



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

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**Agenda**

**CALL TO ORDER AND ROLL CALL OF MEMBERS:**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**CONSENT AGENDA:**

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

**OLD BUSINESS:**

- [6.](#) **Rezoning & Variance Applications: 2024-CD-RZ-03 & 2024-CD-VAR-03**, Applicant: Belkys L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning R-1100 Single Family Residential to C-2 General Business District and variance for buffer reduction. The property is located in Land Lot 302 of the 5th District and contains 1.51 acres more or less.
- [7.](#) **Annexation Application: 2024-CD-AA-01**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula. The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.
- [8.](#) **Rezoning Application: 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

**NEW BUSINESS:**

**STAFF COMMENTS:**

**MAYOR AND COUNCIL COMMENT(S):**

**PUBLIC COMMENTS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**





# Mayor and City Council Worksession

Thursday, February 06, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

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

## Minutes

### **I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

Meeting start 6:01 p.m.

#### **Councilmembers Present:**

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

#### **City Staff Present:**

Jack Wilson, City Attorney  
 Courtney Mahady, Administrative Clerk  
 Hayes Taylor, City Planner  
 Stephen Mayer, Director of Finance  
 Dana Stump, Administrative Assistant for Planning & Zoning  
 Alethia Hyman, Tax Clerk  
 Amy White, Chief Marshal  
 James Ross, City Marshal

### **II. OLD BUSINESS:**

There is no old business.

### **III. NEW BUSINESS:**

The Mayor and Council discussed the following items.

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

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

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

*The Mayor and Council asked clarifying questions.*

2. Gateway signage quote

*City Planner, Hayes Taylor, discussed the gateway signage quote.*

3. Ordinance to amend Chapter 4, Section 4-9 - Alcoholic Beverages

*City Attorney, Jack Wilson, discussed the ordinance amendment to Chapter 4, Section 4-9 of the alcohol ordinance.*

**IV. MARSHAL UPDATE:**

Amy White provided the marshal update.

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

No comments made.

**VI. ADJOURNMENT:**

Meeting adjourned at 6:45 p.m.

*Minutes approved* \_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*



# Mayor and City Council Special Called Meeting

Thursday, February 06, 2025 at 6:30 PM

Dacula City Hall, Council Chambers

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

## Minutes

### **I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

Mayor King called the February 6, 2025 Special Called Meeting to order at 6:00 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

#### **Councilmembers Present:**

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

#### **City Staff Present:**

Jack Wilson, City Attorney  
 Courtney Mahady, Administrative Clerk  
 Hayes Taylor, City Planner  
 Stephen Mayer, Director of Finance  
 Dana Stump, Administrative Assistant for Planning & Zoning  
 Alethia Hyman, Tax Clerk  
 Amy White, Chief Marshal  
 James Ross, City Marshal

### **II. NEW BUSINESS:**

#### 1. Presentation of House Bill 581

Director of Finance, Stephen Mayer, gave a presentation on the major components of HB 581 and the anticipated impacts on the City of Dacula.

Mayor and Council asked clarifying questions.

#### 2. PUBLIC HEARING: Intent to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Dacula, Georgia

Motion to open the public hearing made by Councilmember Mitchell, Seconded by Councilmember Williams.

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

*No individuals offered any comments.*

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

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

***III. ADJOURNMENT:***

Motion to adjourn made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

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

Meeting adjourned at 7:09 p.m.

*Minutes approved* \_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*



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

**Minutes**

**I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

Mayor King called the February 6, 2025 Council Meeting to order at 7:22 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

**Councilmembers Present:**

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

**City Staff Present:**

Jack Wilson, City Attorney  
 Courtney Mahady, Administrative Clerk  
 Hayes Taylor, City Planner  
 Stephen Mayer, Director of Finance  
 Dana Stump, Administrative Assistant for Planning & Zoning  
 Alethia Hyman, Tax Clerk  
 Amy White, Chief Marshal  
 James Ross, City Marshal

**II. INVOCATION:**

Pastor Jeff Rogers gave the invocation.

**III. PLEDGE OF ALLEGIANCE:**

Mayor King led the Pledge of Allegiance.

**IV. CONSENT AGENDA:**

1. Approval of the Minutes from the Worksession Meeting on January 2, 2025
2. Approval of the Minutes from the Regular Meeting on January 2, 2025
3. Approval of the Minutes from the Special Called Meeting on January 16, 2025
4. Approval of the Minutes from the Special Called Meeting on January 23, 2025
5. Gateway signage quote
6. Ordinance to amend Chapter 4, Section 4-9 - Alcoholic Beverages

7. Resolution by the City of Dacula, Georgia to opt out of the homestead exemption pursuant to O.C.G.A § 48-5-44.2

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

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

**V. OLD BUSINESS:**

There is no old business.

**VI. NEW BUSINESS:**

8. **PUBLIC HEARING: 2024-CD-AA-01 & 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula and requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to open the public hearing made by Councilmember Shelton, Seconded by Councilmember Williams.

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting to rezone the property from RA200 (Gwinnett County) to R-TH (City for a residential townhouse subdivision. Residential Townhouses. Mr. Taylor stated staff recommend approval with conditions.

Applicant's Representative, Shane Lanham, 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043, stated the proposed use is appropriate for the subject property and is compatible with the surrounding uses. Mr. Lanham added that the subject property is located near major transportation corridors which will allow convenient access for the future residents of the proposed townhomes.

Councilmember Haynes, Jr. inquired about the timeline of the project.

Mr. Lanham stated that if approved, the project would take roughly 17-18 months to complete.

Councilmember Shelton inquired about why there was a deceleration lane on W. Drowning Creek and not on Alcovy Road.

