



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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

OLD BUSINESS:

- [1.](#) Rezoning & Variance Applications: 2024-CD-RZ-03 & 2024-CD-VAR-03
- [2.](#) Annexation & Rezoning Applications: 2024-CD-AA-01 & 2024-CD-RZ-04

NEW BUSINESS:

- [3.](#) Bid package for Core City project
- [4.](#) Resolution to appoint 2025 Elections Superintendent & Absentee Ballot Clerk and one assistant

MARSHAL UPDATE:

MEMBER COMMENT(S) / QUESTION(S):

ADJOURNMENT:

Memorandum

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

From: Hayes Taylor, City Planner

Date: December 30, 2024 (*Updated December 31, 2024*)

Subject: Rezoning: 2024-CD-RZ-03
Variance: 2024-CD-VAR-03

Proposed Zoning: C-2 (General Business District)

Existing Zoning: R-1100 (Single-Family Residential District)

Size: 1.51 acres

Proposed Use: Indoor Sports Recreation Facility

Applicant: Belkys L. Roa Zambrano
2566 Kachina Trail
Dacula, Georgia 30019

Owner: Atlanta Quality Management, LLC
2566 Kachina Trail
Dacula, Georgia 30019

Location: 5th District, Land Lot 302, Parcel A030

Existing Land Use and Zoning:

The subject property is located at 2694 Winder Highway, totaling 1.51 acres along Winder Hwy, and is roughly 1,000 ft east of the Jimmy Wilbanks Memorial Intersection (Harbins Road, Dacula Road, and Winder Highway). The parcel is zoned R-1100 (Single-Family Residential District) and is currently undeveloped. The adjacent parcel to the northeast is owned by Seven Smith's Investments, and has no plans for development, per the letter of intent. GCDOT owns the adjacent vacant parcel to the southwest and currently has no active plans to develop it, per GCDOT communications with the City. The subject parcel abuts CSX right-of-way to the north. Across Winder Highway are several commercial developments, zoned C-2 (General Business District), including Ace Hardware, Dairy Queen, Zaxby's, Dollar Tree, Advanced Auto Parts, and vacant commercial space.

The Proposed Rezoning & Development:

The applicant has requested to rezone the 1.51-acre parcel from R-1100 (Single-Family Residential District) to C-2 (General Business District) for development of an indoor soccer recreational facility. The submitted concept plan shows one curb cut on Winder Hwy, a ~21,000 s.f. split level building, 35 parking spaces, and a stormwater retention area. The letter of intent states that the lower level of the proposed facility would be constructed of reinforced concrete or reinforced

masonry, and that the upper level would be an insulated metal building shell with a maximum height of forty (40) feet. Staff notes the applicant anticipates installation of a private on-site septic system. The applicant expects that water and sewer needs will be limited as the business model does not include food service or shower facilities.

The rezoning request is compatible with nearby commercial zoning designation and the existing car-centered commercial development pattern across Winder Hwy. The parcel's proximity to the CSX rail line and a state highway provides site constraints that could limit the types of suitable uses at this location. The character area further calls for community gathering places, locally driven employment opportunities and the redevelopment of underutilized properties. The proposed indoor soccer field could offer a potential community-oriented recreational resource and employment opportunities on a possibly underutilized parcel.

The applicant additionally requests replacing the required 75-foot undisturbed buffer with an enhanced landscape buffer. A rezoning without a buffer variance would limit the buildable area of the parcel. The proposed landscape buffer would provide privacy protection and a suitable buildable area on the property.

Summary:

The proposed business model would be consistent with the commercial character of the commercial corridor along Winder Hwy extending from Jimmy Wilbanks Memorial Intersection. The site is well suited for automotive oriented commercial use due to its location along a state highway and proximity to a CSX line. The aforementioned site constraints may not be immediately conducive to residential development. As such, the Department recommends the requested rezoning and variance 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 residential land uses with an emphasis on the provision of entertainment, gathering places, and locally driven employment with efforts to encourage development of underutilized parcels (pg 61).

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 Resolution of the City of Dacula.

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

The proposed use is consistent with the development pattern across the right-of-way along Winder Hwy. The adjacent properties are vacant and abut an existing railroad. As such, the proposed development could be considered suitable as proposed.

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

The proposed rezoning with recommended conditions should not adversely impact the surrounding undeveloped residentially zoned properties. Approving the recommended zoning conditions would limit the potential of adverse impacts.

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

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

4. *Whether the proposed rezoning and variance request will result in a use that will or could cause 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 variance request conforms with the policy and intent of the Land Use Plan?*

The subject parcel is within the 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 "entertainment, locally driven cultural" and gathering uses. As such, the proposed development could be considered suitable at this location (City of Dacula 2050 Comprehensive Plan, pg 61).

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 variance?*

Site constraints limit the potential uses on the property. The adjacent parcels are undeveloped and abut a CSX railroad track, one of which is owned by Gwinnett Department of Transportation. Their location on Winder Hwy and proximity to a CSX line could decrease the likelihood of a residential use. The proposed development conforms with the nearby development pattern, the 2050 Comprehensive Plan, and could increase the economic utility of a potentially underutilized parcel.

Recommendation:

Based on the application, the requested rezoning and variance are recommended for approval with the following conditions.

The Planning Commission recommended denial, which carried 2-1, of the requested rezoning at the December 30, 2024, Planning Commission Public Hearing.

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. Nuttal 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.



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 <u>Belkys L. Roa Zambrano</u>	NAME <u>Atlanta Quality Management, LLC</u>
ADDRESS <u>2566 Kachina Trail</u>	ADDRESS <u>2566 Kachina Trail</u>
CITY <u>Dacula</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u> ZIP <u>30019</u>	STATE <u>Georgia</u> ZIP <u>30019</u>
PHONE <u>(678) 449-5104</u> FAX _____	PHONE <u>(770) 298-3549</u> 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 Richard B. Smith, P.E.
 COMPANY NAME Smith Monitoring & Maintenance Engineering, Inc.
 ADDRESS 145 Merrill Avenue
Decatur, Georgia 30030
 PHONE (404) 229-3096 FAX _____
 EMAIL rick@smmeinc.com

PRESENT ZONING DISTRICT(S) R-1100 REQUESTED ZONING DISTRICT C-2
 LAND LOT(S) 302 PARCEL # A030 DISTRICT(S) 5 ACREAGE 1.51

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____
Construction of an indoor soccer facility.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS _____	NO. OF BUILDINGS/LOTS <u>1</u>
DWELLING UNIT SIDE (SQ. FT.) _____	TOTAL GROSS SQ. FEET <u>26,000 SF</u>

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

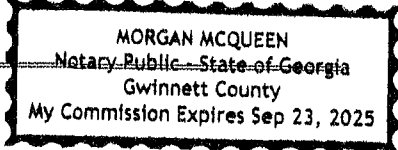
*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER

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.

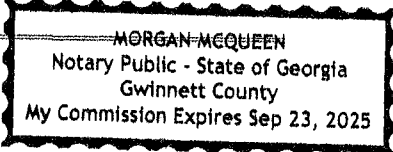
Signature of Applicant Belkys L. Roa Date 10/31/24
Type or Print Name/Title Belkys L. Roa Zambiano
Notary Public Morgan McQueen Date 10/31/24



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 Belkys L. Roa Date 10/31/24
Type or Print Name/Title Belkys L. Roa Zambiano
Notary Public Morgan McQueen Date 10/31/24



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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

APPLICATION

City Council	
<input type="checkbox"/> Waivers	
<input checked="" type="checkbox"/> Variance	

Staff Approval Only	
<input type="checkbox"/> Modifications	

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Belkys L. Roa Zambrano</u>	NAME <u>Atlanta Quality Management, LLC</u>
ADDRESS <u>2566 Kachina Trail</u>	ADDRESS <u>2566 Kachina Trail</u>
CITY <u>Dacula</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u> ZIP <u>30019</u>	STATE <u>Georgia</u> ZIP <u>30019</u>
PHONE <u>(678) 449-5104</u> FAX _____	PHONE <u>(770) 298-3549</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

* 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 Richard B. Smith, P.E.

COMPANY NAME Smith Monitoring & Maintenance Engineering, Inc.

ADDRESS 145 Merrill Avenue
Decatur, Georgia 30030

PHONE (404) 229-3096 FAX _____

PRESENT ZONING DISTRICT(S) R-1100 LAND LOT(S) 302 DISTRICT(S) 5th

ADDRESS OF PROPERTY 2694 Winder Highway ACREAGE 1.51

Describe your request in detail and state justification/hardship: _____
Request is for a variance from 75' buffer requirement due to zoning change to C-2. Directly adjacent properties are currently undeveloped and revised zoning is more compatible with the 2050 Comprehensive Plan for the Dacula Downtown Character Area. (Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: Rezoning Application.
(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY
*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: _____

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.

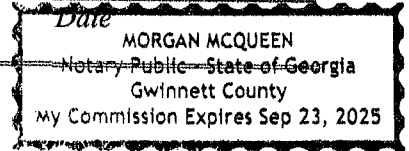
Bethany L. Row
Signature of Applicant

10/31/24
Date

Bethany L. Row Zambrano/owner
Type or Print Name/Title

Morgan McQueen
Notary Public

10/31/24
Date



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.

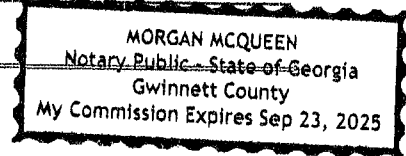
Bethany L. Row
Signature of Applicant

10/31/24
Date

Bethany L. Row Zambrano/owner
Type or Print Name/Title

Morgan McQueen
Notary Public

10/31/24
Date



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

LETTER OF INTENT

Atlanta Quality Management, LLC

2694 Winder Highway

Parcel 5302A030

Dacula, Georgia

Proposed Project: Atlanta Quality Management, LLC (AQM) proposes the development of an indoor soccer complex on the 1.51-acre property. The facility is proposed to be constructed of reinforced concrete or reinforced masonry for the foundation and lower level. The upper level would be enclosed in an insulated metal building shell. Maximum building height will not exceed forty (40) feet.

Zoning Change Request: Current zoning for the parcel is R-1100, as are the adjoining properties to the east and west. To develop the subject property as an indoor soccer field a change in zoning to C-2 is required. The C-2 zoning is comparable with the current use of nearby properties on the south side of Winder Highway (Dairy Queen/Ace Hardware). C-2 is also compatible with the 2050 Comprehensive Plan for the Dacula Downtown Character Area.

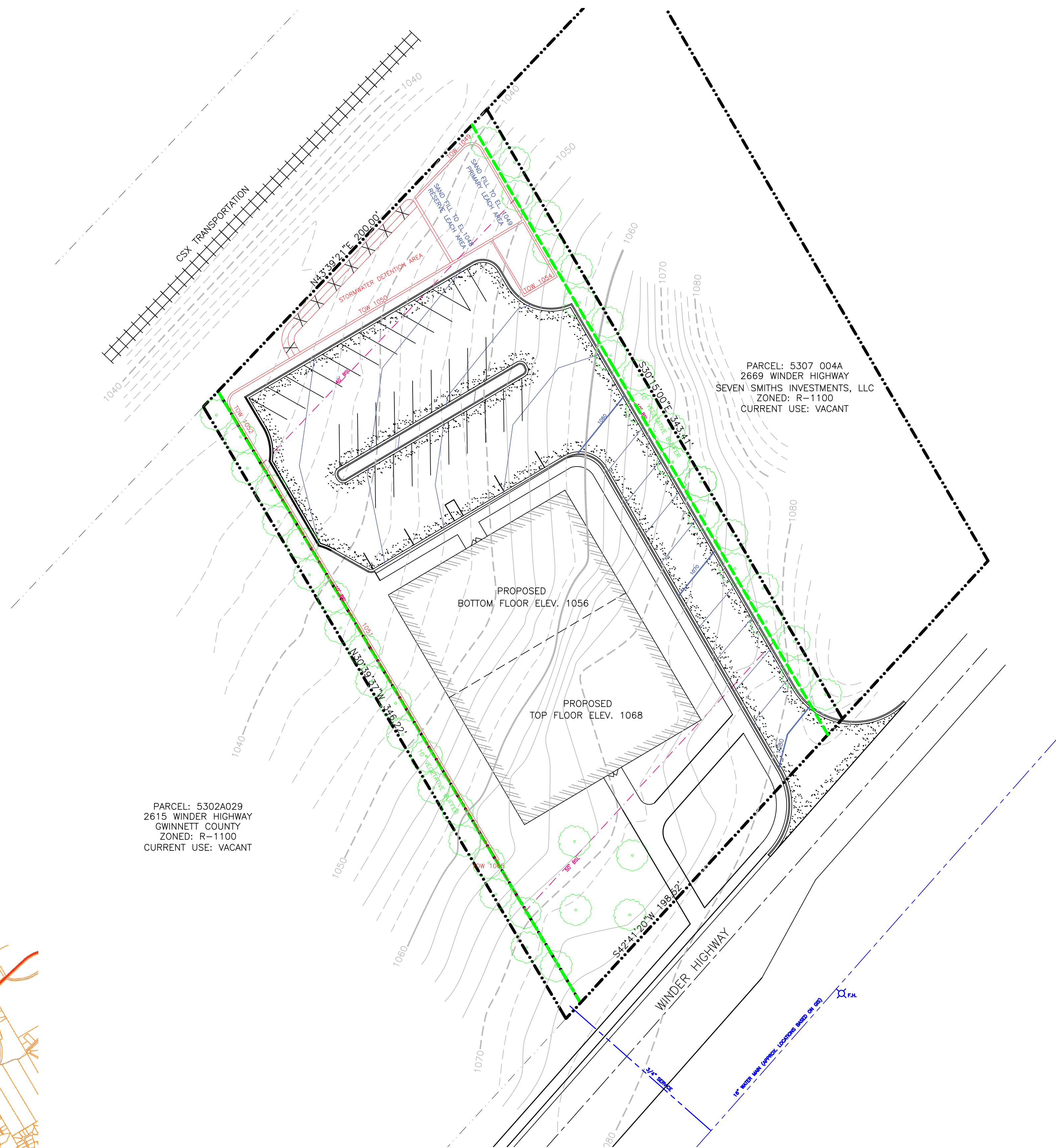
Buffers: The parcel is bounded on the southwest and northeast sides with currently vacant parcels zoned R-1100. A change of zoning of the subject parcel would result in the requirement for 75' wide vegetative buffers from both properties. AQM proposes a variance from these requirements.

