMUD (Planned Mixed-Use District) zoning classification. The property would require an assemblage to be developed as a PMUD project.

4. ***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 proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, or schools.

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

   The subject parcel is within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The intent of the character area is to increase industrial employment opportunities for residents by incentivizing employers to locate in Dacula. The request furthers the intent and objectives of the character area and of a council approved project.

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?***

   The applicant's request to increase internal connectivity may make the project more marketable for potential end users and removal of a curb cut along Stanley Road. A decrease in the number of access points along Stanley Road would reduce opportunities for vehicular accidents. If the subject property

is not included in approved industrial project, the parcel's size will require an assemblage or rezoning to legally develop the site.

Recommended Conditions

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA), dated May 5, 2022 and approved via 2023-CD-RZ-04. *Changes from the 2023-CD-RZ-04 zoning conditions are highlighted. Additions are shown in* ***bold*** *and deletions in* ~~*strikethrough*~~.

Concept Plan and Land Use

1) The property shall be developed in accordance with the conceptual site plan prepared by Kimley-Horn entitled ~~CHI Dacula Industrial Development~~ **Crow Holding University Parkway - Phase II** – submitted with the application on ~~November 20, 2023~~ **July 11, 2026**. Any discrepancies between the subject concept plan and the approved zoning conditions/City Ordinances shall not be interpreted as an administrative variance. Development plans must adhere to the approved zoning conditions for the site and City Ordinances.

   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 following uses in the Light Manufacturing District shall be prohibited and made part of the owner's restrictive covenants: splitting operations or storage lots, mobile home leasing or sales lots, taxi cab, limousine, or other for hire vehicle services (excluding public or private ambulatory services), solid waste transfer stations, the storage or warehousing of caustic or hazardous materials, animal rendering plants, bulk petroleum or natural gas plant and/or storage facilities, landfills, composting facilities, fertilizer manufacturing, foundries, heavy equipment rental or repair, hardship mobile homes, incinerators, junkyards, lawnmower repair shops, livestock feedlots, materials recovery facility, pawn shops, poultry houses, the raising of dangerous animals for profit or gain, privately owned septic treatment facilities, stack houses, stand-alone crematories, truck stops and/or semi storage lots.

3) The following uses in the Light Manufacturing District shall be allowed with the approval of a Special Use Permit by the Mayor and City Council of the City of Dacula: helicopter landing pads, fleet vehicle parking lots, or any other non-specified commercial and/or industrial business or use that could require outside storage.

4) All forms of on-site outdoor storage shall be subject to Special Use Permit and require approval by the Mayor and City Council.

5) The open space shall not be subdivided, and the open space shall be owned and maintained by a mandatory property owners' association. The deed to the mandatory property's association shall require that the open space be perpetually maintained as open space subject only to the development of Gwinnett County/City of Dacula trail system and approved utilities easements.

Architectural Design

6) Architectural design of industrial/warehouse facilities shall comply with the following performance guidelines:

a. Building facades shall be of architectural treatments of glass and/or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.

b. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.

c. Buildings shall incorporate live plant material growing immediately in front of or on the building.

d. All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.

e. Any accessories provided such as railings, benches, trash receptacles and/or bicycle canopies shall complement the building design and style.

f. Walls visible from roadways or parking areas shall incorporate changes in building material/color.

Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide structures with quality materials and pleasing visual interest.

7) Nonresidential buildings shall be limited to a maximum height of 50-feet.

8) Chain link fence shall be prohibited except around the stormwater management ponds, any dog parks, and where not visible from the right-of-way. All chain link fences shall be black vinyl.

9) 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 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.

Landscaping and Parking

10) A twenty (20) foot wide landscape strip from the proposed right-of-way shall be provided along Stanley Road and Pipeline Road. The landscape strip shall be planted so as to not impede site distance.

    Provide non-ornamental shade trees spaced twenty (20) feet on-center along Pipeline Road and the proposed Stanley Road right-of-way. All street trees shall be a minimum 3-inch caliper (dbh) at the time of planting. Street trees shall be planted at least six-feet from back-of-curb subject to review and approval of the City of Dacula.

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

    a. Blood Good Japanese Maple
    b. Willow Oak
    c. Carolina Silverbell
    d. Nuttal Oak
    e. Shumard Oak
    f. White Oak
    g. Japanese Zelkova
    h. Red Maple
    i. North Red Oak

11) Provide a 10-foot-wide landscaped buffer along the side and rear property lines of developing parcels, units, or phases. Landscape buffers shall be planted with a single row of Leyland Cypress, Shumard Oak, or Cryptomeria trees, planted fifteen (15) foot on center. The buffer can be eliminated after a Building Permit has been issued on adjacent property.

12) Landscaping and fencing shall be provided around all stormwater ponds. Fencing shall remain closed, locked, and in good repair at all times. Proposed landscaping shall adhere to best management practices and provide visual interest and screening. Landscaping plans shall be reviewed and approved by the Department of Planning and Development.

13) A parking lot landscape plan shall be submitted to the City for approval prior to a

    development permit issuance. At a minimum, the landscape plan shall include monument sign locations and should ensure that each parking island/strip will have a minimum of one (1) ornamental shade tree

per 10 linear feet. Fifty (50) percent of all parking area trees shall be a minimum of 2-inch dbh caliper and fifty (50) percent shall be a minimum of 3-inch dbh caliper.

14) Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties. Interior street lights shall be black, decorative, and utilize downward illumination or frosted globes only. Design rendering and lighting specification shall be subject to review and approval by the City Administrator or his/her designee.

15) Natural vegetation shall remain on the property until issuance of a land disturbance permit.

16) A specimen tree survey shall be provided for review. Specimen trees on-site shall be saved when feasible.

Signage and Advertising

17) The subject site shall be limited to one (1) off-site project monument sign located out of the right-of-way at the intersection of Winder Highway and relocated Stanley Road as long as written notarized permission from the property owner is provided to the City prior to permit issuance. The monument sign shall not exceed a maximum of 20-foot in height, is limited to a maximum 150-square foot of advertising space, and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. The sign shall be located so as to not impede site distance along Winder Highway. Neon or self-illuminating ground signs shall be prohibited. Sign location and design criteria are subject to review and approval by the City of Dacula.