Mr. Lanham stated that the applicant would need to inquire about the deceleration lanes with Gwinnett County DOT.

Mayor King inquired if a Dollar General would be permissible under Gwinnett County's current zoning.

Mr. Lanham stated that a Dollar General would be a permissible use.

*Comments in favor:*

Alethia Hyman, 1104 Campbell Pine Trail, Lawrenceville, GA 30045, spoke in favor of the applications because she would prefer the property be zoned residential rather than commercial.

*Comments in opposition:*

Jennifer Casey, 1150 Rose Lily Place, Dacula, GA 30019, expressed concern regarding the overcrowding of schools, declining property values in the area, growing traffic, and security issues regarding the pool and tennis courts in Wolf Creek neighborhood.

George Daddis, 1105 Lilac Arbor Road, Dacula, GA 30019, voiced his concern regarding increased traffic in the area.

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

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

- 9. Annexation Application: 2024-CD-AA-01**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula. The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to table the application to the March 6, 2025 Regular Council Meeting made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..

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

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

Motion to table the application to the March 6, 2025 Regular Council Meeting made by Councilmember Williams, Seconded by Councilmember Shelton.

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

11. Storm water awareness presentation

City Planner, Hayes Taylor, directed all attendees to the pamphlets offered to the public regarding storm water awareness entitled "When it Rains." Mr. Taylor asked everyone be aware of this information and encouraged all attendees to help prevent storm water pollution.

**VII. STAFF COMMENTS:**

None

**VIII. MAYOR AND COUNCIL COMMENT(S):**

Councilmember Williams thanked everyone who attended the meeting.

Councilmember Mitchell thanked the Planning & Development Department for all their hard work.

**IX. PUBLIC COMMENTS:**

Melvin Everson, 1725 Winding Creek Circle, Snellville, GA 30078, introduced himself as the Vice President of Economic Development at Gwinnett Technical College and shared insights on the college's growth.

David Stone, 2491 2nd Avenue, Dacula, GA 30019, spoke about the parking on 2nd Avenue.

**X. EXECUTIVE SESSION: Real property matters**

Motion to exit regular session and enter executive session made made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr. for the purposes of real property matters at 8:17 p.m.  
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Motion to exit executive session and reconvene regular session made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton at 8:33 p.m.  
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss real property matters as allowed by the Open Meetings Act. Mr. Wilson stated there was a need to amend the agenda to add consideration of sales contract for Wilson Street property.

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

Mr. Wilson reported that the City received one bid from Terminus Allied Capital LLC in response to the public notice for the sale of the Wilson Street property for \$1,000,000. He added that the contract is contingent on rezoning which will come before the Mayor and Council later this summer. Mr. Wilson stated staff recommends a motion to approve the contract and authorize the Mayor to sign.

Motion to approve the contract with Terminus Allied Capital, LLC for the sale of the Wilson Street property in the form presented for the sales price of \$1million and to authorize the Mayor to sign made by Councilmember Shelton, Seconded by Councilmember Mitchell.  
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

**XI. ADJOURNMENT:**

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

Meeting adjourned at 8:36 p.m.



*Minutes approved* \_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*



## 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

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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.

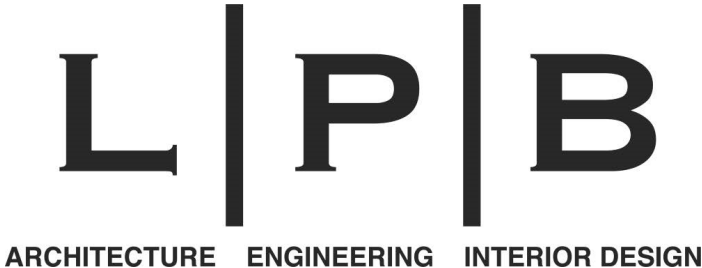


# DACULA CITY CORE

## URBAN REDEVELOPMENT PLAN

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Dacula City Hall Building  
Parking Deck Building  
Amphitheater