The one-acre property to the northeast, parcel 5307 004A, is currently owned by Seven Smith's Investments, owner of Handy Ace Hardware on the opposite side of Winder Highway. The property is vacant and the owners state there is no plan for site development. AQM proposes to maintain a 25' wide vegetative buffer off the northeast boundary line.

The property to the southwest, parcel 5302A029 is currently owned by Gwinnett County and was used as a borrow pit for the rebuild of the intersection of Winder Highway with Dacula Road and Harbins Road. AQM is requesting a variance from the vegetative buffer requirement. County officials have reported that the county would not oppose the request.

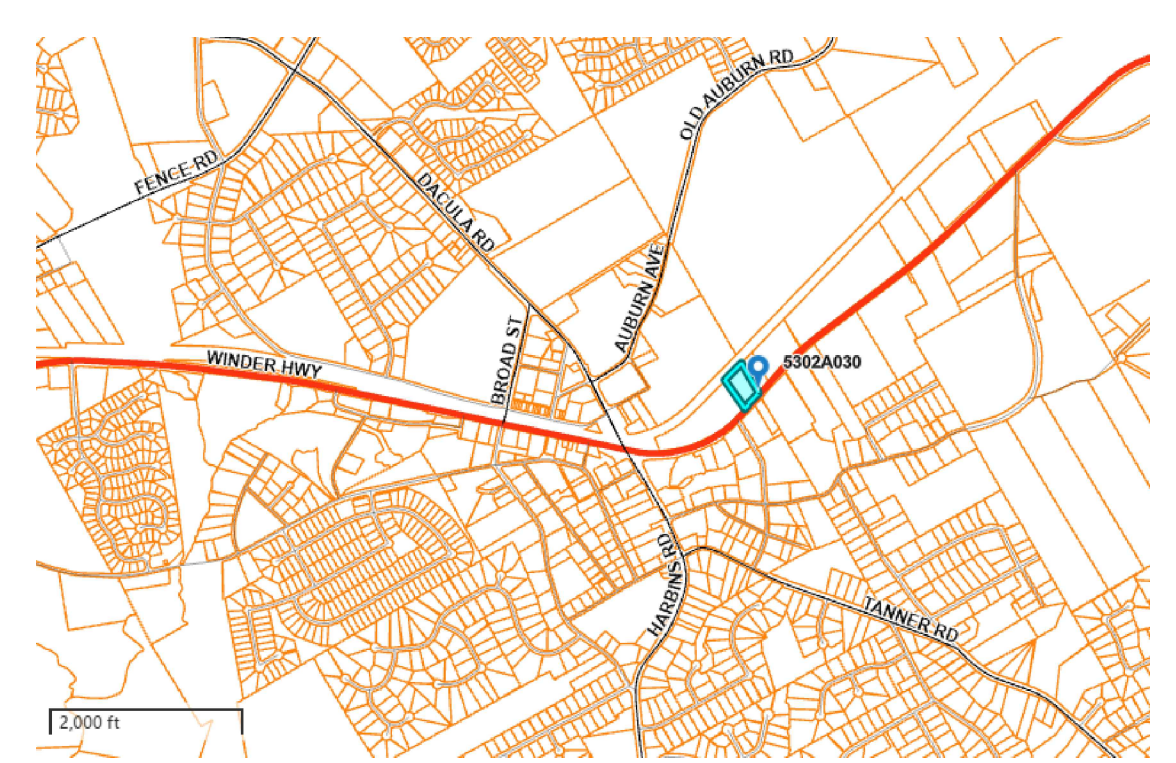
Water and Sewer: Water use at this site is anticipated to be minimal since there will be no food service and no shower facilities. Two toilets, two lavatories, a janitorial sink, and site irrigation would provide for an estimated maximum water use of 800 gallons per day. A ¾" water supply meter is located near the south-east corner of the parcel in the Winder Highway right-of-way. The facility will require a sprinkler system or other fire protection, so an additional tap on the 16" water supply main may be required.

The closest sanitary sewer connection would be on the south side of Winder Highway at the intersection with Harbins Road and would require pumping. The development plan for this site includes allocating areas for a constructed leach field and septic tank in the northeast corner.



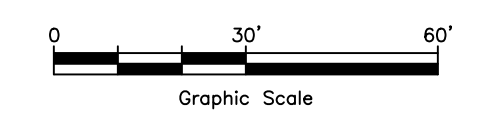
PARCEL: 5307 004A
 2669 WINDER HIGHWAY
 SEVEN SMITHS INVESTMENTS, LLC
 ZONED: R-1100
 CURRENT USE: VACANT

PARCEL: 5302A029
 2615 WINDER HIGHWAY
 GWINNETT COUNTY
 ZONED: R-1100
 CURRENT USE: VACANT



Site Location

Concept Plan



72-HOUR NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. <http://www.georgia811.com>

General Notes

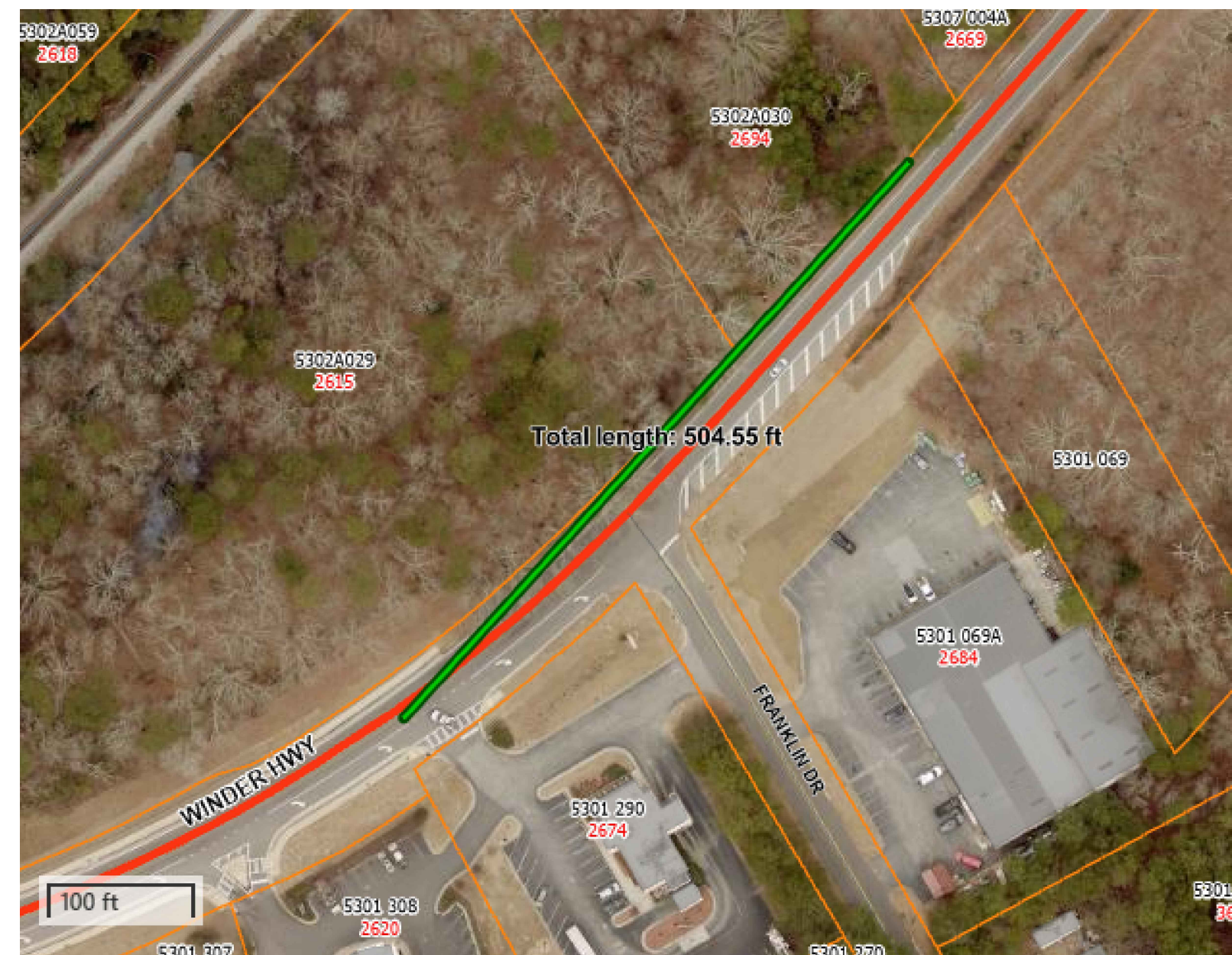
EXISTING PROPERTY FEATURES AND TOPOGRAPHY BASED ON SURVEY BY UNITED LAND SURVEYING DATED, MARCH 5, 2024.
 SUBJECT PROPERTY IS PARCEL 5302A030, CURRENTLY ZONED R-1100.
 TOTAL LOT AREA - 1.51 ACRES.

No.	Revision/Issue	Date

Firm Name and Address
 Smith Monitoring & Maintenance Engineering, Inc.
 145 Merrill Avenue
 Decatur, Georgia 30030
 (404) 229-3096
 rick@smmeinc.com

Project Name and Address
 Atlanta Quality Management, LLC
 2694 Winder Highway
 Dacula, Georgia
 Indoor Soccer Complex
 Conceptual Plan

Project	Indoor Soccer	Sheet	001
Date	Feb. 27, 2025		
Scale	1" = 30'		



SIGHT DISTANCE TO THE WEST 504'



SIGHT DISTANCE TO THE EAST 1030'

Sight Distance

General Notes

THE ONLY ISSUE RAISED DURING OUR DISCUSSIONS WITH GEORGIA DOT INVOLVED SITE DISTANCE. WITH THE RELOCATION OF THE ACCESS DRIVE CLOSER TO THE PROPERTY LINE, PLACES THE ACCESS CLOSER TO A LOCAL PROMONTORY AND GREATER VISIBILITY.

THE ASHTO SIGHT DISTANCE REQUIREMENT FOR TRAFFIC ENTERING THE HIGHWAY FROM THE SOCCER COMPLEX IS 500' BASED ON A 45 MPH SPEED LIMIT. VISIBILITY TO THE EAST IS OVER 1,000 FEET. THE SIGHT DISTANCE TO THE WEST IS CURRENTLY LIMITED TO JUST OVER 500'.

THE SITE ACCESS POINT MEETS THE ASHTO REQUIREMENTS AND THE WESTERLY VISIBILITY WILL IMPROVE WITH THE CLEARING OF VEGETATION AND INSTALLATION OF THE SIDEWALK.

No.	Revision/Issue	Date

Firm Name and Address
 Smith Monitoring & Maintenance Engineering, Inc.
 145 Merrill Avenue
 Decatur, Georgia 30030
 (404) 229-3096
 rick@smmelinc.com

Project Name and Address
 Atlanta Quality Management, LLC
 2694 Winder Highway
 Dacula, Georgia
 Indoor Soccer Complex
 Sight Distance

Project	Indoor Soccer	Sheet	002
Date	Feb. 28, 2025		
Scale	1" = 100'		

LEGAL DESCRIPTION

Based on the Property Deed:

All that tract or parcel of land lying and being in the 5th District of Gwinnett County, Georgia and in the town of Dacula, and being Tracts 12 and 13, of the subdivision of the J.M. McMillan Estate, each Lot fronting on the north side of the Winder Highway, known as State Highway number eight (8), 100 feet and each lot running back even width, to the Seaboard Coastline Railroad; the two lots or tracts being bound together as follows: on the north by the Seaboard Coastline Railroad; on the east by the lands of Seven Smiths Investments; on the South by the Winder Highway; on the west west Gwinnett County parcel. The east line of tract number 13 is 350 feet, more or less, and the west line of tract number 12 is 360 feet, more or less.

Metes and Bounds based on plat of March 5, 2024 by United Land Surveying:

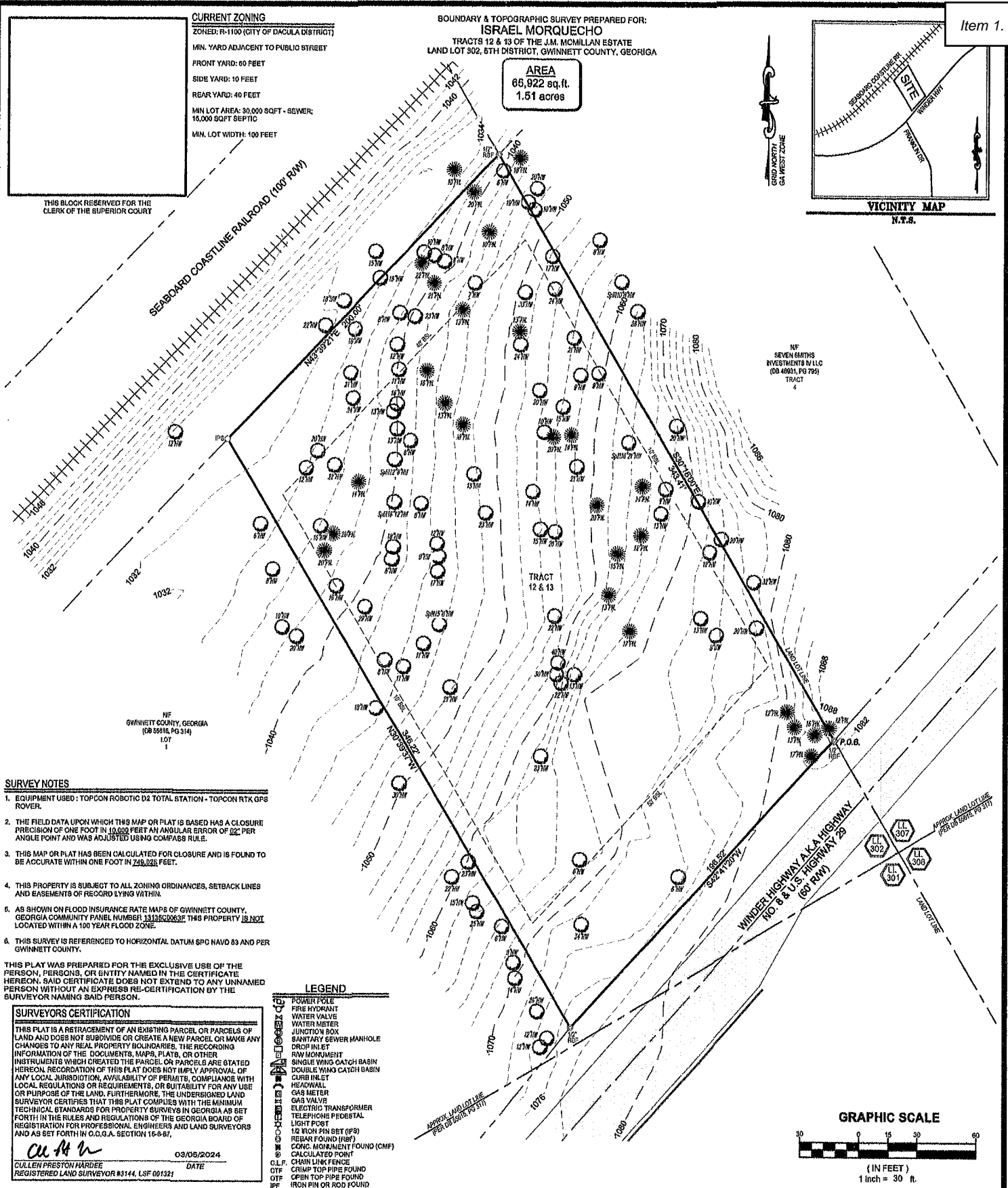
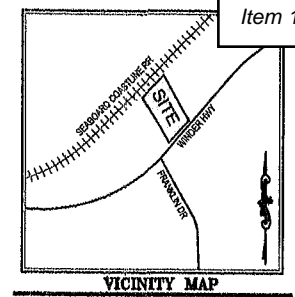
The point of beginning being a ½" diameter rebar 66 feet north-north-west along the line dividing land lots 302 and 307 from the common point with land lots 301 and 308. From the point of beginning south 42 degrees, 41 minutes, 20 seconds west for 198.52' to a ½" diameter rebar. From thence north 30 degrees, 39 minutes, 37 seconds west for 346.22 feet to an iron pin. From thence north 43 degrees 39 minutes, 21 seconds east for 200.00 feet to a ½" diameter rebar. From thence south 30 degrees, 16 minutes, 00 seconds east for 343.41 feet to the point of beginning.