18) Ground signage shall be limited to one monument-type sign for each parcel. Each sign is limited to a maximum 50-square foot of advertising space. Monument signs shall not exceed a maximum of 6-foot in height and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. Neon or self-illuminating ground signs shall be prohibited. Signs shall be set back 15 feet from the Stanley Road right-of-way and located so as to not impede site distance along Stanley Road. Sign location and design subject to review and approval by the City of Dacula.

19) Temporary signage shall be regulated and/or permitted as stated in Article XII (Signs and Advertising) of the City of Dacula Zoning Resolution with the following exceptions:

    a. Business specific temporary signage must be mounted flush onto or against existing permitted structures within the development.

    b. Temporary signage shall be prohibited on individual residential units.

20) Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and/or other similar temporary advertising methods commonly provided by costumed or animated humans.

21) Tents, free-standing-canopies, streamers or roping decorated with flags, tinsel, decorative balloons, hot-air balloons or other similar materials shall be prohibited on the site.

22) Oversized signs or billboards shall be reviewed and permitted separately and must abide by the procedures and regulations as stated in Article XII of the Zoning Resolution.

Transportation and Infrastructure

23) A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County Department of Transportation respectively, and Georgia Department of Transportation.

24) Install a traffic signal when warranted and approved by GDOT.

25) The entire section of Stanley Road and Pipeline Road within the development frontage shall be improved and paved with asphalt to the City of Dacula/Gwinnett County performance standards respectively. Stanley Road improvements shall meet existing asphalt to ensure a continuous paved road. Road improvements shall be fully installed and functional prior to the issuance of a certificate of occupancy for any portion of the development.

26) The developer/owner shall, at its expense, construct all improvements associated with a phase of construction including, but not limited to, paving and striping roadways, curb, gutter, road signage, and installation of all water and sewer infrastructure necessary for the development of that phase prior to the issuance of any certificate of occupancy permits for that phase of work.

27) It shall be the responsibility of the applicant to secure at no cost to the City and/or Gwinnett County, all necessary right-of-way to implement the required improvements.

28) Ownership and maintenance of drives, roads, side streets, alleys, and/or parking lots found on the subject site shall be the responsibility of the developer and/or private property owner.

29) All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.

30) Utilities shall be placed on the developer's property whenever possible. Appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.

31) All vehicular access onto the proposed private drive must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer.

32) A five-foot sidewalk shall be required adjacent to the proposed Stanley Road right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Gwinnett County Department of Transportation respectively.

33) Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate pedestrian amenities such as benches, planters, and trash receptacle. 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.

34) A bike rack with a canopy or shelter shall be installed on site. The bike rack and canopy shall be decorative, commercial-quality fixtures. The design and placement of the bike rack and canopy shall be reviewed and approved by the City of Dacula.

35) Provide decorative light poles/fixtures along proposed Stanley Road right-of-way. Street lights shall be staggered, 150 feet on-center. Light poles shall be black and a maximum 20 feet high. All street lighting shall be subject to review and approval of the City of Dacula and Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. A separate lighting plan showing the type of light and locations shall be submitted to the City for review and approval.

36) Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula.

37) A sign prohibiting truck access at the intersection of Stanley Road and Pipeline Road shall be required adjacent to the Stanley Road right-of-way/dedicated easement at the end of the proposed Stanley Road improvements.

38) Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Rd.

39) Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29) and a westbound left-turn lane along Winder Highway (SR 8/US 29).

Private Access

40) It is the responsibility of the owner and/or developer to provide passcodes, keys, and/or up to date contact information for controlled entrance locations to the Dacula Marshal's Office, Gwinnett County Police Department, and Gwinnett County Fire Department.

41) Contact information for any maintenance associations, and/or private security companies shall be submitted and updated regularly with the Dacula Marshal's Office and the Dacula Planning and Development Department.

Grading and Phasing

42) Prior to the issuance of a Land Disturbance Permit or Development Permit for mass grading of residential uses exceeding 10 acres, the Developer or Land Owner will submit a "Bond Stabilization and Landscape Plan" to the City of Dacula which will provide for the permanent stabilization of disturbed area(s) via rye grass seeding, tree replanting and landscaping in accordance with the City's Development Regulations and these conditions of zoning. Tree replanting along the frontage of both sides of Stanley Road and Pipeline Road shall include non-ornamental shade trees spaced 20-feet on-center, six feet from the right-of-way or pavement edge of the private drive. All street trees shall be a minimum 2-inch caliper (dbh) at the time of planting. Interior replanting of disturbed areas shall include five (5) two-inch caliper trees (DBH) per acre.

    Once the "Bond Stabilization and Landscape Plan" has been approved by the City Administrator or designee, and prior to the issuance of any Land Disturbance or Development Permit, Developer or Land Owner shall post a performance bond in favor of the City of Dacula to guarantee the replanting of the disturbed acreage in accordance with the City's Development Regulations and these conditions of zoning. The performance bond amount shall be equal to $15,000.00 per acre disturbed. The bond shall be in the form of a Letter of Credit from an FDIC insured institution or an insurance company in good standing with the Georgia Insurance Commissioner's office, authorized to do business in Georgia, and rated "A" or better by the rating agency A.M. Best. The Surety must also be listed on the U.S. Department of Treasury's Circular 570. The City staff shall approve the form of the performance bond and the qualifications of the surety prior to execution of the bond.

    In the event that Developer/Land Owner has not obtained a building permit within twelve (12) months of the issuance of the Land Disturbance or Development Permit, whichever is first issued, then the City of Dacula will redeem the performance bond [or equivalent security acceptable to the City of Dacula] to fund the implementation of the Bond Stabilization and Landscape Plan. The performance bond [or equivalent security acceptable to the City of Dacula] will terminate and/or be

surrendered or returned once the improvements shown in the Bond Stabilization and Landscape Plan have been completed or a building permit is issued on any parcel of the development.