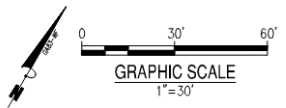
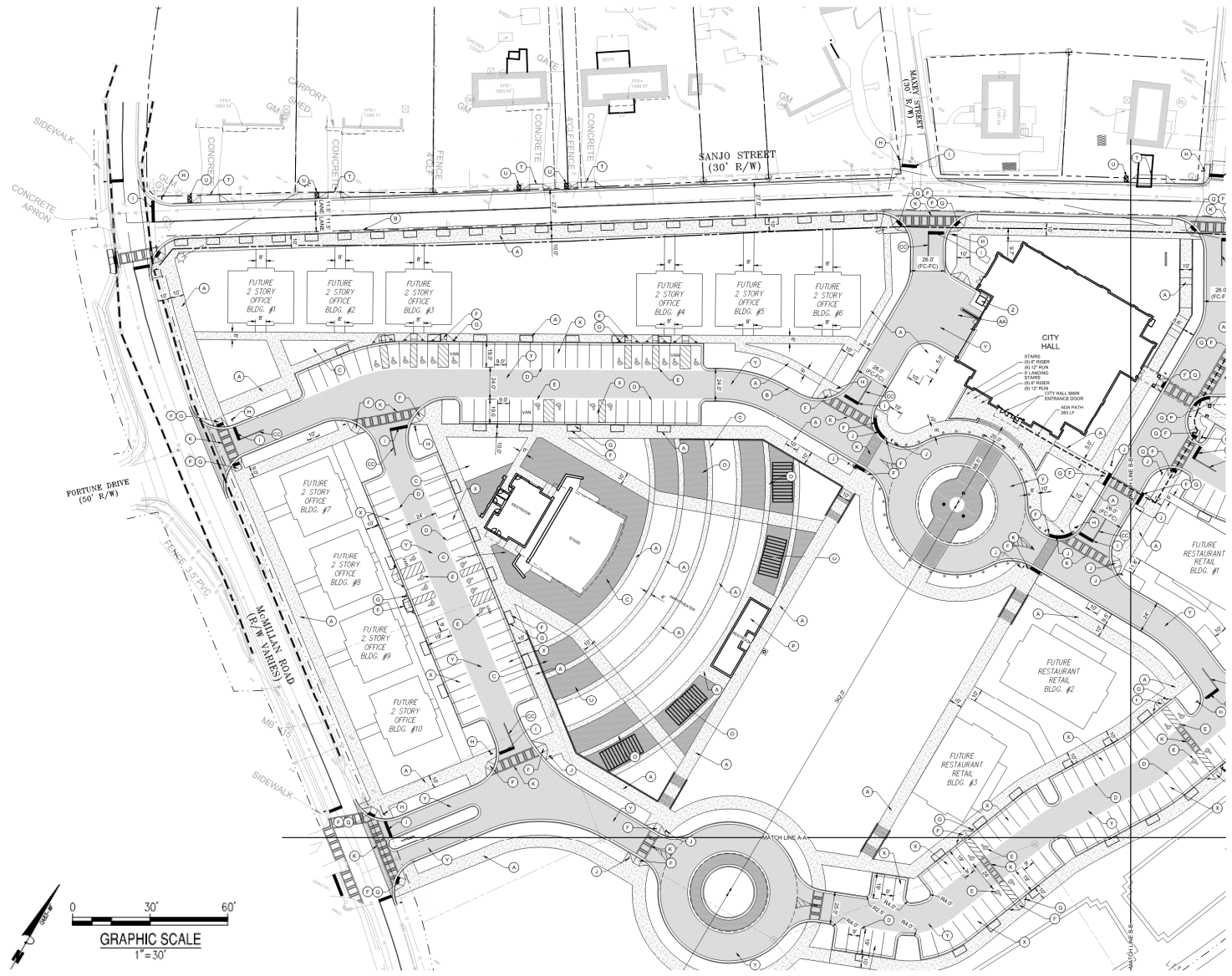




LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	
B	24" CONCRETE CURB & GUTTER	
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	
E	ADA PARKING SPACE	
F	CURB RAMP	
G	ADA PARKING SIGN	
H	STOP SIGN & POST	
I	24" STOP BAR	
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA-DOT STANDARD CROSSWALK TRAFFIC MARKING	
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