CURRENT ZONING
 ZONED: R-1100 (CITY OF DACULA DISTRICT)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 60 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 40 FEET
 MIN LOT AREA: 30,000 SQFT - SEWER;
 15,000 SQFT SEPTIC
 MIN. LOT WIDTH: 100 FEET

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
ISRAEL MORQUECHO
 TRACTS 12 & 13 OF THE J.M. MC MILLAN ESTATE
 LAND LOT 302, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA

AREA
 66,922 sq. ft.
 1.51 acres

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT



- SURVEY NOTES**
- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTX GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 748,028 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131260263F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
 - THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPD NAVD 83 AND PER GWINNETT COUNTY.

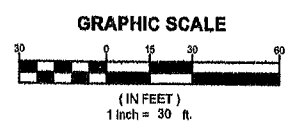
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.A. SECTION 16-6-67.

Cullen Preston Hardee 03/05/2024
 CULLEN PRESTON HARDEE DATE
 REGISTERED LAND SURVEYOR #3144, LSF 001321

- LEGEND**
- POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - R/W MONUMENT
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - HEADWALL
 - GAS METER
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - 12 IRON PIN SET (IPS)
 - REBAR FOUND (RBF)
 - CONC. MONUMENT FOUND (CMF)
 - CALCULATED POINT
 - C.L.P.
 - CHAIN LINK FENCE
 - CRUIP TOP PIPE FOUND
 - CPIN TOP PIPE FOUND
 - IRON PIN OR ROD FOUND



UNITED LAND SURVEYING, L.L.C. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, L.L.C. IS EXPRESSLY PROHIBITED.

JOB NUMBER:
 23-325



PLAT DATE: 03/05/2024
 FIELD DATE: 06/22/2023
 SCALE: 1"=30'
 DRAWN BY: J.A.M.
 REVIEWED BY: M.A.M.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 60602	PAGE: 202
PLAT BOOK: ---	PAGE: ---

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
ISRAEL MORQUECHO
 TRACTS 12 & 13
 J.M. MC MILLAN ESTATE
 LAND LOT 302, 5TH DISTRICT
 GWINNETT COUNTY
 GEORGIA

1258 CONCORD ROAD SUITE 101
 SUWILA, GEORGIA 30059
 Pa. (678) 293-5231

VISIT US ON OUR WEBSITE:
www.ulsd.com

UNITED LAND SURVEYING
 COA NO. LSP 001321

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 10, 2024

TO: Seven Smiths Investments, LLC

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

FROM: Atlanta Quality Management, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 302 Parcel 5302A030

LOCATION/ADDRESS: 2694 Winder Highway, Dacula, Georgia

You are hereby notified that an application a zoning change from R-1100
to C-2 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 _____ 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 _____ 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: October 10, 2024

TO: Gwinnett County, Real Estate and Records Management

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

FROM: Atlanta Quality Management, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 302 Parcel A030

LOCATION/ADDRESS: 2694 Winder Highway, Dacula, Georgia

**You are hereby notified that an application a zoning change from R-1100
to C-2 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 _____ 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 _____ 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.

CONFLICT OF INTEREST

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 Belkys L. Roa Date 10/31/24

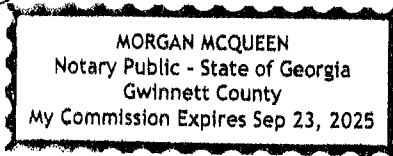
Type or Print Name/Title Belkys L. Roa Zambrano

Signature of Applicant' Attorney Belkys L. Roa Date 10/31/24

Type or Print Name/Title Belkys L. Roa Zambrano / owner

Notary Public Morgan McQueen Date 10/31/24

(Notary Seal)

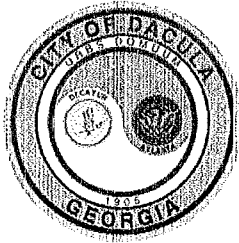


Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

IMPACT ANALYSIS STATEMENT



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

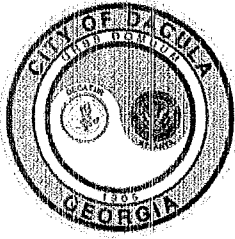
IMPACT ANALYSIS STATEMENT

As required by the Zoning Resolution of the City of Dacula, the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power. **ALL APPLICATIONS MUST BE COMPLETED WITH THE COMPLETED IMPACT ANALYSIS STATEMENT.**

DATE October 11, 2024 APPLICANT Atlanta Quality Management, LLC

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Compatible with zoning/use of properties south of Winder Hwy.
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: Adjacent properties are vacant and a vegetative buffer is retained for the smaller parcel to the north east.
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Lack of sewage service may impact the use of this area for residential development. Septic systems require a minimum lot size of 30,000 SF.
- 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. Property is located on a major highway and should cause minimal impact.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: The parcel is located in the Dacula Downtown Character Area. The C-2 zoning is supportive of the 2050 Comprehensive Plan.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: C-2 zoning and development of this parcel may encourage commercial development of the adjacent parcels.

CAMPAIGN DISCLOSURE FORM



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>

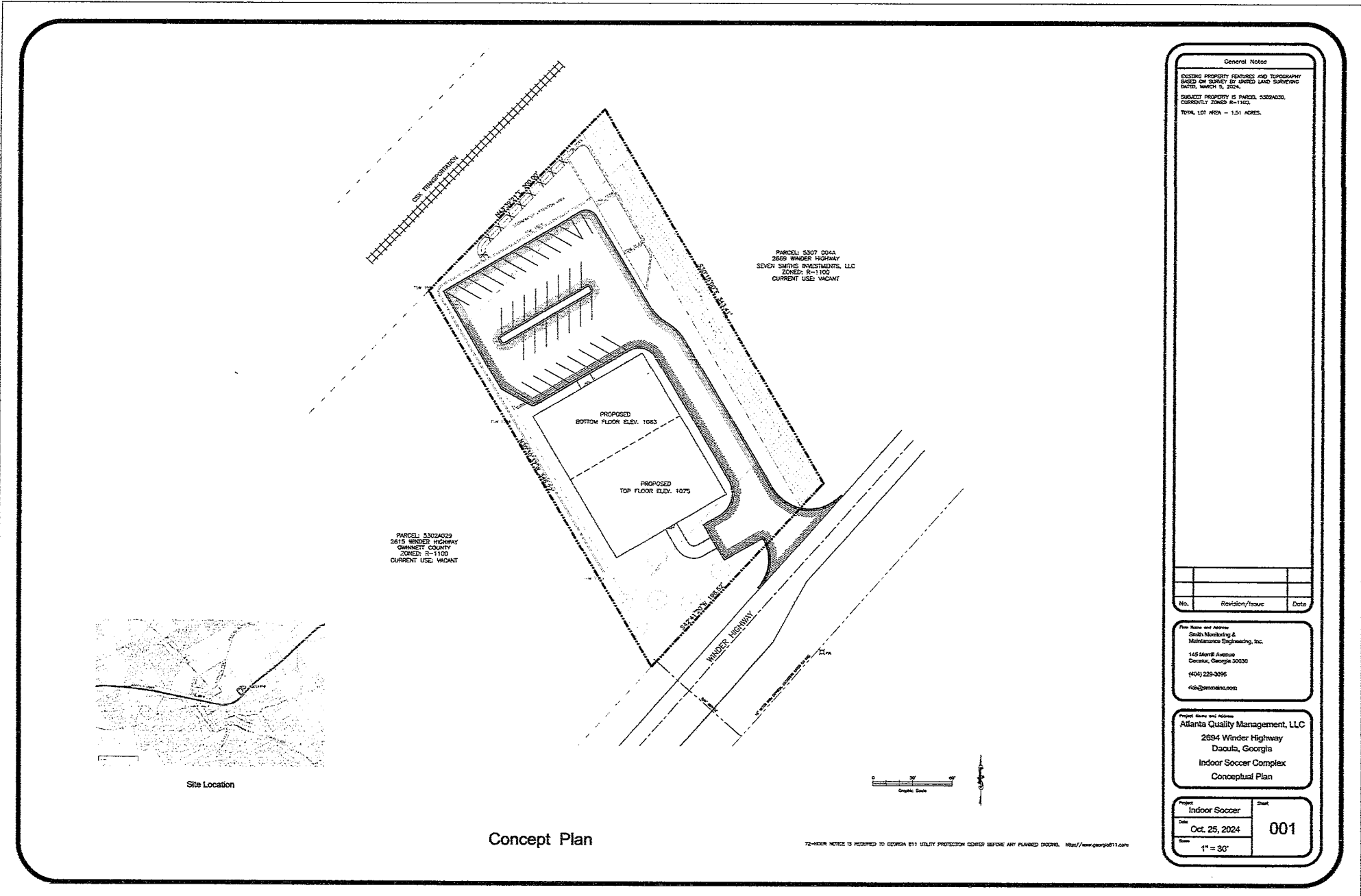
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes No

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

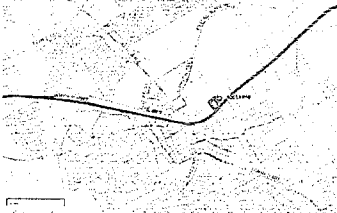
Name of Government Official	Description of Gifts <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>

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



PARCEL: 33094029
 2615 WINDER HIGHWAY
 CHAMBLEE COUNTY
 ZONED: R-1100
 CURRENT USE: VACANT

PARCEL: 3307 0044
 2659 WINDER HIGHWAY
 SEVEN SMITHS INVESTMENTS, LLC
 ZONED: R-1100
 CURRENT USE: VACANT



Site Location

Concept Plan



72-HOUR NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. <http://www.georgia811.com>

General Note
 EXISTING PROPERTY FEATURES AND TOPOGRAPHY BASED ON SURVEY BY SITES LAND SURVEYING DATED MARCH 09, 2024.
 SUBJECT PROPERTY IS PARCEL 33094029, CURRENTLY ZONED R-1100.
 TOTAL LOT AREA - 1.51 ACRES.

No.	Revision/Issue	Date

Firm Name and Address
 South Manufacturing & Maintenance Engineering, Inc.
 145 Merritt Avenue
 Decatur, Georgia 30030
 (404) 229-3096
 info@southmme.com

Project Name and Address
 Atlanta Quality Management, LLC
 2694 Winder Highway
 Decatur, Georgia
 Indoor Soccer Complex
 Conceptual Plan

Project	Indoor Soccer	Sheet	001
Date	Oct. 25, 2024		
Scale	1" = 30'		



Monitoring & Maintenance Engineering, Inc.

VIA EMAIL

Memorandum

To: Hayes Taylor, City of Dacula

From: Richard Smith, P.E.

Date: December 18, 2024

Re: Traffic Impact due to Indoor Soccer Field, 2694 Winder Highway

Description of Proposed Development

The facility will be comprised of one soccer field on the upper level, enclosed in a metal building. The lower level may only be half the area of the upper level and used for equipment storage and restrooms. Building footprint, driveway and parking are as shown in the Concept Plan.

Anticipated Use

The facility is designed to be used as an all-weather field for organized soccer clubs. The primary draw will be from Dacula schools and neighborhoods. The largest use of the facility is expected to be during the weekends and after school. The peak hour traffic flow entering the facility would be comprised of two club teams arriving for a scheduled match. Assuming large clubs may have 25 players, this could amount to a maximum of 50 vehicles arriving during the same hour. Most club teams will have members arriving from common schools and some ride sharing is to be expected.

Current Traffic Flow/Density

Attached to this memo is a summary report of a traffic counting station located on the Winder Highway approximately ½ mile east of the subject property. The only intersecting artery between the property and the counting station is Freeman's Mill Road. The counts reflected in the summary report should closely resemble the traffic count passing by the site.

Based on the traffic estimates for 2023 the maximum traffic traveling to the east during the evening rush hour is 628 vehicles per hour between 4 p.m. and 5 p.m. weekdays. This count has remained relatively constant over the previous three years.

Potential Improvements

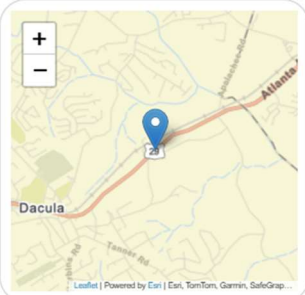
Although impact to vehicle traffic is expected to be minimal from this development, extension of the current sidewalk on the north side of Winder Highway another 250' to 300' easterly would provide a safer passage for students on-foot from the nearby schools. Should Gwinnett County decide to retain the 6.3-acre property to the west, the addition of a bike path would also reduce vehicle impacts to the Winder Highway.