43) Site grading adjacent to access points shall be consistent in elevation to the proposed Stanley Road right-of-way to ensure adequate sight distance.

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)

APPLICANT *	PROPERTY OWNER *
NAME Dacula Logistics Park, LLC	NAME Walton Georgia, LLC
ADDRESS 1550 N Brown Rd suite 125	ADDRESS 1550 N Brown Rd, suite 125
CITY Lawrenceville	CITY Lawrenceville
STATE GA ZIP 30043	STATE GA ZIP 30043
PHONE 770-232-0000 FAX	PHONE 770-232-0000 FAX

APPLICANT IS THE:

- ☐ OWNER'S AGENT
- ☐ PROPERTY OWNER
- ☑ CONTRACT PURCHASER

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

CONTACT PERSON

COMPANY NAME

ADDRESS 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

PHONE 770-232-0000 FAX

EMAIL slanham@mptlawfirm.com

PRESENT ZONING DISTRICT(S) DMUD REQUESTED ZONING DISTRICT M-1

LAND LOT(S) 270 & 271 PARCEL # R5270 001 DISTRICT(S) 5th ACREAGE 2.633

PROPOSED DEVELOPMENT *OR* SPECIAL USE REQUESTED The proposed development is an access drive across the parcel that will connect to and continue on the adjacent parcel approved for industrial development.

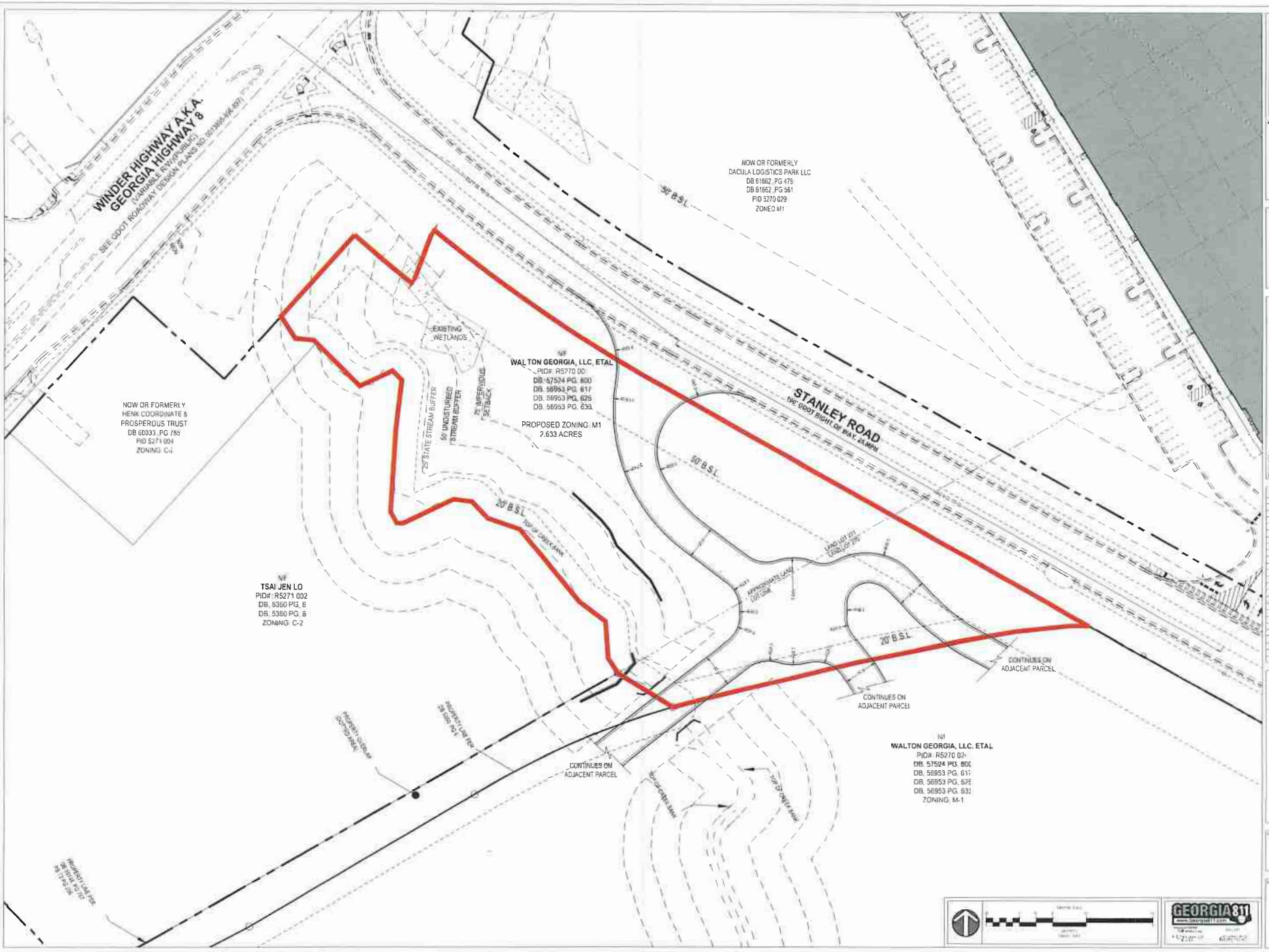
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS N/A	NO. OF BUILDINGS/LOTS N/A
DWELLING UNIT SIDE(SQ. FT.) N/A	TOTAL GROSS SQ. FEET N/A