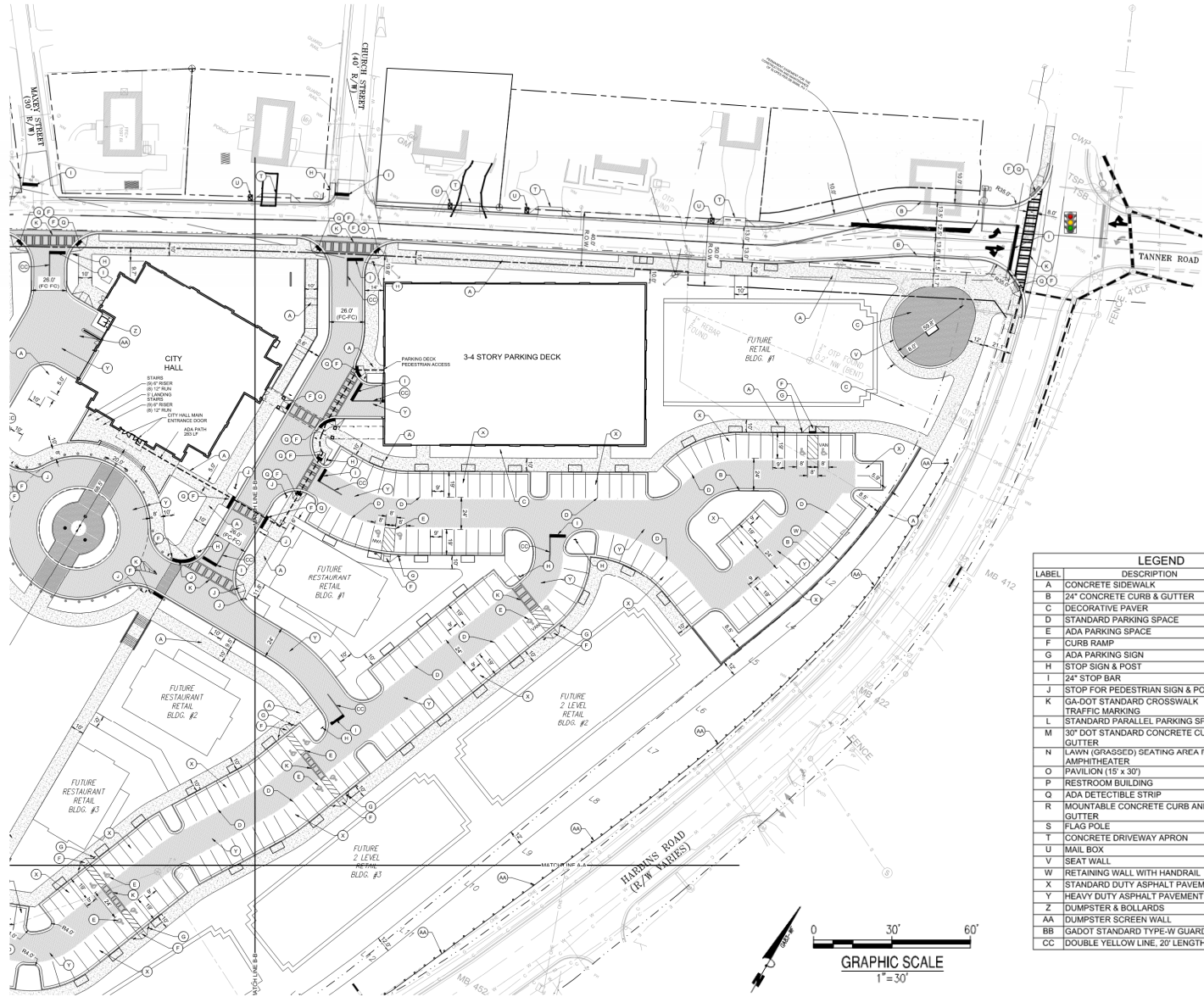


# DACULA CITY HALL

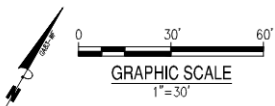
## SITE PLAN

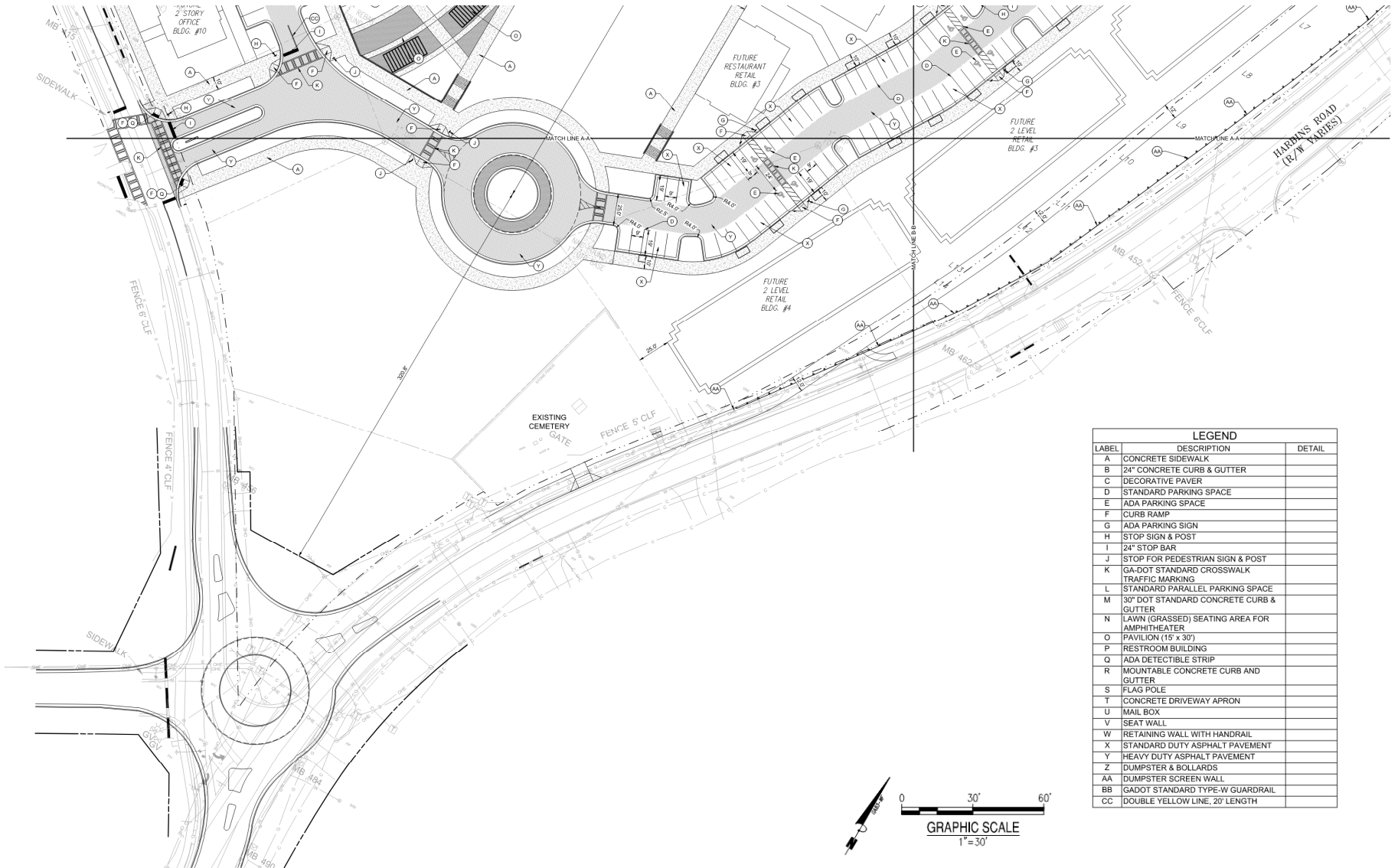