145 Merrill Avenue; Decatur, Georgia 30030
Phone: 404 229-3096
e-mail: rick@smmeinc.com
www.bioremediationsmme.com

TRAFFIC COUNT SUMMARY

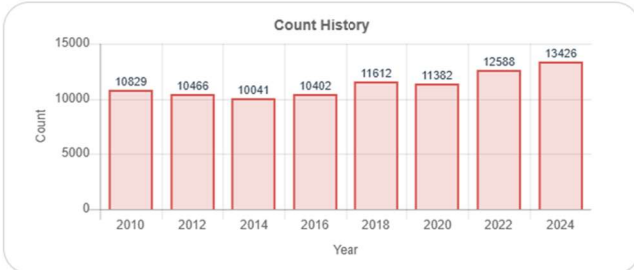
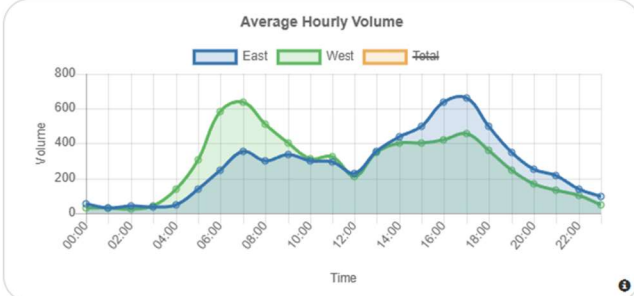
0000135_0041 - 135-0041 - US-29BU/SR8/Winder Hwy E of Harbins Rd
 County: Gwinnett
 Route number: 00000800
 LRS section: 1351000800
 Functional class: 4U - Minor Arterial (Urban)
 Coordinates: 33.99679, -83.88001

Site Data



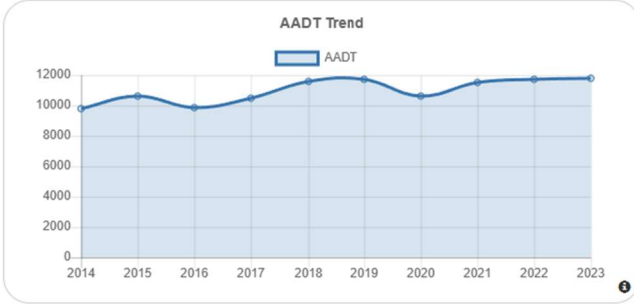
Count History

Year	Month	Count type	Duration	Count
2024	May	Class	48 hours	13,426
2022	April	Class	48 hours	12,588
2020	January	Class	48 hours	11,382
2018	January	Volume	48 hours	11,612
2016	February	Class	48 hours	10,402
2014	February	Volume	48 hours	10,041
2012	March	Volume	48 hours	10,466



Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated
AADT	9,810	10,600	9,880	10,500	11,600	11,700	10,600	11,500	11,700	11,800
K-Factor	0.090	0.090	0.089	-	0.088	0.088	0.089	0.089	0.095	0.095
D-Factor	0.700	0.700	0.700	-	0.660	0.660	0.630	0.630	0.560	0.560
Future AADT	-	-	11,500	13,200	14,700	16,300	16,300	19,400	17,900	16,600



Vehicle Classification 2024

1. Motorcycles 2 axles, 2 or 3 wheels.		0.09%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		73.89%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		18.68%
4. Buses 2- or 3-axle, full length.		0.59%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		3.24%
6. Single-unit trucks 3-axle, single-unit trucks.		1.08%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.09%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.68%
9. Single-trailer trucks 5-axle, single-trailer trucks.		1.53%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.07%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.05%

Memorandum

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

From: Hayes Taylor, City Planner

Date: January 27, 2025 (*Updated January 28, 2025*)

Subject: Annexation Case: 2024-CD-AA-01
Rezoning Case: 2024-CD-RZ-04

Proposed Zoning: R-TH (Single Family Residence Townhouse District, City of Dacula)

Existing Zoning: RA200 (Agriculture-Residence District, Gwinnett County)

Size: 8.808 acres

Proposed Use: Attached Single Family Residential

Applicant: Local Land CO LLC
3630 Peachtree Rd
Atlanta, GA 30326

Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards
2636 Jersey Social Circle Rd
Social Circle, GA 30025

Location: LL 268 - 5th District, Parcel 009

Existing Land Use and Zoning:

The subject property totals 8.81 +/- acres and is in the southwestern quadrant of the Alcovy Rd, Redflower Rd, and Ewing Chapel Rd intersection. The parcel is zoned RA 200 (Agriculture-Residence District, Gwinnett County). The subject property is undeveloped, heavily wooded, and surrounded by Gwinnett County right-of-way on all three property frontages.

The 277-unit single-family residential development, Summerwind subdivision, zoned TRD (Transitional Residential District), is located north of the subject property, across Alcovy Rd. Wolf Creek subdivision, zoned RA 100 (Single Family Residence, Gwinnett County) is across W. Drowning Creek Rd to the south. Alcova Elementary School zoned RA 200 (Agriculture-Residence District, Gwinnett County) is across Ewing Chapel Rd to the east. The property is less than 0.15 miles from the Alcovy Meadows townhouse community, zoned R-TH (Single Family Residential Townhouse District).

The Proposed Development:

The applicant has requested to annex into the City of Dacula and rezone the 8.808-acre parcel from RA200 (Agriculture-Residence District, Gwinnett County) to R-TH (Single Family Residence Townhouse District) for a 54-unit attached single-family residential

subdivision (net density = 8 units/acre). Ten (10) buildings are proposed that range from 3-to-8 units per building. Application materials indicate that unit dimensions are a minimum of 24' in width and 50' deep and have a minimum building square footage of 1,800 square feet. The concept plan shows entrances from Alcovy Rd and W. Drowning Creek Rd, a mail kiosk center, an internal walking path, an internal pocket park, and a walking path to Ewing Chapel Rd. The two proposed entrances to the residential development provide additional egress that exceeds the minimum requirements, which may allow for better traffic flow on Alcovy Rd and W. Drowning Rd. Further, the submitted site plan shows that in addition to the 50-foot undisturbed buffer, there will be one (1) acre of undisturbed open space on the southwest corner of the parcel.

The concept plan shows 5-foot sidewalks along the length of the property along Alcovy Rd, Ewing Chapel Rd, and W. Drowning Creek Rd, which would further pedestrian connectivity on the south side of Alcovy Rd. The development will also have a 150-foot deceleration lane at the southern entrance to the development on W. Drowning Creek Rd. The development could provide relief to congestion on Alcovy Rd during peak hours by providing additional road connectivity to W. Drowning Creek Rd.

Summary:

The proposed townhouse community could be considered acceptable, as it is consistent with the residential character and density present in the Alcovy Rd residential corridor. Additionally, the development would provide needed street network connectivity, and extend pedestrian infrastructure. As such, considering the forth going, the Department recommends that the requested annexation and rezoning applications be approved with conditions.

Comprehensive Plan:

The subject parcel is designated as Innovation District in the Gwinnett County 2045 Unified Plan, which calls for uses that are predominately research and development, industrial parks, and technological uses. On the City of Dacula's 2050 Future Land Use Map in the City of Dacula's Comprehensive Plan, the parcel is designated as South Alcovy (pg. 65). The character area Land Use section and Zoning Considerations call for developments that reflect the existing residential and small neighborhood commercial character present within the character area. Additionally, the character area description encourages opportunities to connect to multi-use paths and pedestrian amenities, such as pocket parks.

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 Resolution of the City of Dacula.

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

The proposed R-TH zoning is compatible with the existing institutional and residential uses found at the Alcovy Rd and Ewing Chapel Rd intersection. As such, the proposed uses could be considered suitable at this location.

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

The proposed applications would not be expected to adversely affect the existing use or usability of adjacent or nearby properties.

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

The property has reasonable economic use as currently zoned.

4. *Whether the proposed annexation and rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?*

With the provided conditions, excessive or burdensome use of streets, transportation facilities or schools would be minimized.

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

The proposed townhouse development is consistent with both the zoning recommendations and description of the designated character area in the Land Use Plan. As such, the proposed development could be considered suitable at this location (City of Dacula 2050 Comprehensive Plan, pg 65).

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 proposed development would increase right-of-way connectivity. The additional right-of-way connection may allow for better flow of traffic at the Alcovy Rd and Ewing Chapel Rd roundabout, which is often congested during peak school hours. Staff recommends requiring traffic calming measures, such as speed bumps or raised cross walks, to maximize pedestrian safety on internal drives. The recommended pedestrian improvements and the improvements shown in the site plan would allow for residents within the proposed subdivision to access Alcovy Elementary School without contributing to school traffic.

Recommendation:

Based upon the applications, the annexation and rezoning to R-TH (Single Family Residence Townhouse District) are recommended for approval with the following conditions:

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried, 3-2, for the requested rezoning at the January 27, 2025, Planning Commission Hearing.

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 Ewing Chapel Rd.

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.

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-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.

Attachment A: Amendments to Staff's Recommended Conditions.

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 ~~Ewing Chapel Rd.~~**

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. Nuttal 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.

PARK DATA:

Park space will utilize a concrete sidewalk network to create a passive activity area.

Requested trees = 17

(25' o.c. along sidewalk measuring approx. 425')

Provided trees = 23+

(Requested trees were totaled and then located to allow for a large sodded area that will be unshaded and create larger usable areas.

This park will include the following features:

- ① Mail Kiosk Station
- ② Bike Rack Area
- ③ Shade Pavilion
Picnic table below
- ④ Bench Zone (x2)
- ⑤ Open Green for flex-play
- ⑥ Entrance Monument (tbd)



Page 1
APPLICATION FOR ANNEXATION
CITY OF DACULA
P. O. BOX 400
DACULA, GEORGIA 30019-0007

Ordinance No.: _____ Date: 10/9/24

Final Approval Date: _____ Application No.: _____

I Hereby Request That The Property Described In This Application Be Annexed Into The Dacula City Limits With a Zoning Classification of R-TH

Address of Property to Be Annexed: 2053 Alcovy Road, Dacula, GA. 30019

Area: 8.82 Acres, or _____ Square Feet _____ Tax Map Number R 5268-009

Owner of Property Kenneth W. Edwards, SR. and Theresa B. Edwards

Telephone Number _____

Address 2636 Jersey - Social Circle Road, Social Circle, GA. 30025

Applicant Local Land Co. LLC

Telephone Number (404) 831-2804

Address 3630 Peachtree Road, Atlanta, GA. 30326

If the Owner and Applicant Are Not the Same, Please Complete Attachment 1.

Resident Populati 8,101 Housing Units 2,187 Other Buildings _____

Race Population 42.75% White 27.93% Black 20.15% Other _____

A. Reasons For Requesting Annexation: Give a brief summary of the reasons for requesting annexation: AS
the city continues to grow, we would like to help and provide more
housing stock. over 9,000 forecasted population in 2025 and we can
help support the growth.

B. Site Plan - All site plans shall draw the location of existing buildings and other improvements to the property.

C. Property Description - A written legal description and recent plat of the property to be submitted.

D. Meeting Dates and Processing of Applications - See Attachment 2.

E. Fee - \$2,250.00

F. Authorization To Inspect Premises - I hereby authorize the Dacula City Council to inspect the premises which are the subject of this annexation application.

G. Petition Requesting Annexation - Attachment 3 must be completed by owners.

H. Annexation Questionnaire - Attachment 4 must be completed.

B. Edwards

Signature of Applicant

PETITION REQUESTING ANNEXATION
CITY OF DACULA, GEORGIA

Date: 10/9/24

TO THE HONORABLE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA

- 1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Dacula, Georgia, and extend the City boundaries to include the same.
- 2. The territory to be annexed abuts the existing boundary of Dacula, Georgia, and the description of such territory area is as follows:

Address/Location of Property. Summerwind Subdivision
650 Redflower Road, Dacula, GA. 30019

Tax Map Number S-277-004 and S-277-176

See Attached Description.

- 3. It is requested that this territory to be annexed shall be zoned R-TH for the following reasons: Due to the odd shape parcel, an attached townhome product would be a better use for the property. Additionally, we do see R-TH zoning to the East at Alcovy Meadows.

WHEREFORE, the Petitioners pray that the City Council of the City of Dacula, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Dacula, Georgia.

Respectfully Submitted,

Owners Address: 2053 Alcovy Road, Dacula, GA. 30019

PROPERTY OWNER AUTHORIZATION

City of Dacula

Application for Annexation

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of the Attached Application, As Is Shown In The Records Of Gwinnett County, Georgia.

I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Local Land Co LLC

Address: 3630 Peachtree Road

City: Atlanta State: GA Zip Code: 30326

Telephone Number: 404 831-2804

Signed by: Kenneth Edwards
0AB4C0B3D8B04EA... Signature of Owner

DocuSigned by: Theresa B. Edwards
4142F9F109874CB

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/9/24

TO: Gwinnett Co Board of Education • 43701d Peachtree Rd. NW
Souance, GA 30024
 (Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Bramble Woods with Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
 Proposed Rezoning Case # CD-RZ- _____
 Property Location: 5th District, Land Lot _____ Parcel 5-268-009

LOCATION/ADDRESS: 2053 Alcouya Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200
 _____ to A-TH _____ has been
 submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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: 10/9/24

TO: Summerwind Community: 1465 Northside Dr. NW, Ste. 128
 (Sent by First Class Mail and Certified Mail - Return Receipt Requested) Atlanta, GA.
30318

FROM: Brandon Woods with Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
 Proposed Rezoning Case # CD-RZ- _____
 Property Location: 5th District, Land Lot _____ Parcel S-268-009

LOCATION/ADDRESS: 2053 Alcouy Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200
 _____ to R-TH _____ has been
 submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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: 10/9/24

TO: Wolf Creek HOA: 500 Sugar Mill Rd, ste. 200B, Atlanta,
(Sent by First Class Mail and Certified Mail - Return Receipt Requested) GA 30350

FROM: Brander Woods: Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
Proposed Rezoning Case # CD-RZ- _____
Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: 2053 Alcovy Rd., Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200
_____ to R-TH _____ has been
submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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.

PARCEL NO. 2:

Item 2.