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

2026-CD-RZ-03



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LANDSCAPE ARCHITECTURE

CROW HOLDINGS
UNIVERSITY PARKWAY - PHASE II
CITY OF DACULA
GWINNETT COUNTY, GEORGIA

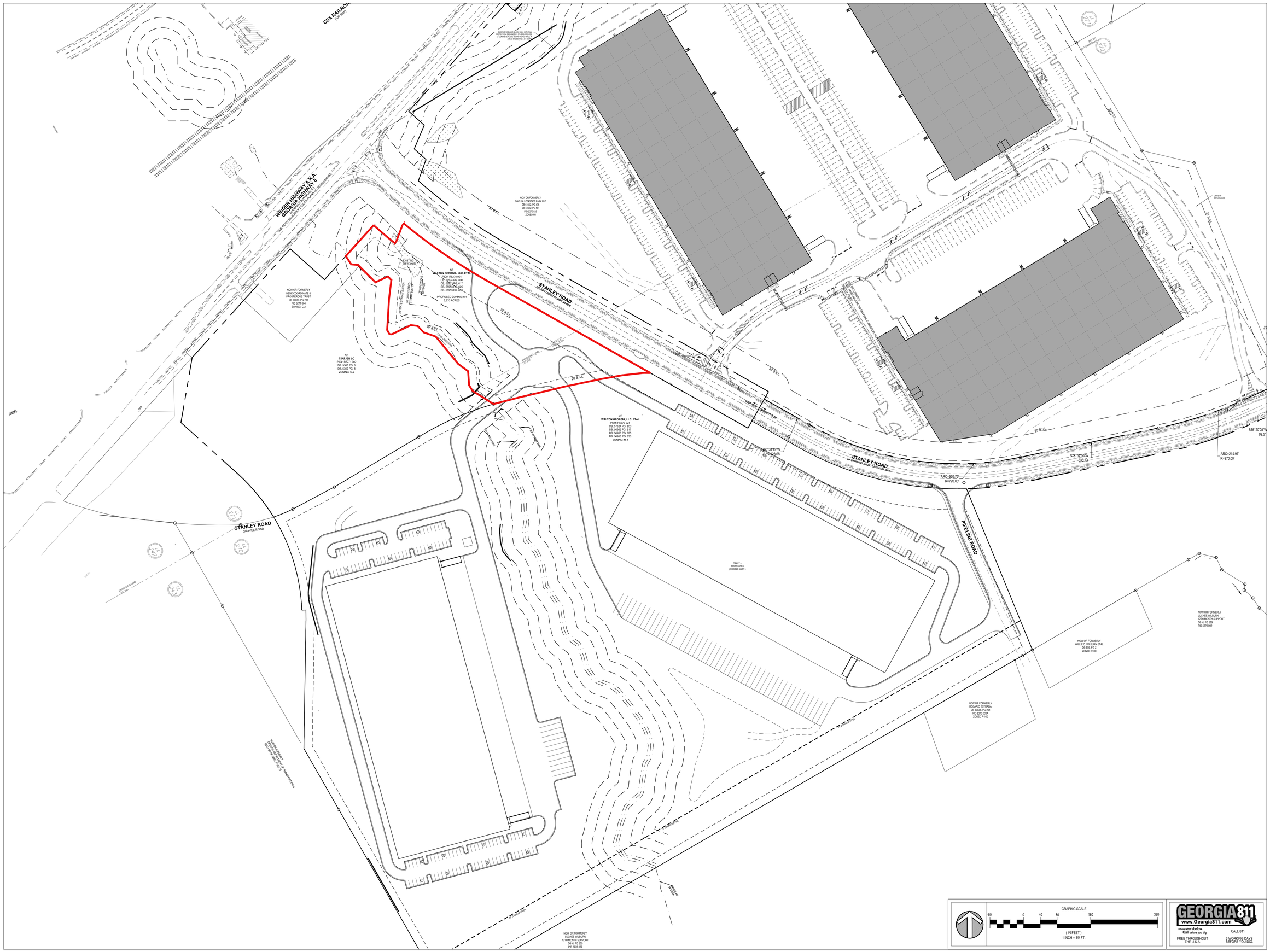
REVISION

REZONING PLAN

26-004 / 25-154

NOT ISSUED FOR CONSTRUCTION

03/5/2025



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WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:

CROW HOLDINGS
UNIVERSITY PARKWAY - PHASE II

CITY OF DACULA
GWINNETT COUNTY, GEORGIA

REVISION

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Jeffrey R. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Gabrielle H. Schaller
Kassie M. Prater
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the "Application") on behalf of Dacula Logistics Park, LLC (the "Applicant") for the purpose of requesting the rezoning of approximately 2.633-acres (the "Property") located along Stanley Road being a portion of the parcel bearing Gwinnett County Tax Parcel number R5270 001. The Property is designated as within the Dacula Job Center Character Area of the Dacula 2050 Comprehensive Plan Update (the "2050 Plan") and is currently zoned PMUD.

The Applicant submits this Application requesting to rezone the Property to the M-1 (Light Manufacturing District) zoning classification of the Zoning Resolution of the City of Dacula (the "ZO"). The Property is currently zoned PMUD, which is a zoning classification that requires parcels to be 15 acres or large. The Property would be a nonconforming lot as it is only 2.74 acres. As such, the Applicant seeks to rezone the Property to the M-1 zoning classification so that the Property will be conforming as well as compatible with surrounding uses.

The Applicant proposes to develop the Property with an access drive to the adjacent industrial development on Parcel number R5270 024. The proposed development would provide an access drive for the adjacent industrial development to establish interconnectivity throughout the industrial development. The entrance would be on new Stanley Road following the Gwinnett Department of Transportation's improvement and relocation of Stanley Road with the drive

continuing across the Property and connecting with parking areas and drives on the adjacent parcel. The access drive would have a variable width throughout with a minimum width of 26-feet.

The proposed development is compatible with surrounding land uses and zoning classifications. The surrounding area is characterized mostly by industrial and commercial land uses with some residential and mixed uses nearby as well. The proposed development is adjacent to a property that is currently zoned M-1. Additionally, there are several commercial properties both abutting and near the Property zoned C-2. To the South across Stanely Road's current location, there is another property zoned M-1, which the development proposes to be combined with and provide access to. To the East, on Winder Highway are a warehouse and a manufacturing/processing facility, which are both zoned M-1.