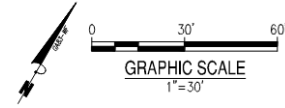


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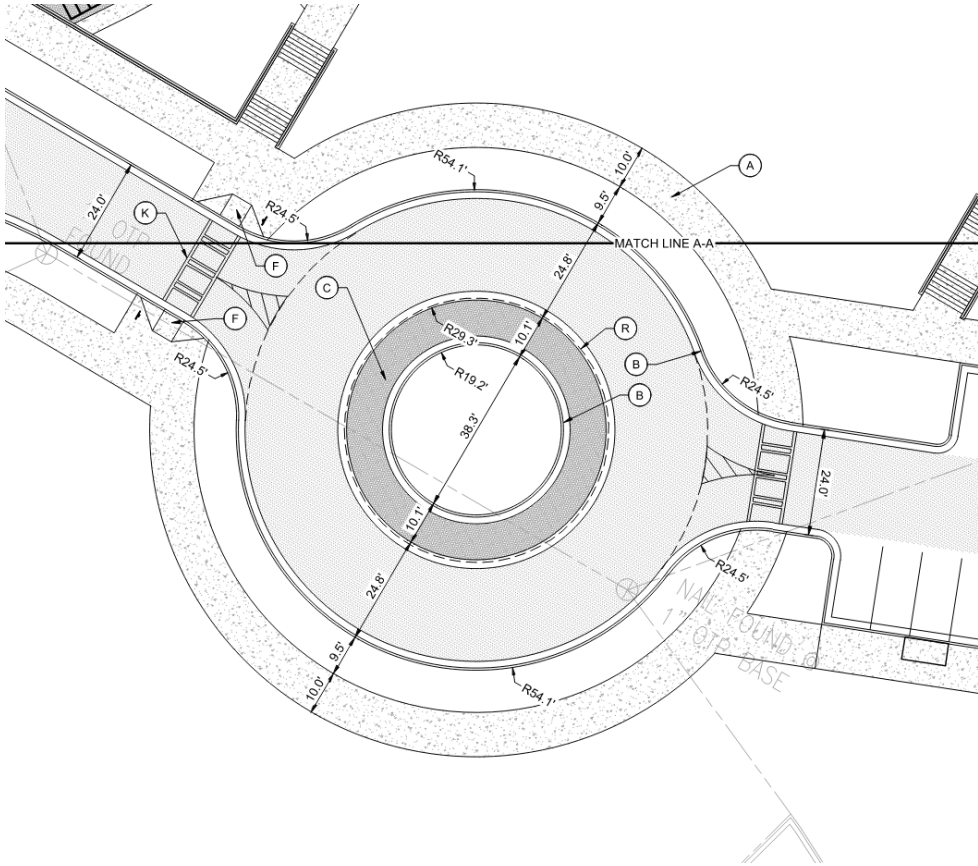




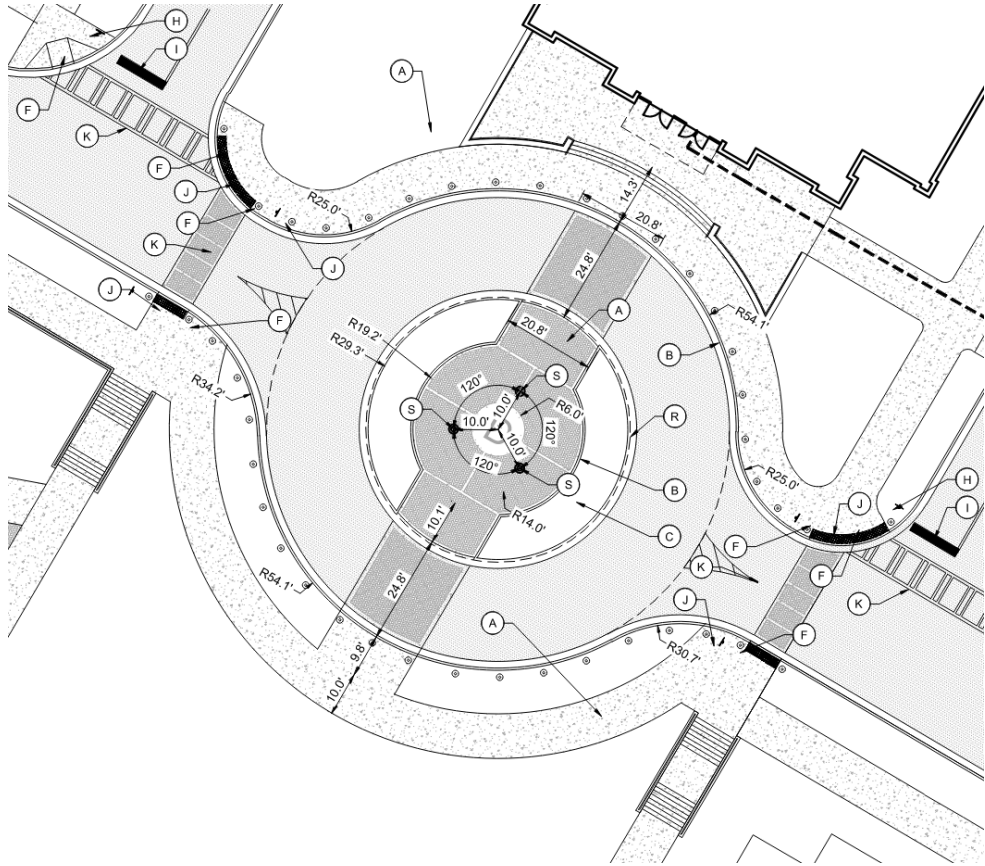