All that tract of land lying and being in the 5th Land District of Gwinnett County, Georgia, and being part of Land Lots 268 and 269, containing 10.15 acres, being bounded as follows:

This being Tract No. 1 in the survey made by Higginbotham & James of Lawrenceville, Georgia, on April 14, 1962. BEGINNING at the center of the Old Lawrenceville-Dacula Road, and running in a northerly direction 553.9 feet to an iron pin and bounded as follows:

Nd

BEGINNING at said iron pin and running North 74 degrees 22 minutes West 1393.2 feet along the line of H. Nixon Mahaffey to an iron pin; thence in a northwesterly direction 467.5 feet along the line of Alvin McMillian property to an iron pin; thence South 73 degrees 30 minutes East 808.7 feet along the line of E. L. Dunagan to an iron pin; thence South 57 degrees 00 minutes East 110 feet along the line of E. L. Dunagan to an iron pin; thence South 87 degrees 30 minutes East 192 feet along the line of E. L. Dunagan to an iron pin; thence North 59 degrees 45 minutes East 159 feet along the line of E. L. Dunagan to an iron pin; thence South 75 degrees 00 minutes East 57.1 feet along the line of E. L. Dunagan to an iron pin; thence in a southeasterly direction 630 feet along the line of other property of Carlton H. Edwards to an iron pin and starting point. The said plat to the above-mentioned property is recorded in the Clerk's Office, Superior Court, in Plat Book "J", Page 3.

Said property being the same property described in a certain Warranty Deed dated April 21, 1962, between H. Nixon Mahaffey and Carlton H. Edwards, recorded in Deed Book 179, Page 488.

PARCEL NO. 3:

All that tract or parcel of land lying and being in the 5th Land District of Gwinnett County, Georgia, and being part of Land Lots 277 and 268, containing 33.8 acres, more or less, and bounded as follows:

On the north by lands of the Estate of J. R. Hood, deceased; on the east by lands of the Estate of J. R. Hood, deceased, and the Dacula public road; on the south by the Lawrenceville and Jefferson public road; and on the west by the lands of Nixon Mahaffey.

This is the same land conveyed by J. P. Mahaffey to G. D. Wood by deed dated August 6, 1945, and recorded in Deed Book 88, Page 230, Gwinnett County Records. Said parcel being described in a certain Warranty Deed dated March 3, 1951, between G. D. Wood and Carlton H. Edwards as recorded in Deed Book 99, Page 86, Gwinnett County Records.

LESS AND EXCEPT the following:

East 198.11
open top pipe found.
thence South 88° 05' 55" East 200.
777.61 feet to a point on the northern
of South 61° 44' 30" W

PARCEL NO. 1: BK 46934 PG 0629

All that tract or parcel of land lying and being in Land Lot 268 of the 5th Land District, Gwinnett County, Georgia, containing 1.61 acres, and described particularly according to a survey prepared for Lois Vanderford by W. T. Dunahoo & Associates, Inc. dated September 19, 1975, as more particularly described in a certain Quit-Claim Deed dated October 11, 1975, between C. H. Edwards and Willie Ruth Edwards and Virdia Lois Vanderford, recorded in Deed Book 1022, Page 255, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 2:

All that tract or parcel of land lying and being in Land Lots 268 and 269 of the 5th Land District, Gwinnett County, Georgia, containing 12 acres, as per plat made by McNally & Patrick, Surveyors, on May 2, 1985, and more particularly described in a certain Warranty Deed dated May 23, 1985, between Carlton H. Edwards and Ken and Theresa Edwards, recorded in Deed Book 3056, Page 240, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 3:

All that tract or parcel of land lying and being in Land Lots 268 and 277, 5th Land District, Gwinnett County, Georgia, being 7.491 acres and shown as Tract #4 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. Slate Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point; thence continuing along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 61° 44' 30" East 316.75 feet to THE TRUE POINT OF BEGINNING; thence leaving said right of way North 16° 11' 00" West 723.61 feet to a 1/4" open top pipe found; thence North 44° 00' 30" East 357.52 feet to a nail set at an axle found; thence South 30° 29' 55" East 459.82 feet to a rebar found; thence North 60° 30' 10" East 397.15 feet to a rebar found; thence South 50° 11' 15" West 43.50 feet to a rebar found; thence South 48° 54' 15" West 100.90 feet to a rebar found; thence South 23° 20' 15" West 141.50 feet to a rebar found on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 74.73 feet, a radius of 2904.79 feet, being subtended by a chord bearing and distance of South 32° 06' 15" West 74.73 feet to a point; thence continuing along said right of way South 31° 25' 00" West 84.11 feet to an iron pin found; thence continuing along said right of way South 32° 06' 45" West 115.22 feet to a point; thence continuing along said right of way a curve having an arc distance of 434.58 feet, a radius of 1077.81 feet, being subtended by a chord bearing and distance of South 46° 57' 00" West 431.64 feet to the TRUE POINT OF BEGINNING.

NCP

PARCEL NO. 4:

All that tract or parcel of land lying and being in Land Lot 268, 5th Land District, Gwinnett County, Georgia, being 9.879 acres and shown as Tract #3 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. Slate Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point and the TRUE POINT OF BEGINNING; thence leaving said right of way North 36° 09' 15" West 1096.07 feet to a 1-1/2" open top pipe found; thence North 80° 10' 25" East 198.11 feet to a 1/4" open top pipe found; thence South 81° 06' 05" East 113.33 feet to a 1/4" open top pipe found; thence South 72° 58' 05" East 162.95 feet to a 1/4" open top pipe found; thence South 88° 05' 55" East 261.11 feet to a 1/4" open top pipe found; thence South 16° 11' 00" East 723.61 feet to a point on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of South 61° 44' 30" West 316.75 feet to the TRUE POINT OF

NCP

BEGINNING. **BK 46934 PG 0630**

PARCEL NO. 5:

All that tract or parcel of land lying and being situate in Land Lot 268 of the 5th Land District, Gwinnett County, Georgia, containing 6.0 acres, more or less, and being designated as Tract No. 2 on a certain plat of survey for Roddy Sturdivant by Bauknight & Associates, Inc., W. State Bauknight RLS No. 2534, dated September 27, 2004, revised April 12, 2005, reference to which plat is hereby made and incorporated herein and being more particularly described as follows:

COMMENCE at a point located at the intersection of the centerlines of Alcovy Road and West Drowning Creek Road and from said point North 62 degrees 31 minutes 45 seconds East a distance of 318.50 feet to a point located on the northerly right of way of Alcovy Road (80 foot R/W), which point is the TRUE POINT OF BEGINNING, and from said TRUE POINT OF BEGINNING North 29 degrees 08 minutes 35 seconds West a distance of 516.22 feet to a 1" open top pipe found; thence North 73 degrees 47 minutes 40 seconds West a distance of 400.12 feet to a 1" square bar found; thence North 01 degree 07 minutes 45 seconds East a distance of 457.31 feet to a point; thence South 74 degrees 00 minutes 55 seconds East a distance of 180.22 feet to a 1/2" open top pipe found; thence South 36 degrees 09 minutes 15 seconds East a distance of 1096.07 feet to a point located on the northerly right of way of Alcovy Road; thence along a curve having the following coordinates: Chord: South 63 degrees 32 minutes 15 seconds West a distance of 200.00 feet; (arc: 211.23 feet and rad: 3369.11 feet) to a point which is the TRUE POINT OF BEGINNING.

NCP

[Note: The above referenced description includes a portion of a certain 12 acre tract previously conveyed to Grantees by Carlton H. Edwards by virtue of a Warranty Deed dated May 25, 1985, recorded in Deed Book 3056, Page 240, Gwinnett County, Records.]



Tax Assessor's Office

I Want To... Tax Assessor

Search

Recently Viewed

2053 Search

Your search returned 1 records.

Map It!

Land: \$221,600
 Building: \$0
 Total Fair Market: \$221,600

EDWARDS KENNETH W SR
EDWARDS THERESA B
 2636 JERSEY SOCIAL CIRCLE RD
 SOCIAL CIRCLE, GA 30025-3130

8.82 ACRES
 2053 ALCOVY RD DACULA
 30019 | RS268 009



Search Hints

Steps to search for additional property information and sales in your neighborhood.

1. Enter one of the following in the search box above:
 Your Parcel Number (example: R8001 001 or R8001A001) OR Property Owner Name OR Property Address. Click on the ? for additional examples.
2. Click on the Search box
3. Click on the name of the owner (underlined in blue text) from the returned search results to view comparable sales and additional information for the property.

Abutting property to 2053 Alcovy Road



City of Dacula
Annexation Questionnaire
Please Type or Print

Property Owner

Name: Kenneth W. Edwards

Address: 2636 Jersey Social Circle
Social Circle, GA. 30025

Business Phone: _____

Home Phone: _____

Address of Property to be Annexed: 2053 Aicovy Road, Dacula, GA. 30019

Petitioner (if different)

Local Land Co.

Brandon Woods
3630 Peachtree Road

Atlanta, GA. 30326

Gwinnett County Zoning RA200

Property Annexed as R-T H

Description: Single-Family Residence Townhome District

District: 5th Land Lot: _____ Parcel: S-268-009

Assessed Value: \$221,600 Acreage: 8.82

List each adult living on site:

N/A

List number of Individuals by race:

Two - white

Describe any other structure(s) on site:

None

Petitioner(s) _____



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 <u>Local Land Co LLC</u>	NAME <u>Kenneth W. Edwards SR + Theresa B. Edwards</u>
ADDRESS <u>3630 Peachtree Rd.</u>	ADDRESS <u>2636 Jersey Social Circle Rd.</u>
CITY <u>Atlanta</u>	CITY <u>Social Circle</u>
STATE <u>GA.</u> ZIP <u>30326</u>	STATE <u>GA.</u> ZIP <u>30025</u>
PHONE <u>404)831-2804</u> FAX _____	PHONE <u>770)714-4300</u> 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 Brandon Woods
 COMPANY NAME Local Land Co
 ADDRESS 3630 Peachtree Rd.
 PHONE 404)831-2804 FAX _____
 EMAIL bwoods@locallandga.com

PRESENT ZONING DISTRICT(S) RA200 REQUESTED ZONING DISTRICT RTH
 LAND LOT(S) 268 PARCEL # 5-268-009 DISTRICT(S) _____ ACREAGE 9.808
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED For sale attached townhome community.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 54
 DWELLING UNIT SIDE (SQ. FT.) ~97,200

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS _____
 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 _____

01/08/25

Brandon Woods
3630 Peachtree Road NE
Atlanta, GA. 30326
bwoods@locallandga.com
404.831.2804

Hayes Taylor
City Planner
City of Dacula
442 Harbins Road

**Re: Letter of Intent for Zoning Request
Project Still Creek/2053 Alcovy Road, Dacula, GA. 30019**

Dear Zoning Administrator/Planning Commission,

I am writing to submit this Letter of Intent for the purpose rezoning for the property located at 2053 Alcovy Road, Dacula, GA. 30019, identified by parcel number 5-268-009. I am seeking approval for rezoning from RA200 to RTH in accordance with the applicable zoning laws and regulations of City of Dacula and the County of Gwinnett.

As the city continues to grow, we would like to help and provide the city with more housing stock. With over 9,000 forecasted population growth in 2025, our community will help supply the market with the additional growth and provide Fifty-Four (54) additional residential units.

We believe that the proposed change aligns with the city's 2050 comprehensive plan, specifically for the Dacula South and South Alcovy character area. This undeveloped tract would continue the existing character of single-family residential.

Enclosed you will find our concept site plan along with our zoning application with all necessary documents for approval. The open space section would be undisturbed, along with some of the 50' setbacks.

In conclusion, we respectfully request that you review and approve our zoning request to rezone the parcel from RA200 to RTH. We are confident that the proposed project will be beneficial to the community and will meet the requirements of local zoning ordinances. We are available to provide any additional information or clarification you may require and look forward to working with you on this project.

Local Land Co.

Item 2.

Thank you for your time and consideration. We look forward to hearing from you soon.

Sincerely,

Brandon Woods

Brandon Woods
Director of Development
Local Land Co, LLC

PARCEL NO. 1: BK 46934 PG 0629

All that tract or parcel of land lying and being in Land Lot 268 of the 5th Land District, Gwinnett County, Georgia, containing 1.61 acres, and described particularly according to a survey prepared for Lois Vanderford by W. T. Dunahoo & Associates, Inc. dated September 19, 1975, as more particularly described in a certain Quit-Claim Deed dated October 11, 1975, between C. H. Edwards and Willie Ruth Edwards and Viridis Lois Vanderford, recorded in Deed Book 1022, Page 255, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 2:

All that tract or parcel of land lying and being in Land Lots 268 and 269 of the 5th Land District, Gwinnett County, Georgia, containing 12 acres, as per plat made by McNally & Patrick, Surveyors, on May 2, 1985, and more particularly described in a certain Warranty Deed dated May 25, 1985, between Carlton H. Edwards and Ken and Theresa Edwards, recorded in Deed Book 3056, Page 240, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 3:

All that tract or parcel of land lying and being in Land Lots 268 and 277, 5th Land District, Gwinnett County, Georgia, being 7.491 acres and shown as Tract #4 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. State Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point; thence continuing along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 61° 44' 30" East 316.75 feet to THE TRUE POINT OF BEGINNING; thence leaving said right of way North 16° 11' 00" West 723.61 feet to a 1/4" open top pipe found; thence North 44° 00' 30" East 357.52 feet to a nail set at an axle found; thence South 30° 29' 55" East 459.82 feet to a rebar found; thence North 60° 30' 10" East 397.15 feet to a rebar found; thence South 50° 11' 15" West 43.50 feet to a rebar found; thence South 48° 54' 15" West 100.90 feet to a rebar found; thence South 23° 20' 15" West 141.50 feet to a rebar found on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 74.73 feet, a radius of 2904.79 feet, being subtended by a chord bearing and distance of South 32° 06' 15" West 74.73 feet to a point; thence continuing along said right of way South 31° 25' 00" West 84.11 feet to an iron pin found; thence continuing along said right of way South 32° 06' 45" West 115.22 feet to a point; thence continuing along said right of way a curve having an arc distance of 434.58 feet, a radius of 1077.81 feet, being subtended by a chord bearing and distance of South 46° 57' 00" West 431.64 feet to the TRUE POINT OF BEGINNING.