Additionally, the Property is not suitable for development under the present PMUD zoning as it is a small, noncontiguous portion of a larger 27.7-acre PMUD parcel that is divided by an approximately 42-acre parcel zoned M-1. The distance between the Property and the remaining portion of the parcel hinders any attempts to develop a cohesive and connected PMUD.

The proposed development is also compatible with the policies of the 2050 Plan, which broadly encourages development of and around major employment centers at major highway intersections. The Property is designated as within the Dacula Job Center Character Area, which specifically encourages future land uses that are "primarily for light industrial, industrial office, and distribution/warehouse" and explains that zoning and redevelopment in this area "should be consistent with an employment activity specific to enhancing the base economy of Dacula." Further, the land use policy considerations for the Dacula Job Center are to "allow for low impact industry", "encourage the redevelopment of underutilized and/or abandoned/dilapidated properties", and "designate land use to provide employment opportunities." The proposed

development will provide supportive infrastructure to the adjacent industrial development that is bringing new employment opportunities and economic activity to Dacula. Further, the Property would be combined with that adjacent industrial development. As such, this development will meet the goals and policies of the 2050 Plan by providing necessary support to industrial development that supplies employment opportunities and economic growth in Dacula. Additionally, the Dacula Job Center Character Area specifically recommends the M-1 zoning classification as appropriate for the area. Accordingly, the proposed development fits within the spirit and intent of the 2050 Plan and is consistent with the established development pattern in the area.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Dacula Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 10th day of July, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

JUSTIFICATION FOR REZONING

The portions of the Zoning Resolution of the City of Dacula (the "ZO") which classify or may classify the property which is the subject of this Application (the "Property") into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ZO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present PMUD zoning classification of the City of Dacula. A denial of this Application would constitute an arbitrary and capricious act by the Dacula City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Dacula City Council to rezone the Property to the M-1 classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the

Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M-1 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Dacula City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 10th day of July, 2026.

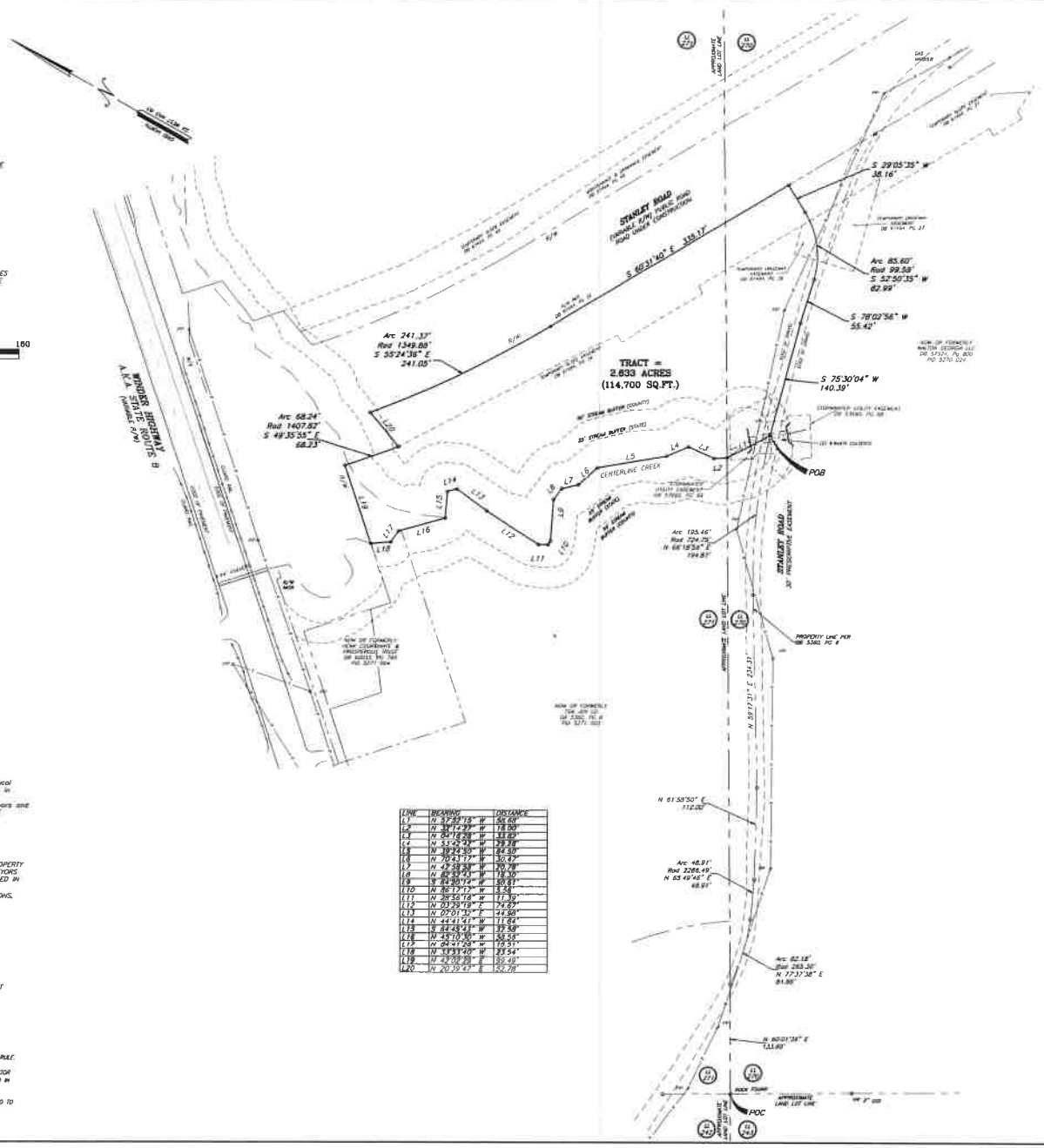
Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000