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AA	DUMPSTER SCREEN WALL	
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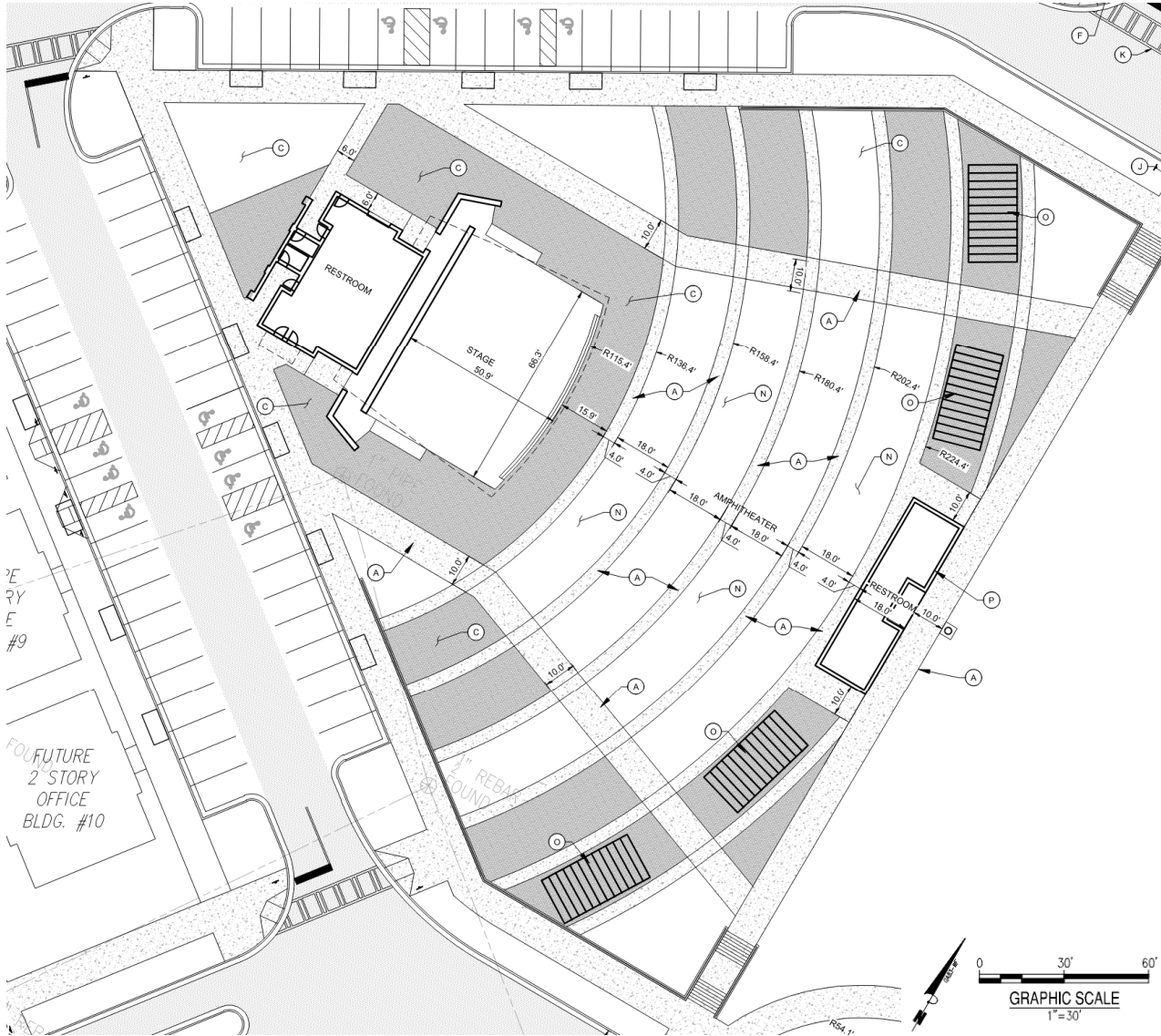