NCP

PARCEL NO. 4:

All that tract or parcel of land lying and being in Land Lot 268, 5th Land District, Gwinnett County, Georgia, being 9.879 acres and shown as Tract #3 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. State Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point and the TRUE POINT OF BEGINNING; thence leaving said right of way North 36° 09' 15" West 1096.07 feet to a 1-1/2" open top pipe found; thence North 80° 10' 25" East 198.11 feet to a 1/4" open top pipe found; thence South 81° 06' 05" East 113.33 feet to a 1/4" open top pipe found; thence South 72° 58' 05" East 162.95 feet to a 1/4" open top pipe found; thence South 88° 05' 55" East 261.11 feet to a 1/4" open top pipe found; thence South 16° 11' 00" East 723.61 feet to a point on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of South 61° 44' 30" West 316.75 feet to the TRUE POINT OF

NCP

46934
00630

BEGINNING. **BK 46934 PG 0630**

PARCEL NO. 5:

All that tract or parcel of land lying and being situate in Land Lot 268 of the 5th Land District, Gwinnett County, Georgia, containing 6.0 acres, more or less, and being designated as Tract No. 2 on a certain plat of survey for Roddy Sturdivant by Bauknight & Associates, Inc., W. State Bauknight RLS No. 2534, dated September 27, 2004, revised April 12, 2005, reference to which plat is hereby made and incorporated herein and being more particularly described as follows:

COMMENCE at a point located at the intersection of the centerlines of Alcovy Road and West Drowning Creek Road and from said point North 62 degrees 31 minutes 45 seconds East a distance of 318.50 feet to a point located on the northerly right of way of Alcovy Road (80 foot R/W), which point is the TRUE POINT OF BEGINNING, and from said TRUE POINT OF BEGINNING North 29 degrees 08 minutes 35 seconds West a distance of 516.22 feet to a 1" open top pipe found; thence North 73 degrees 47 minutes 40 seconds West a distance of 400.12 feet to a 1" square bar found; thence North 01 degree 07 minutes 45 seconds East a distance of 457.31 feet to a point; thence South 74 degrees 00 minutes 55 seconds East a distance of 180.22 feet to a 1/2" open top pipe found; thence South 36 degrees 09 minutes 15 seconds East a distance of 1096.07 feet to a point located on the northerly right of way of Alcovy Road; thence along a curve having the following coordinates: Chord. South 63 degrees 32 minutes 15 seconds West a distance of 200.00 feet; (arc: 211.23 feet and rad: 3369.11 feet) to a point which is the TRUE POINT OF BEGINNING.

NCP

[Note: The above referenced description includes a portion of a certain 12 acre tract previously conveyed to Grantees by Carlton H. Edwards by virtue of a Warranty Deed dated May 25, 1985, recorded in Deed Book 3056, Page 240, Gwinnett County, Records.]

Abutting property to 2053 Alcovy Road



ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/9/24

TO: Gwinnett Co Board of Education - 43701d Peachtree Rd. Suwanee, GA 30024 NW
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Bramble Woods with Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
Proposed Rezoning Case # CD-RZ- _____
Property Location: 5th District, Land Lot _____ Parcel 5-268-009

LOCATION/ADDRESS: 2053 Alcouya Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA 200
_____ to A-TH _____ has been
submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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: 10/9/24

TO: Summerwind Community: 1465 Northside Dr. NW, Ste. 128
 (Sent by First Class Mail and Certified Mail - Return Receipt Requested) Atlanta, GA.
30318

FROM: Brandon Woods with Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
 Proposed Rezoning Case # CD-RZ- _____
 Property Location: 5th District, Land Lot _____ Parcel S-268-009

LOCATION/ADDRESS: 2053 Alcouy Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200
 _____ to R-TH _____ has been
 submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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: 10/9/24

TO: Wolf Creek HOA: 500 Sugar Mill Rd, Ste. 200B, Atlanta,
(Sent by First Class Mail and Certified Mail - Return Receipt Requested) GA 30350

FROM: Braiden Woods: Local Land Co.

RE: Proposed Annexation Case # CD-AA- _____
Proposed Rezoning Case # CD-RZ- _____
Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: 2053 AICOVY Rd., Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200
_____ to R-TH _____ has been
submitted to the City of Dacula.

The proposed annexation/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 _____ at 6:30 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 _____ 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.

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 Bullif Date 11/20/24

Type or Print Name/Title Branche Woods / Director

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public [Signature] Date 11/20/24


Official Use Only

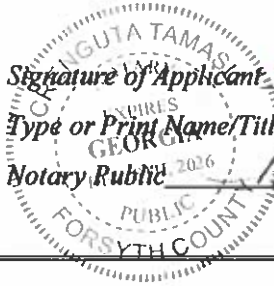
DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

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.

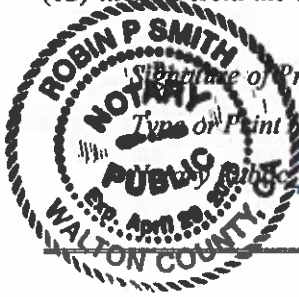
Signature of Applicant *[Signature]* Date 11/21/24
 Type or Print Name/Title Bryan Woods Director
 Notary Public *[Signature]* Date 11/21/2024



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 11/21/24
 Type or Print Name/Title Kenneth W. Edwards Sr.
 Notary Public *[Signature]* Date 11/21/24



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

9589 0710 5270 2282 5099 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Gwinnett County Board of Education</u>	
Street and Apt. No., or PO Box No. <u>770 Fwing Chapel Rd.</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2282 5098 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Summerwind Subdivision</u>	
Street and Apt. No., or PO Box No. <u>650 Redflower Road</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2282 5098 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Gwinnett County Board of Education</u>	
Street and Apt. No., or PO Box No. <u>437 Old Peachtree Rd. NW</u>	
City, State, ZIP+4® <u>Cumming, GA 30024</u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2282 5099 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Wolf Creek HOA</u>	
Street and Apt. No., or PO Box No. <u>2295 Mitchell Ct.</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2282 5098 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Wolf Creek HOA</u>	
Street and Apt. No., or PO Box No. <u>500 Sugar Mill Rd. Ste 2008</u>	
City, State, ZIP+4® <u>Atlanta, GA 30350</u>	

**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: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: Towns at Drowning Creek
Developer/Applicant: ResiBuilt
Telephone: 404-831-2804
Fax: _____
Email(s): bwoods@resibuilt.com

Economic Impacts

Estimated Value at Build-Out: \$21,060,000.00

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?

It is estimated based upon a household size of 2.5 persons per household that this project will generate 135 persons.

How many short-term and /or long-term jobs will the development generate?

It is estimated that this development will generate 60 jobs in the land development, construction and professional services.

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

It is estimated that this development will generate \$346,404 annual tax contribution.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes it is assumed that the regional work force is sufficient to fill the demand created by this proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
Gwinnett County Water Resources

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

It is estimated that based upon the average 80 gallons per person per day that this development will a demand of 10,800 GPD.

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

The existing water supply capacity should be sufficient for this development.

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)?

Based upon the Gwinnett County Estimation Guide, average daily flow per unit is 250 gpd, so this project will generate 13,500 gpd.

Name of wastewater treatment provider for this site:

Gwinnett County Water Resources

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

The existing wastewater treatment capacity should be sufficient for this development.

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?

Per ITE Trip Generation Manual, 11th Edition (LUC 215), 54 dwelling units is estimated to generate 31 new vehicle trips in the PM Peak Hour.

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

2 driveway connections - 1 to W Drowning Creek Rd and 1 to Alcovy Rd are proposed for this project

Solid Waste Disposal

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

It is estimated that this development will generate 178 tons annually. This is based upon 6,570 pounds per family annually.

Is sufficient landfill capacity available to serve this proposed project?

The existing landfill capacity should be sufficient for this development.

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?

148,000 sq ft

Is the site located in a water supply watershed?

Yes

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

According to the 2045 Gwinnett County 2045 Unified Plan, this project is within the Ocmulgee Basin and Big Haynes Creek & Alcovy river Watershed (AL-3 Watershed)

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:

Environmental Quality

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

1. Water supply watersheds?

According to the 2045 Gwinnett County 2045 Unified Plan, this project is within the Ocmulgee Basin and Big Haynes Creek & Alcovy river Watershed (AL-3 Watershed)

2. Significant groundwater recharge areas?

According to the 2045 Gwinnett County 2045 Unified Plan, this project is not within a groundwater recharge area.

3. Wetlands?

According to the National Wetlands Inventory the subject site does not contain any wetlands.

4. Protected river corridors?

Not within Chattahoochee River Metropolitan River Protection Area

5. Floodplains?

According to the FEMA flood maps the subject site does not contain any floodplains.

6. Historic resources?

Applicant is not aware of any historic resources on the subject site.

7. Other environmentally sensitive resources?

Applicant is not aware of any other environmentally sensitive resources on the subject site.

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

The subject property is within the Dacula Cluster.

Libraries?

The subject property is 2.8 miles from Gwinnett County Library - Dacula Branch.

Fire, Police, or EMS

The subject property is 2.6 miles from Gwinnett County Fire Station #16 and .3 miles from the Gwinnett County East Precinct.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

The subject property is 6.3 miles from the Lawrenceville Senior Center and 8.9 miles from Lawrenceville Family & Children Services.

Additional Comments:



November 18, 2024

The Honorable Trey King
City of Dacula
P.O. BOX 400
DACULA, GA 30019

Re: Proposed Annexation by City of Dacula pursuant to the 100% Application Method
Land Lot 268 of the 7th District Tax Parcel Number: R5268 009, 8.82 acres +/-
Applicant: Local Land Co. LLC and Owner: Kenneth W. Edwards Sr.

Dear Mayor King:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation with respect to county facilities on the property located at 2053 Alcovy Rd, Dacula, GA 30025 and determined that Gwinnett County does not own facilities within the subject property.

Gwinnett County Department of Transportation (GCDOT) reviewed the subject property. There are no GCDOT facilities located within the property proposed for annexation. Alcovy Road, Ewing Chapel Road, and West Drowning Creek Road are GCDOT-maintained roadways at this location and any proposed access or work in the right-of-way is subject to prior review/approval by GCDOT. Alcovy Road and Ewing Chapel Road will remain County-maintained regardless of any annexation on the other side of the road. In the future, should the other side of West Drowning Creek Road be annexed into the City of Dacula, that section of roadway where both sides are annexed would become City-maintained. The subject property falls within the limits of a 2023 SPLOST project at Alcova Elementary School, GCDOT Project # F-1504-01. To ensure our designs do not conflict, we would recommend that the property owner coordinate any potential future development with GCDOT's Office of Transportation Planning, Design, and Construction.

Gwinnett County Department of Water Resources reviewed the subject property and determined that the following infrastructure exists: an eight-inch water main located on the northern right-of-way of West Drowning Creek Road; a twelve-inch water main located on the eastern right-of-way of Ewing Chapel Road; and a ten-inch water main located on the northern right-of-way of Alcovy Road; an eight-inch gravity sewer located on the northwest right-of-way at the intersection of Ewing Chapel Road and West Drowning Creek Road; a twenty-four-inch stormwater closed-conduit pipe located at the intersection of Ewing Chapel Road and West Drowning Creek Road on the western right-of-way of Ewing Chapel Road; and a twenty-four-inch stormwater closed-conduit pipes running across the right-of-way of West Drowning Creek Road. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by Gwinnett County Department of Planning and Development and Department of Water Resources.

According to the Gwinnett County Department of Community Services there are no facilities associated or planned by the Gwinnett County Department of Community Services known to be on or adjacent to this tract or affected by the annexation of this tract.

The Gwinnett County Department of Planning and Development notes that the subject property is zoned RA-200 (Agriculture-Residence District) and is Urban-Low on the Future Development Map of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, William.Deguffroy@gwinnettcounty.com or 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,

Glenn P. Stephens
County Administrator

ANX2024-00015

CERTIFIED MAIL #: 9214 8902 9562 6590 1607 3577 30

- | | |
|---|---|
| C: Nicole L. Hendrickson, Commission Chairwoman | Rebecca Shelton, Director of Water Resources |
| Jasper Watkins III, Commissioner, District 3 | Lewis Cooksey, Director of Transportation |
| Maria Woods, Deputy County Administrator | Ron Adderly, Acting Director of Support Services |
| Matt Dickison, Director of Planning & Development | Tina Fleming, Director of Community Services |
| Long Range files, ANX2024-00015 | Melanie F. Wilson, Senior Assistant County Attorney |

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

295 S. CULVER STREET, SUITE C ▪ LAWRENCEVILLE, GEORGIA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@tjwpclaw.com

November 11, 2024

RECEIVED

NOV 12 2024

County Administrator's Office

ANX-2024-015

VIA E-MAIL and OVERNIGHT DELIVERY

Nicole Hendrickson, Chairwoman, and
Members of the Board of Commissioners
Gwinnett County, Georgia
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30045

Re: City of Dacula, Georgia
Annexation Application filed by Local Land Co., LLC
2053 Alcovy Road, Tax Parcel R5268 009

Dear Chairwoman Hendrickson and Members of the Board:

I hope you are well. The City of Dacula, Georgia has requested that I provide you notice of a recently received annexation application in accordance with State law. Enclosed please find a copy of Annexation Application filed by Local Land Co., LLC for property at 2053 Alcovy Road. The property is tax parcel number R5268 009 and contains approximately 8.82 acres. The property is adjacent to the City Limits of the City of Dacula as shown on the enclosed survey plat prepared by the Applicant. I am writing to provide a copy of the Application for Annexation in accordance with O.C.G.A. Section 36-36-6 and 36-36-111. A copy of the legal description of the affected property is also enclosed. The City formally received this application on November 7, 2024.

The City is not aware of any County facilities or property located within the area to be annexed in accordance with Section 36-36-7. If any such County facilities exist, please notify the City.

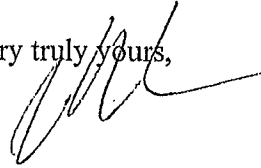
The City welcomes any comments the Commissioners or County staff may have on this Application. City personnel would be glad to meet with you or County staff to discuss these matters further. Please notify Hayes Taylor, the City's City Planner, or City Administrator Brittni Nix (770-963-7431) with any comments the County has in accordance with O.C.G.A. Section 36-36-7 or to schedule a meeting for further discussion. Mayor King would also be glad to speak with you or Commissioner Watkins regarding the Application.

Ms. Nicole Hendrickson, Chairwoman, and
Members of the Board of Commissioners
November 11, 2024
Page 2

Thank you for your review of these matters. If you have any questions or need any additional information, please let me know.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

RJW/bka

Enc.

cc: City of Dacula, Georgia
Michael Ludwiczak, County Attorney



MEMO

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: March 6, 2025
SUBJECT: Bid package for the City Core Project

The bid documents for the Administrative Building Complex Project, otherwise known as the “City Core Project,” have been provided for your review. This Project was identified in the Urban Redevelopment Plan as an opportunity to revitalize the city center and provide a community gathering space for the public. The plan includes construction and development of a new municipal complex, an outdoor amphitheater and multifunctional green space, and public parking facilities.