LINE	BEARING	DISTANCE
L1	N 57°52'13" W	56.66'
L2	N 39°12'39" W	18.09'
L3	N 04°18'58" W	33.03'
L4	N 53°42'43" W	29.38'
L5	N 19°24'20" W	84.50'
L6	N 70°43'17" W	30.47'
L7	N 42°58'38" W	20.78'
L8	N 82°53'51" W	18.30'
L9	S 64°30'14" W	30.91'
L10	N 86°12'17" W	5.36'
L11	N 28°56'18" W	11.39'
L12	N 03°29'19" E	74.67'
L13	N 07°01'32" E	44.90'
L14	N 44°41'41" W	11.84'
L15	S 64°45'43" W	32.58'
L16	N 45°10'10" W	58.56'
L17	N 04°41'26" W	16.51'
L18	N 33°53'40" W	23.54'
L19	N 43°09'39" E	39.49'
L20	N 20°39'47" E	52.78'

LEGEND

IRF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
BSMH	BELLSOUTH MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
ATDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

GRAPHIC SCALE - FEET
60 0 60 120 180

VICINITY MAP



(NOT TO SCALE)

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 270 and 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a rock found at the Land Lot corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 270 and 271 North 60° 01' 39" East a distance of 133.60 feet to a point at the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road the following courses: along a curve to the left on arc length of 82.18 feet, (said curve having a radius of 263.30 feet, with a chord bearing of North 72° 37' 38" East, and a chord length of 81.86 feet) to a point; thence running along a curve to the left on arc length of 48.91 feet, (said curve having a radius of 2286.49 feet, with a chord bearing of North 63° 49' 46" East, and a chord length of 48.91 feet) to a point; thence North 81° 58' 50" East a distance of 112.00 feet to a point; thence North 59° 17' 31" East a distance of 234.31 feet to a point; thence running along a curve to the right on arc length of 195.46 feet, (said curve having a radius of 724.79 feet, with a chord bearing of North 66° 18' 59" East, and a chord length of 194.87 feet) to the TRUE POINT OF BEGINNING, from point thus established thence leaving the centerline of Stanley Road and running along the centerline of a creek the following courses: North 57° 52' 15" West a distance of 58.66 feet to a point; thence North 32° 14' 27" West a distance of 18.00 feet to a point; thence North 04° 15' 28" West a distance of 33.82 feet to a point; thence North 53° 42' 42" West a distance of 29.28 feet to a point; thence North 19° 24' 20" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point, thence North 42° 58' 38" West a distance of 20.78 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 12' 17" West a distance of 5.36 feet to a point; thence North 28° 56' 18" West a distance of 11.39 feet to a point; thence North 03° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 10" West a distance of 58.56 feet to a point; thence North 04° 41' 26" West a distance of 16.51 feet to a point; thence North 33° 53' 40" West a distance of 23.54 feet to a point on the easterly Right of Way of Winder Highway (a.k.a. State Route 8, Variable R/W); thence running along said Right of Way North 43° 09' 39" East a distance of 39.49 feet to a point; thence running along a curve to the left on arc length of 68.24 feet, (said curve having a radius of 1407.83 feet, with a chord bearing of South 49° 35' 55" East, and a chord length of 68.23 feet) to a point; thence North 20° 39' 47" East a distance of 52.78 feet to a point on the southerly Right of Way of Stanley Road (relocated Variable R/W per Deed Book 61494, page 39); thence running along said Right of Way along a curve to the left on arc length of 241.37 feet, (said curve having a radius of 1349.88 feet, with a chord bearing of South 55° 24' 36" East, and a chord length of 241.05 feet) to a point; thence South 60° 31' 40" East a distance of 339.17 feet to a point; thence leaving said Right of Way of Stanley Road South 29° 05' 35" West a distance of 38.16 feet to a point; thence running along a curve to the right on arc length of 85.60 feet, (said curve having a radius of 99.59 feet, with a chord bearing of South 52° 50' 35" West, and a chord length of 82.99 feet) to a point in the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road South 78° 02' 56" West a distance of 55.42 feet to a point; thence continuing along centerline of road South 75° 30' 04" West a distance of 140.39 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.633 Acres (114,700 Square Feet).

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

REFERENCES

1. SURVEY FOR HWY 29/HWY 316/STANLEY ROAD PROPERTY PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC DATED APRIL 12, 1996 RECORDED IN PLAT BOOK 72, PAGE 256.
2. ALTA/NSPS LAND TITLE SURVEY FOR CHI ACQUISITIONS, L.P., DATED FEBRUARY 9, 2026.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ZONE A/AE PER FIRM MAPS NUMBER 13135C0062F, DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 92,207 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 41,835 FEET.

TSS
Total Surveying Solutions, Inc.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6393 Office
info@tss-ga.com
www.tss-ga.com

No	Revision	Date

Orig Bndy: 11/08/2023
Field Date: 2/17/2026
Plat Date: 2/7/2026
Scale: 1" = 100'