SOUTHERN ROUND ABOUT



NORTHERN ROUND ABOUT





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AA	DUMPSTER SCREEN WALL	
BB	GADOT 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

# 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.

<b>RESIDENTIAL DEVELOPMENT:</b>	<b>NON-RESIDENTIAL DEVELOPMENT:</b>
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

MORGAN MCQUEEN  
Notary Public - State of Georgia  
Gwinnett County  
My Commission Expires Sep 23, 2025

**PROPERTY OWNER CERTIFICATION**

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

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

MORGAN MCQUEEN  
Notary Public - State of Georgia  
Gwinnett County  
My Commission Expires Sep 23, 2025

**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.

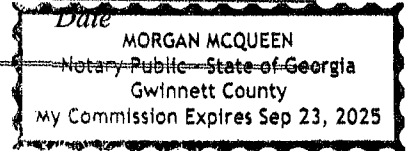
Bethany L. Row  
Signature of Applicant

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.

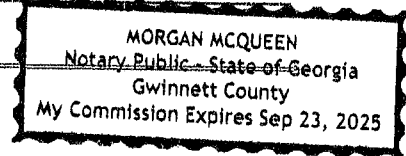
Bethany L. Row  
Signature of Applicant

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.

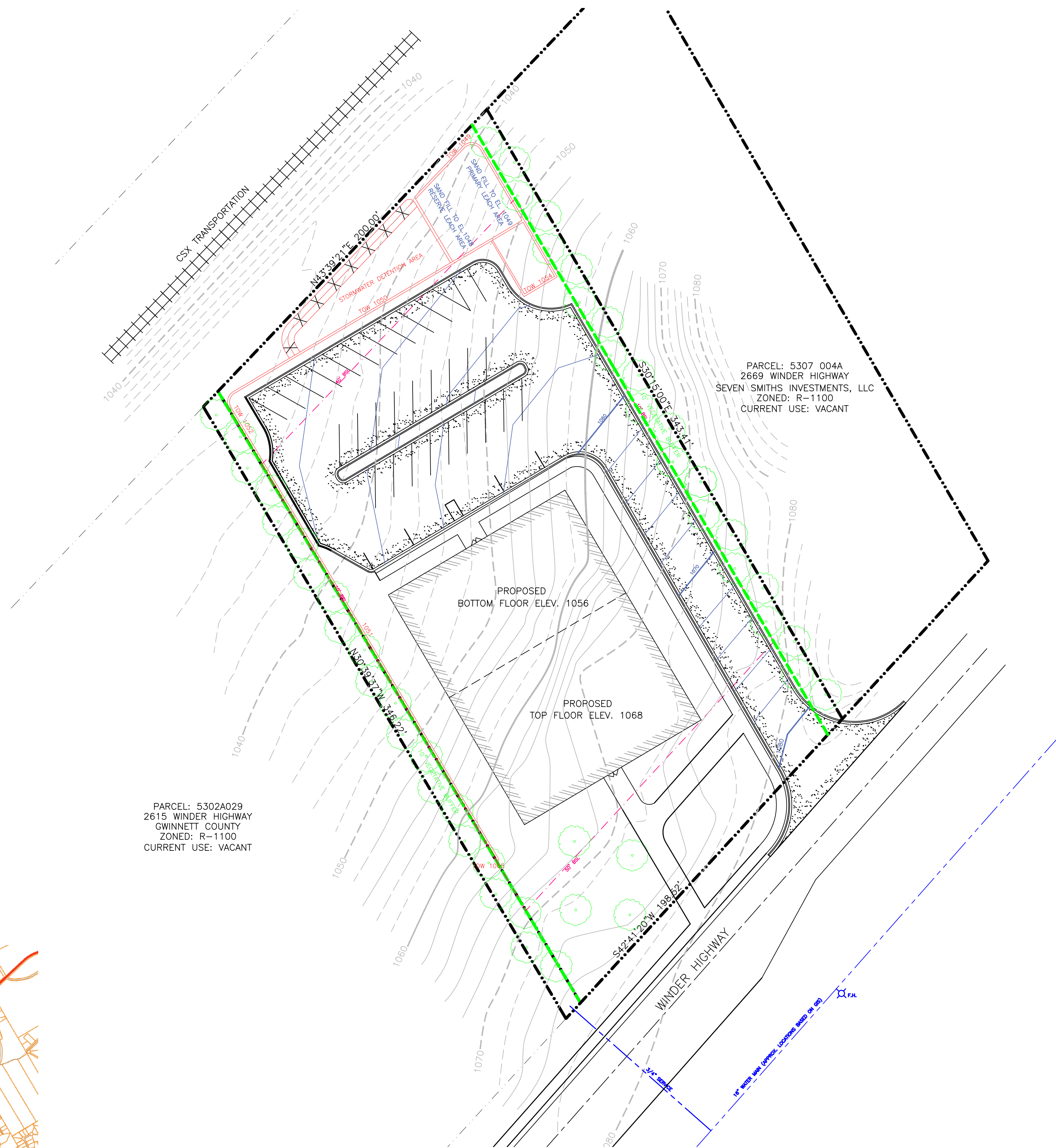
The one-acre property to the northeast, parcel 5307 004A, is currently owned by Seven Smith's Investments, owner of Handy Ace Hardware on the opposite side of Winder Highway. The property is vacant and the owners state there is no plan for site development. AQM proposes to maintain a 25' wide vegetative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

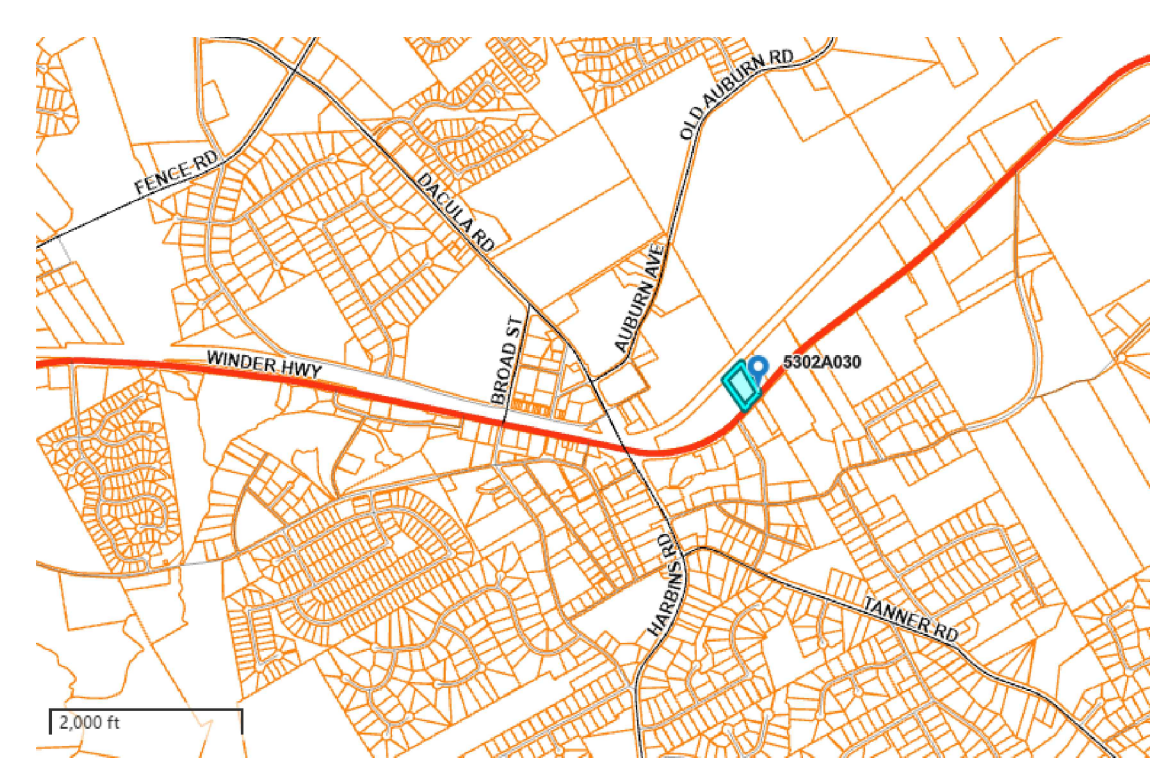
The closest sanitary sewer connection would be on the south side of Winder Highway at the intersection with Harbins Road and would require pumping. The development plan for this site includes allocating areas for a constructed leach field and septic tank in the northeast corner.