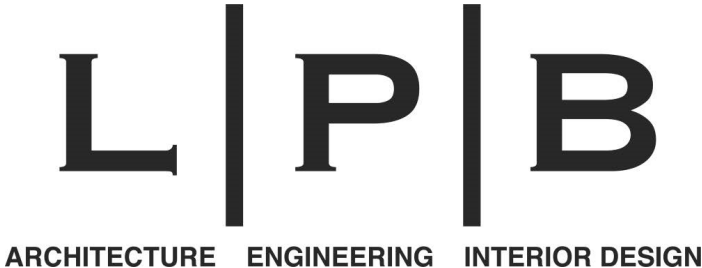
Staff requests the Mayor and City Council approve the bid package as provided and grant authorization to solicit for public bids.



DACULA CITY CORE

URBAN REDEVELOPMENT PLAN

Dacula City Hall Building
Parking Deck Building
Amphitheater

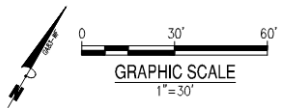
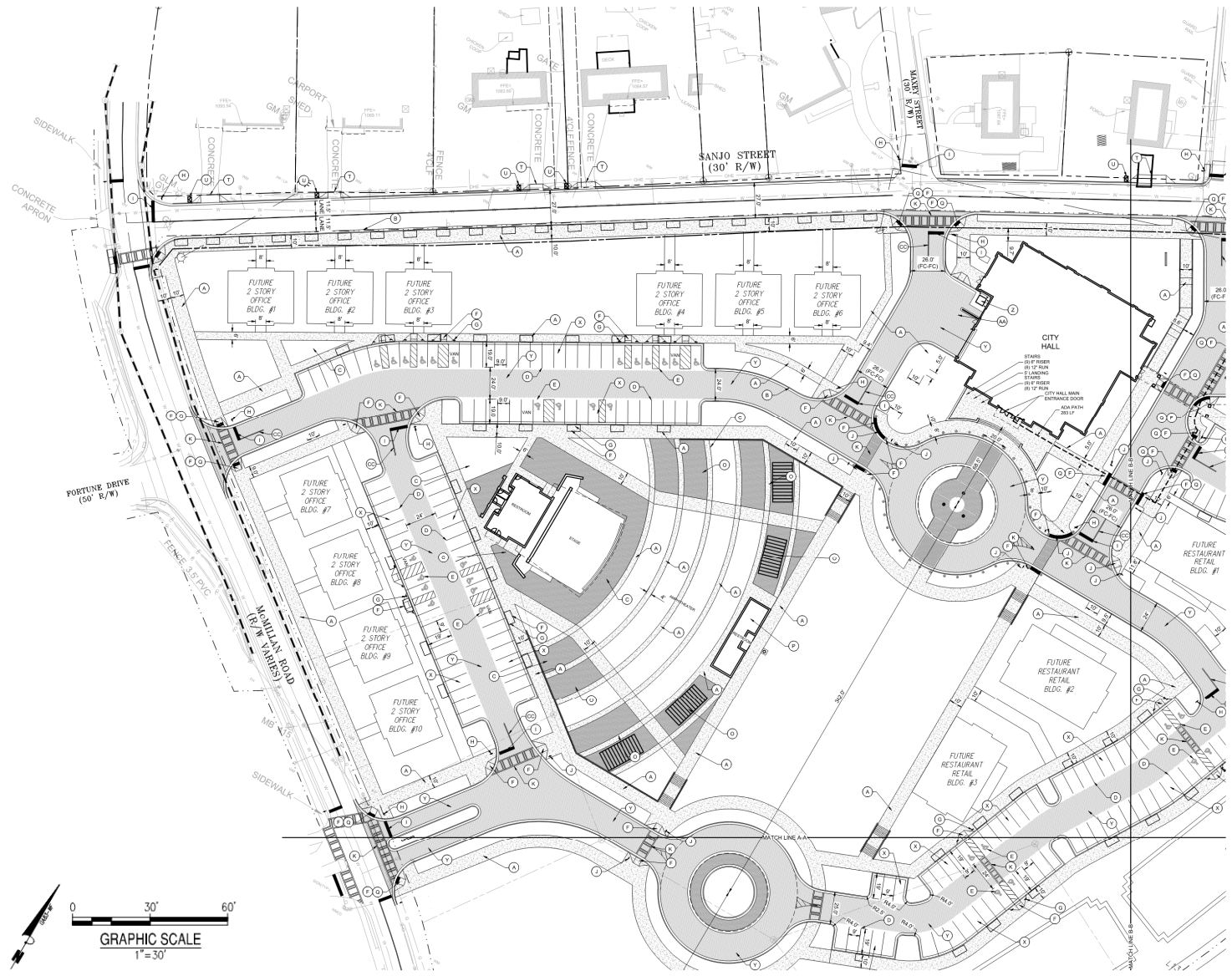




LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	
B	24" CONCRETE CURB & GUTTER	
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	
E	ADA PARKING SPACE	
F	CURB RAMP	
G	ADA PARKING SIGN	
H	STOP SIGN & POST	
I	24" STOP BAR	
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA-DOT STANDARD CROSSWALK TRAFFIC MARKING	
L	STANDARD PARALLEL PARKING SPACE	
M	30" DOT STANDARD CONCRETE CURB & GUTTER	
N	LAWN (GRASSED) SEATING AREA FOR AMPHITHEATER	
O	PAVILION (15' x 30')	
P	RESTROOM BUILDING	
Q	ADA DETECTIBLE STRIP	
R	MOUNTABLE CONCRETE CURB AND GUTTER	
S	FLAG POLE	
T	CONCRETE DRIVEWAY APRON	
U	MAIL BOX	
V	SEAT WALL	
W	RETAINING WALL WITH HANDRAIL	
X	STANDARD DUTY ASPHALT PAVEMENT	
Y	HEAVY DUTY ASPHALT PAVEMENT	
Z	DUMPSTER & BOLLARDS	
AA	DUMPSTER SCREEN WALL	
BB	GADOT STANDARD TYPE-W GUARDRAIL	
CC	DOUBLE YELLOW LINE, 20' LENGTH	