ZONING PLAT
FOR
CHI ACQUISITIONS, LP
LAND LOT 270, 5TH DISTRICT
CITY OF DACULA, GWINNETT COUNTY, GEORGIA

REGISTERED GEORGIA LAND SURVEYOR

1
SHEET 1 OF 1

JOB # 2023-848
DRN: Stanley
DWG: TOR Stanley Zoning2.5
CSV

All that tract or parcel of land lying and being in Land Lots 270 and 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a rock found at the Land Lot corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 270 and 271 North 60° 01' 39" East a distance of 133.60 feet to a point at the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road the following courses: along a curve to the left an arc length of 82.18 feet, (said curve having a radius of 265.30 feet, with a chord bearing of North 77° 37' 38" East, and a chord length of 81.86 feet) to a point; thence running along a curve to the left an arc length of 48.91 feet, (said curve having a radius of 2286.49 feet, with a chord bearing of North 65° 49' 46" East, and a chord length of 48.91 feet) to a point; thence North 61° 58' 50" East a distance of 112.00 feet to a point; thence North 59° 17' 31" East a distance of 234.31 feet to a point; thence running along a curve to the right an arc length of 195.46 feet, (said curve having a radius of 724.79 feet, with a chord bearing of North 66° 18' 59" East, and a chord length of 194.87 feet) to the TRUE POINT OF BEGINNING, from point thus established thence leaving the centerline of Stanley Road and running along the centerline of a creek the following courses: North 57° 52' 15" West a distance of 58.68 feet to a point; thence North 32° 14' 27" West a distance of 16.00 feet to a point; thence North 04° 16' 28" West a distance of 33.82 feet to a point; thence North 53° 42' 42" West a distance of 29.28 feet to a point; thence North 39° 24' 50" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point; thence North 42° 58' 58" West a distance of 20.76 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 17' 17" West a distance of 5.56 feet to a point; thence North 28° 56' 16" West a distance of 11.39 feet to a point; thence North 03° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 30" West a distance of 58.56 feet to a point; thence North 84° 41' 26" West a distance of 16.51 feet to a point; thence North 33° 53' 40" West a distance of 23.54 feet to a point on the easterly Right of Way of Winder Highway (a.k.a. State Route 8, Variable R/W); thence running along said Right of Way North 42° 02' 29" East a distance of 99.49 feet to a point; thence running along a curve to the left an arc length of 68.24 feet, (said curve having a radius of 1407.82 feet, with a chord bearing of South 49° 35' 55" East, and a chord length of 68.23 feet) to a point; thence North 20° 39' 47" East a distance of 52.78 feet to a point on the southerly Right of Way of Stanley Road (relocated Variable R/W per Deed Book 61494, page 39); thence running along said Right of Way along a curve to the left an arc length of 241.37 feet, (said curve having a radius of 1349.88 feet, with a chord bearing of South 55° 24' 36" East, and a chord length of 241.05 feet) to a point; thence

South 60° 31' 40" East a distance of 335.17 feet to a point; thence leaving said Right of Way of Stanley Road South 29° 05' 35" West a distance of 38.16 feet to a point; thence running along a curve to the right an arc length of 85.60 feet, (said curve having a radius of 99.59 feet, with a chord bearing of South 52° 50' 35" West, and a chord length of 82.99 feet) to a point in the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road South 78° 02' 56" West a distance of 55.42 feet to a point; thence continuing along centerline of road South 75° 30' 04" West a distance of 140.39 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.633 Acres (114,700 Square Feet).

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 _____ *Date* 6/24/26

Type or Print Name/Title John Bateman / Vice President

Notary Public Haley Girardeau *Date* 6/24/26

HALEY GIRARDEAU NOTARY EXPIRES GEORGIA 01/15/2029 PUBLIC JACKSON COUNTY

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 bythe City.

Signature of Property Owner _____ *Date* _____

Type or Print Name/Title _____

Notary Public _____ *Date* _____

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 7-10-26 RECEIVED BY Hayes T FEE $1,000.00 RECEIPT # _____

LAND LOT 270 DISTRICT 5 PARCEL # 5270 001 HEARING DATE 8/31 & 9/3

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

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 the last action unless waived by the City.

Signed, Sealed and Delivered in the Presence of:

Notary Public
My Commission Expires: 7/6/2028
Date: 7/8/2026
[AFFIX NOTARY SEAL]

HECTOR MEZA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 668738
Expires July 06, 2028

Walton Georgia, LLC, a Georgia limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Shane Doherty
Title: Authorized Signatory

Date: 7/8/2026

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 _____ *Date* 6/24/26

Type or Print Name/Title John Bateman

Signature of Applicant' Attorney _____ *Date* _____

Type or Print Name/Title _____

Notary Public Haley Girardeau *Date* 6/24/26

(Notary Seal)

HALEY GIRARDEAU NOTARY EXPIRES GEORGIA 01/15/2029 PUBLIC JACKSON COUNTY

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

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** *(All which aggregate to $250.00+)*	**Contribution Date** *(within last 2 years)*

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** *(Valued aggregate $250.00+)*	**Date Gift was Given** *(within last 2 years)*

(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*_____ *Date*_____

*Type or Print Name/Title*_____

Signature of Applicant' Attorney Kassie Prater *Date* 6/19/26

Type or Print Name/Title Kassie Prater, Associate Attorney

Notary Public [signature] *Date* 6-19-26

(Notary Seal)

TARA L RILEY NOTARY PUBLIC EXPIRES GEORGIA JUNE 26, 2027 HALL COUNTY

Official Use Only

DATE RECEIVED_____ ZONING CASE NUMBER_____

RECEIVED BY_____

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 *(All which aggregate to $250.00+)*	Contribution Date *(within last 2 years)*

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 *(Valued aggregate $250.00+)*	Date Gift was Given *(within last 2 years)*

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

Adjoining Property Owners List

Name/Address	Mailing Address	Location Address	Parcel
Henk Coordinate & Prosperous Trust	1070 Kelvington Way SW, Lilburn, GA 30047-2056	1855 Hwy 29, Dacula, GA 30019	R5271 004
Lo Tsai Jen	545 Old Peachtree Road, NW, Suwanee, GA 30024-2935	1805 Winder Hwy, Dacula, GA 30019	R5271 002
Dacula Logistics Park, LLC	3819 Maple Avenue, Dallas, TX 75219-3913	1935 Stanley Road, Dacula, GA 30019	R5270 029
Walton Georgia, LLC	8800 N Gainey Center Drive, Suite 345, Scottsdale, AZ 85258-2153	Stanley Road, Dacula, GA 30019	R5270 024

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Henk Coordinate & Prosperous Trust

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on August 31st, 2026 at 6:00 P. M. in the Council Chambers.
(date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on September 3rd, 2026 at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Tsai Jen Lo

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dawa Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on August 31st, 2026 at 6:00 P. M. in the Council Chambers.
(date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on September 3rd, 2026 at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Dacula Logistics Park, LLC

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

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(date)

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Walton Georgia, LLC

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on August 31st, 2026 at 6:00 P. M. in the Council Chambers.
(date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on September 3rd, 2026 at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.