DACULA CITY HALL

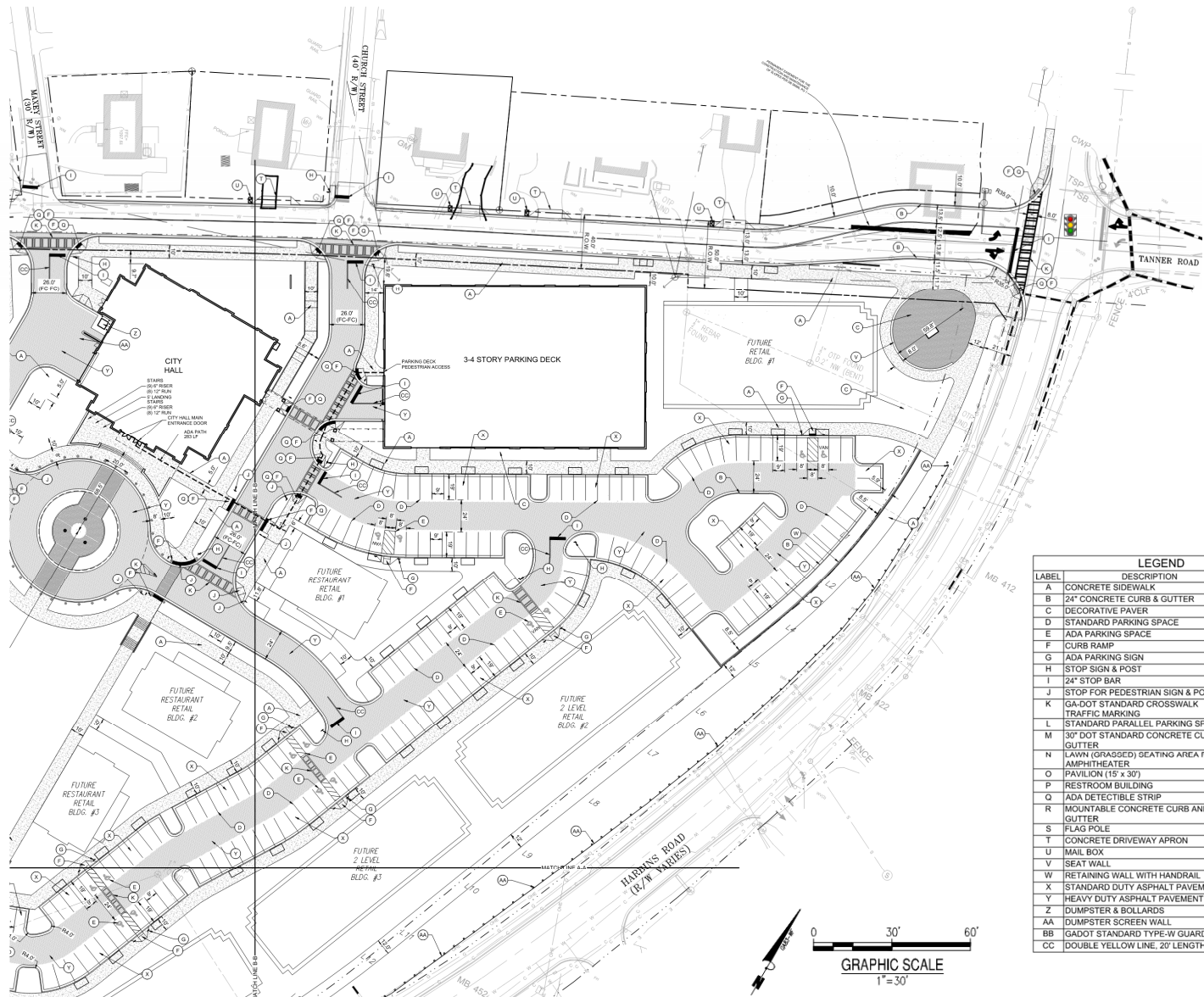
OVERALL SITE PLAN



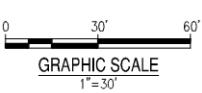
DACULA CITY HALL

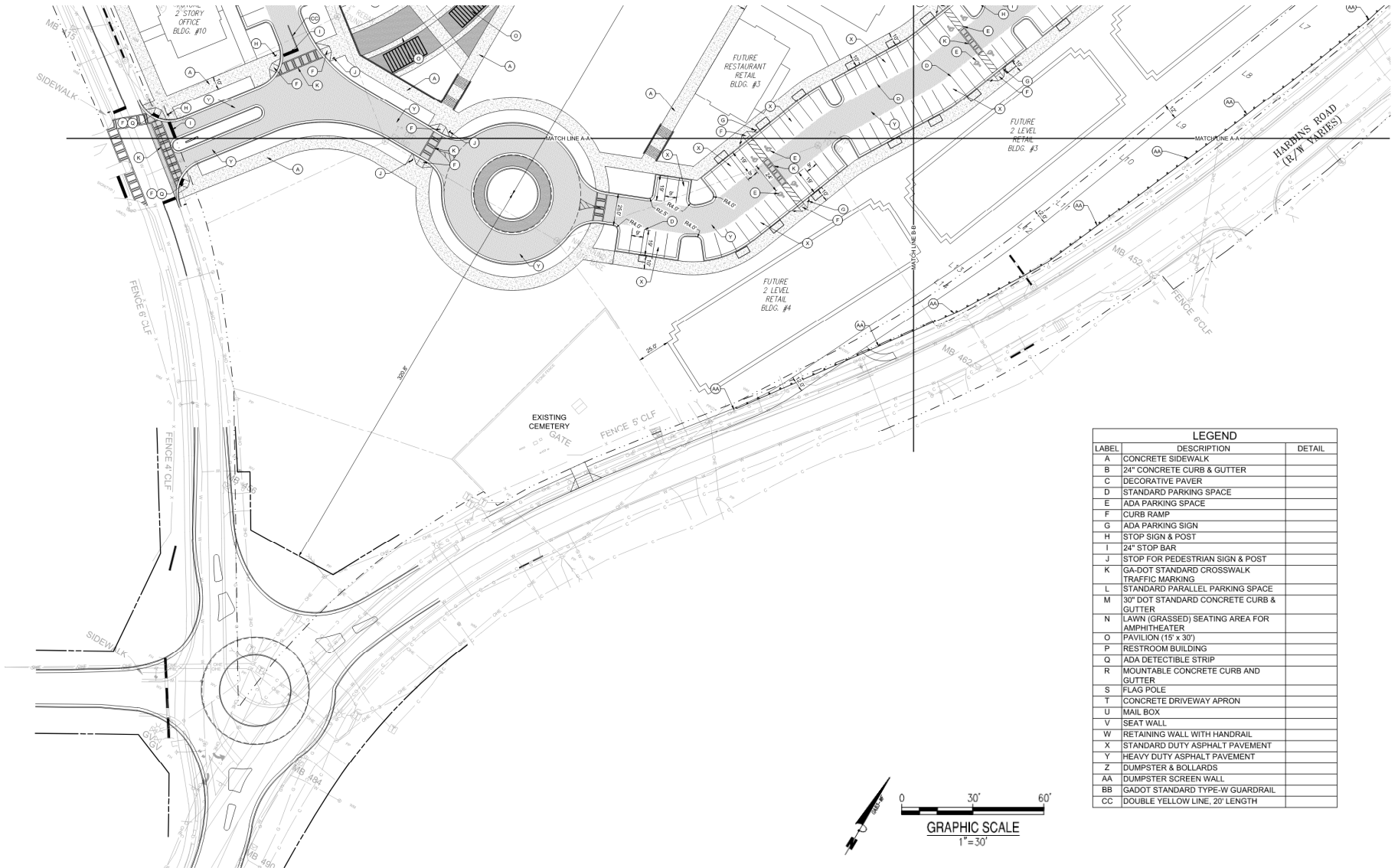
SITE PLAN



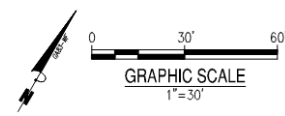


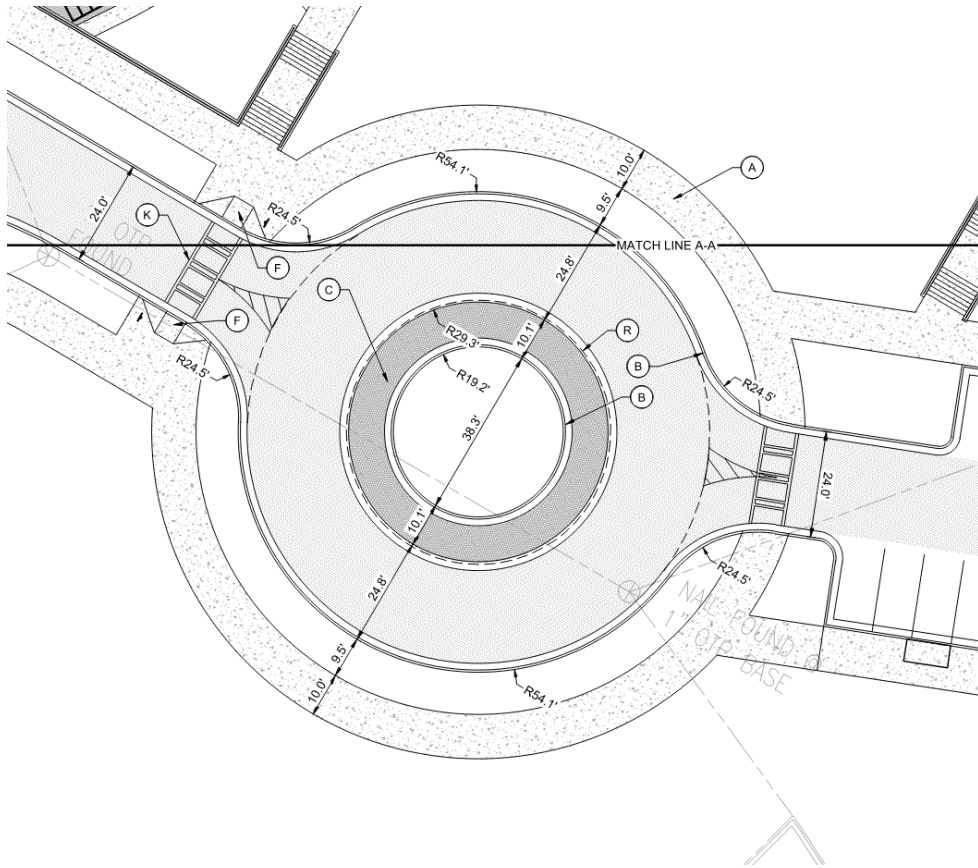
LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	
B	24" CONCRETE CURB & GUTTER	
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	
E	ADA PARKING SPACE	
F	CURB RAMP	
G	ADA PARKING SIGN	
H	STOP SIGN & POST	
I	24" STOP BAR	
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA-DOT STANDARD CROSSWALK TRAFFIC MARKING	
L	STANDARD PARALLEL PARKING SPACE	
M	30" DOT STANDARD CONCRETE CURB & GUTTER	
N	LAWN (GRASSED) SEATING AREA FOR AMPHITHEATER	
O	PAVILION (15' x 30')	
P	RESTROOM BUILDING	
Q	ADA DETECTIBLE STRIP	
R	MOUNTABLE CONCRETE CURB AND GUTTER	
S	FLAG POLE	
T	CONCRETE DRIVEWAY APRON	
U	MAIL BOX	
V	SEAT WALL	
W	RETAINING WALL WITH HANDRAIL	
X	STANDARD DUTY ASPHALT PAVEMENT	
Y	HEAVY DUTY ASPHALT PAVEMENT	
Z	DUMPSTER & BOLLARDS	
AA	DUMPSTER SCREEN WALL	
BB	GA-DOT STANDARD TYPE-W GUARDRAIL	
CC	DOUBLE YELLOW LINE, 20' LENGTH	



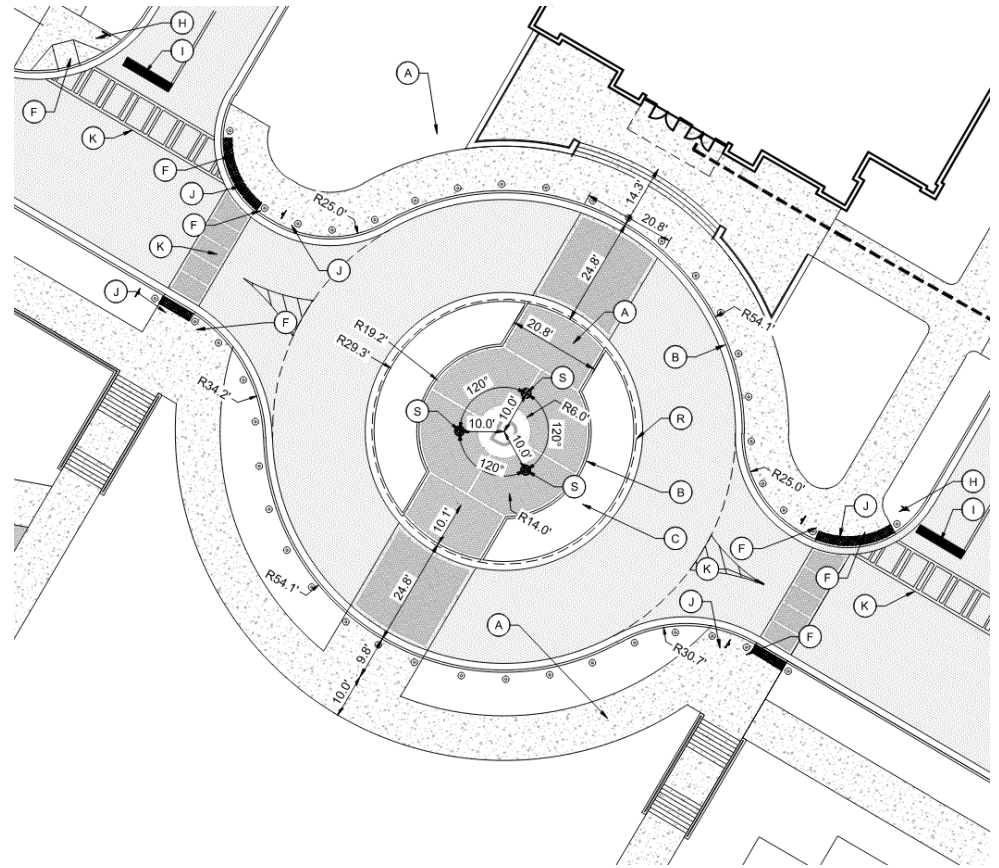


LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	
B	24" CONCRETE CURB & GUTTER	
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	
E	ADA PARKING SPACE	
F	CURB RAMP	
G	ADA PARKING SIGN	
H	STOP SIGN & POST	
I	24" STOP BAR	
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA-DOT STANDARD CROSSWALK TRAFFIC MARKING	
L	STANDARD PARALLEL PARKING SPACE	
M	30" DOT STANDARD CONCRETE CURB & GUTTER	
N	LAWN (GRASSED) SEATING AREA FOR AMPHITHEATER	
O	PAVILION (15' x 30')	
P	RESTROOM BUILDING	
Q	ADA DETECTIBLE STRIP	
R	MOUNTABLE CONCRETE CURB AND GUTTER	
S	FLAG POLE	
T	CONCRETE DRIVEWAY APRON	
U	MAIL BOX	
V	SEAT WALL	
W	RETAINING WALL WITH HANDRAIL	
X	STANDARD DUTY ASPHALT PAVEMENT	
Y	HEAVY DUTY ASPHALT PAVEMENT	
Z	DUMPSTER & BOLLARDS	
AA	DUMPSTER SCREEN WALL	
BB	GA-DOT STANDARD TYPE-W GUARDRAIL	
CC	DOUBLE YELLOW LINE, 20' LENGTH	





SOUTHERN ROUND ABOUT

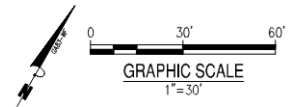


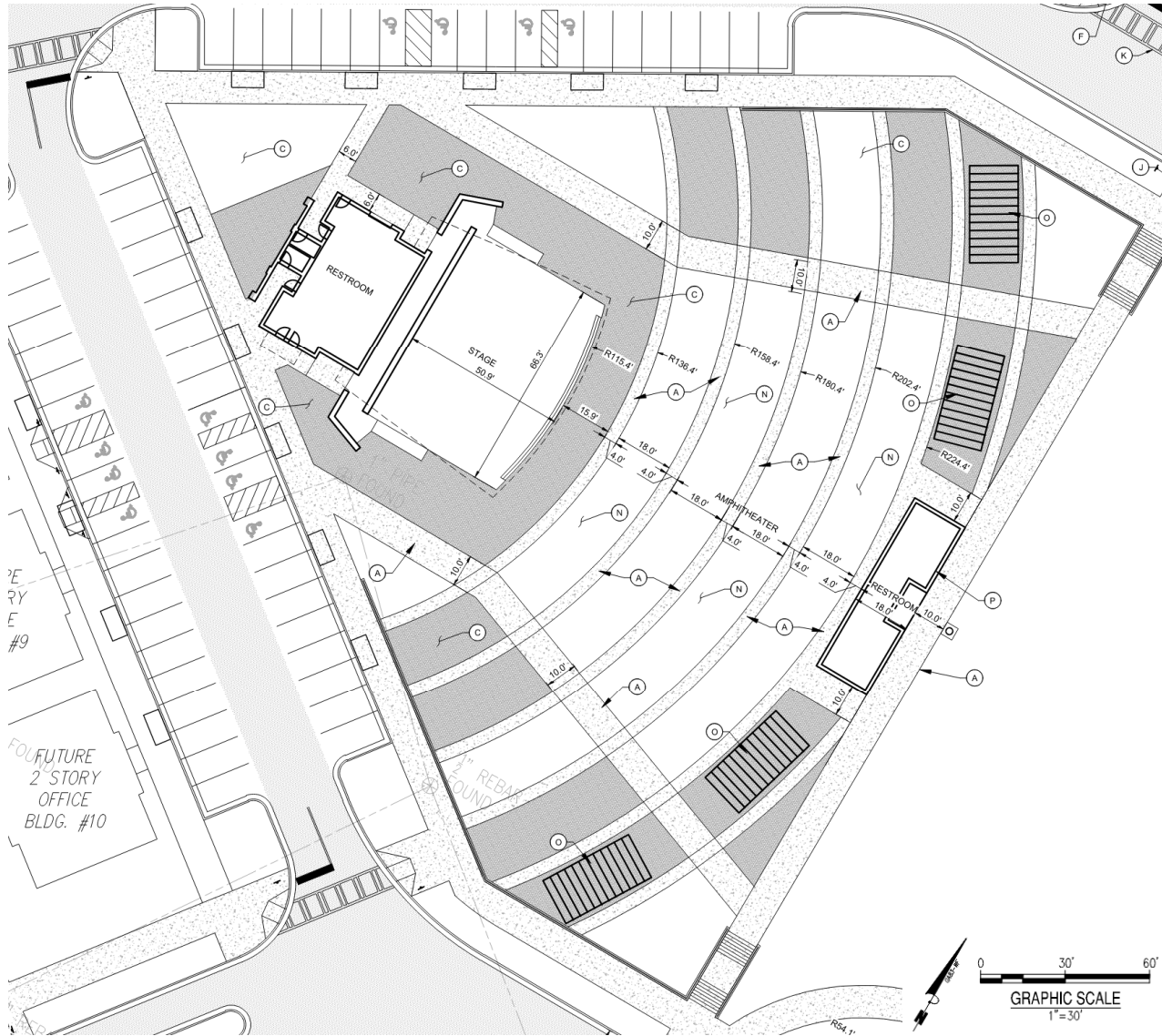
NORTHERN ROUND ABOUT



DACULA CITY HALL

SITE PLAN





LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	
B	24" CONCRETE CURB & GUTTER	
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	
E	ADA PARKING SPACE	
F	CURB RAMP	
G	ADA PARKING SIGN	
H	STOP SIGN & POST	
I	24" STOP BAR	
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA-DOT STANDARD CROSSWALK TRAFFIC MARKING	
L	STANDARD PARALLEL PARKING SPACE	
M	30" DOT STANDARD CONCRETE CURB & GUTTER	
N	LAWN (GRASSED) SEATING AREA FOR AMPHITHEATER	
O	PAVILION (15' x 30')	
P	RESTROOM BUILDING	
Q	ADA DETECTIBLE STRIP	
R	MOUNTABLE CONCRETE CURB AND GUTTER	
S	FLAG POLE	
T	CONCRETE DRIVEWAY APRON	
U	MAIL BOX	
V	SEAT WALL	
W	RETAINING WALL WITH HANDRAIL	
X	STANDARD DUTY ASPHALT PAVEMENT	
Y	HEAVY DUTY ASPHALT PAVEMENT	
Z	DUMPSTER & BOLLARDS	
AA	DUMPSTER SCREEN WALL	
BB	GA-DOT STANDARD TYPE-W GUARDRAIL	
CC	DOUBLE YELLOW LINE, 20' LENGTH	



DACULA CITY HALL

AMPHITHEATER SITE PLAN

















RESOLUTION
APPOINTMENT OF ELECTION OFFICERS
CITY OF DACULA, GWINNETT COUNTY GEORGIA

WHEREAS, a municipal election within the City of Dacula is scheduled for Tuesday, November 4, 2025; and

WHEREAS, the Georgia Municipal Election Code, requires that the Mayor and Council appoint certain officials prior to the election; including a Superintendent and an Absentee Ballot Clerk;

SECTION 1. APPOINTMENT OCGA 21-2-70.1 and 21-2-380.1

NOW, THEREFORE, the Mayor and Council of the City of Dacula hereby ordain that Courtney Mahady be appointed as the Municipal Election Superintendent, and Absentee Ballot Clerk; Amy Morris as Assistant Superintendent, and Assistant Absentee Ballot Clerk for the City of Dacula, effective immediately and their terms of office shall continue indefinitely until replaced by subsequent ordinance of the Mayor and Council of the City of Dacula. The Municipal Superintendent shall have authority to appoint a Poll Manager, Assistant Poll Managers, and such Poll Workers as reasonable and necessary to carry out such election as per the Georgia Municipal Election Code.

SECTION 2. COMPENSATION 21-2-98

The compensation shall be fixed and paid by the governing authority of the City of Dacula. The compensation shall be \$145.00 for the Poll Manager, Assistant Manager and Poll Workers. The Superintendent and other City employees shall be paid for hours above the regular eight hours at overtime rate.

SO RESOLVED THIS _____ DAY OF MARCH, 2025.

Mayor Trey King

Councilwoman Ann Mitchell

Councilman Denis W. Haynes, Jr.

Councilman Jason Shelton

Councilman Sean Williams

ATTEST: _____
Brittni Nix, City Administrator