IMPACT ANALYSIS STATEMENT

Date:_____ Applicant: Dacula Logistics Park, LLC

A. Yes, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The surrounding area is characterized by industrial and commercial uses with properties zoned M-1 and C-2.

B. No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are zoned C-2 and M-1, so an M-1 zoning classification would be in line with the character of the area and not adversely affect existing uses or usability of surrounding properties.

C. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned. Specifically, the Property is part of an overall 27.7-acre parcel zoned PMUD, but the Property is a small 2.5-acre island that is completely separated from the rest of the parcel by a 42-acre M-1 parcel, which greatly constrains any attempts to develop the Property with the rest of the parcel as a cohesive PMUD.

D. No, approval of the Rezoning Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development is merely providing driveway access across a small portion of the Property, and the driveway will have access to Stanley Road near its intersection with Winder Highway.

E. Yes, approval of the Rezoning Application is in conformity with the policy and intent of the 2050 Comprehensive Plan for the City of Dacula, which specifically encourages industrial uses in this area and recommends M-1 as an appropriate zoning classification.

F. The Applicant submits the character of surrounding uses provides additional supporting grounds for approval of the application.

Economic and Community Infrastructure Facilities Impact Worksheet

To be completed and submitted with applications for: Annexation, Rezoning, Change of Conditions, Special Use Permit, Special Exception, or Variance.

Date Received: 7-10-26

Reviewed By: HHT

Proposed Project Information

Name of Proposed Project: Stanley Road
Developer/Applicant: Dacula Logistics Park, LLC
Telephone: 770-232-0000
Fax: 678-518-6880
Email(s): slanham@mptlawfirm.com

Economic Impacts

Estimated Value at Build-Out:
$100,000

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, the project itself will not generate population or employment increases in the area; instead, the project is adding additional infrastructure to support the industrial development in the area.

How many short-term and /or long-term jobs will the development generate?
Short-term jobs for construction/development are estimated to be a slight increase from the 550 estimated for the adjacent industrial development that this project will provide access to and be an outparcel for.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
The Subject Property will be an outparcel to an already approved industrial development that will provide significant tax review.

Is the regional work force sufficient to fill the demand created by the proposed project?
Yes, the regional work force is sufficient to fill the demand created by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
N/A

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
As the project is to construct an access drive across a small portion of the property and to otherwise leave the property undeveloped, there is not estimated to be any water supply demanded by the project.

Is sufficient water supply capacity available to serve the proposed project?

N/A

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

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)?
As the project is to construct an access drive across a small portion of the property and to otherwise leave the property undeveloped, there is not estimated to be any sewage flow generated by the project.

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?
The Subject Property is an outparcel that is proposed to be added to a previously approved development. As such, the subject property will not generate any additional vehicle trips above the larger site.

List any traffic and/or road improvements being made and how they would affect the subject area.
The project proposes to provide additional access to the neighboring industrial development through driveway access along Stanley Road, which will increase connectivity throughout the industrial development proposed on parcel R5270 024.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?
For the aforementioned reasons, it is not expected to generate any solid waste.

Is sufficient landfill capacity available to serve this proposed project?
Yes

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?
The site is projected to have 20% impervious surface.

Is the site located in a water supply watershed?
No

If yes, list the watershed(s) name(s) below:
N/A

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:
Stormwater will be directed into a stormwater conveyance system which will treat runoff in micropool extended wet detention ponds prior to releasing into the adjacent stream and will meet requirements set forth for water quality, channel protection, and detention volume treatment in the Georgia stormwater management manual and city of Dacula UDC.

Environmental Quality

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

1. Water supply watersheds?
No, not to the best knowledge of Applicant.

2. Significant groundwater recharge areas?
No, not to the best knowledge of Applicant.

3. Wetlands?
No.

4. Protected river corridors?
No

5. Floodplains?
No.

6. Historic resources?
No, not to the best knowledge of Applicant.

7. Other environmentally sensitive resources?
No, not to the best knowledge of Applicant.

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:
Impacts to identified resources would be governed by applicable state, local, and federal regulations. Stormwater facilities would be designed in accordance with the Gwinnett County Stormwater Management Manual.

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?
No impacts anticipated.

Libraries?
No impacts anticipated.

Fire, Police, or EMS
No impacts anticipated.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?
No impacts anticipated.

Additional Comments:

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

KASSIE PRATER C/O MAHAFFEY PICKENS TUCKER LLP
1550 N BROWN RD, STE 125
LAWRENCEVILLE, GA 30043

9590 9402 8606 3244 5415 84

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4947 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Tara L Riley | C. Date of Delivery 8.7.26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
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Domestic Return Receipt

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1. Article Addressed to:

CITY OF DACULA - DEPT OF PLANNING & DEVELOPMENT - BRITTNI NIX
PO BOX 400
DACULA, GA 30019

9590 9402 9632 5121 4240 81

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4947 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

UNITED STATES POST OFFICE AUG 07 2026 DACULA, GA 30019-9998

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

HENK COORDINATE & PROSPEROUS TRUST
1070 KELVINGTON WAY SW
LILBURN GA 30047-2056

9590 9402 9632 5121 4240 50

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4949 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* HOWARD HSU | C. Date of Delivery 08/07/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

[signature]

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

LO TSAI JEN
545 OLD PEACHTREE ROAD, NW
SUWANEE, GA 30024-2935

9590 9402 9632 5121 4240 36

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4949 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Daniel Kim

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

DACULA LOGISTICS PARK, LLC
3819 MAPLE AVE
DALLAS, TX 75219-3913

9590 9402 9632 5121 4240 29

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4949 65

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A. Signature

X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* STEVE IWANSKI

C. Date of Delivery 8-10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

WALTON GEORGIA, LLC
8800 N GAINEY CENTER DR
STE 345
SCOTTSDALE, AZ 85258-2153

9590 9402 9632 5121 4246 47

2. Article Number *(Transfer from service label)*

9589 0710 5270 2631 4949 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* KITTY GEARING

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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ver $500)

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