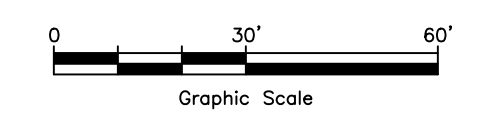
PARCEL: 5307 004A  
 2669 WINDER HIGHWAY  
 SEVEN SMITHS INVESTMENTS, LLC  
 ZONED: R-1100  
 CURRENT USE: VACANT

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.

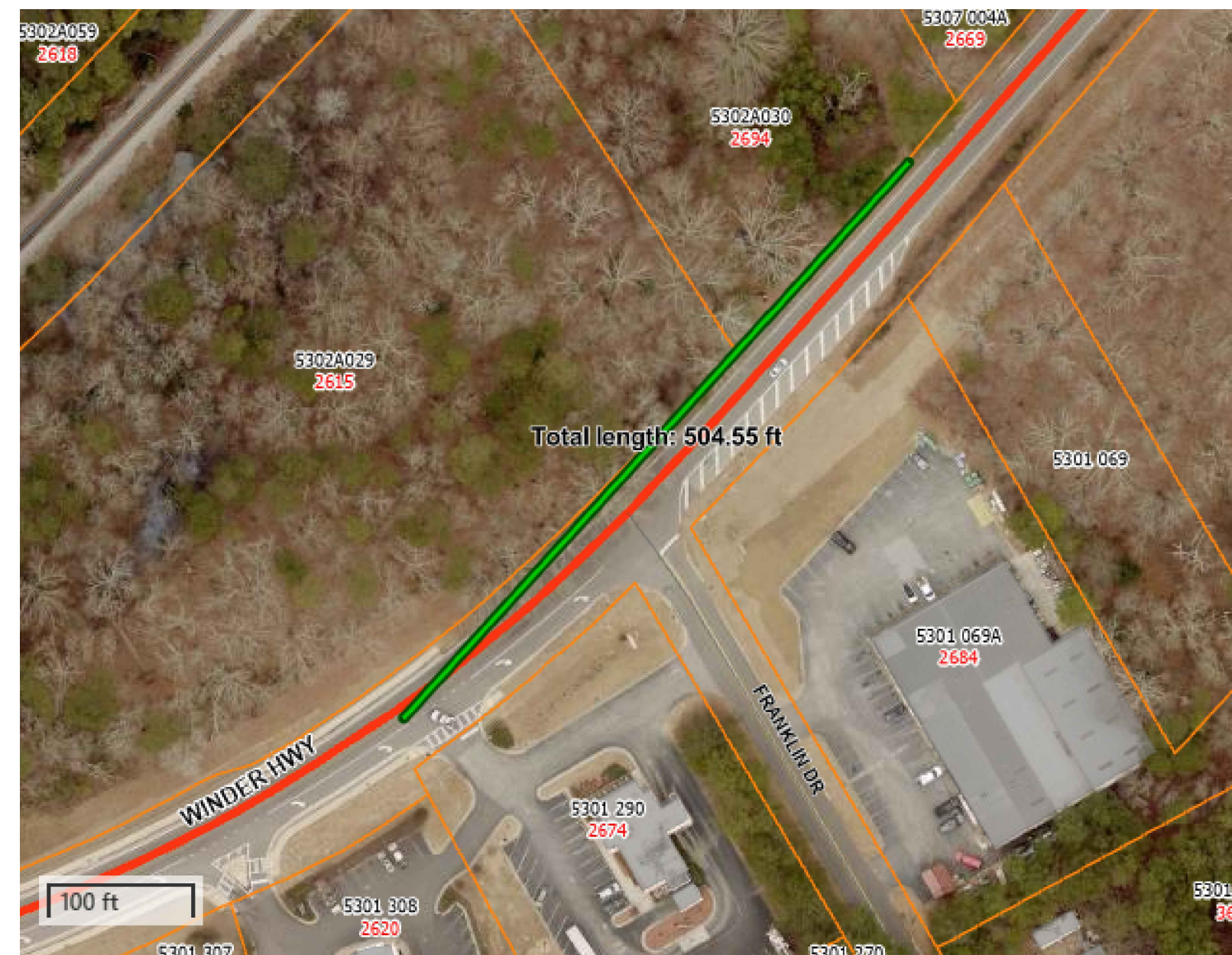
No.	Revision/Issue	Date

Firm Name and Address  
 Smith Monitoring & Maintenance Engineering, Inc.  
 145 Merrill Avenue  
 Decatur, Georgia 30030  
 (404) 229-3096  
 rick@smmelnc.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 5<sup>th</sup> 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.





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

---

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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 Bethany L. Roa Date 10/31/24

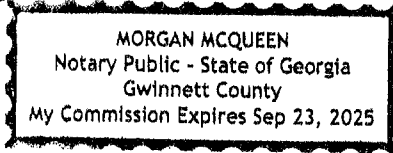
Type or Print Name/Title Bethany L. Roa Zambrano

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

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

Notary Public Morgan McQueen Date 10/31/24

(Notary Seal)

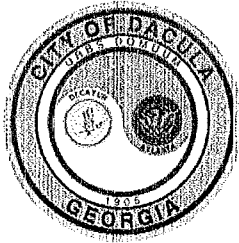


**Official Use Only**

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

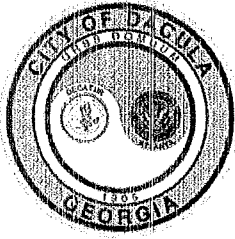
**IMPACT ANALYSIS STATEMENT**

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.

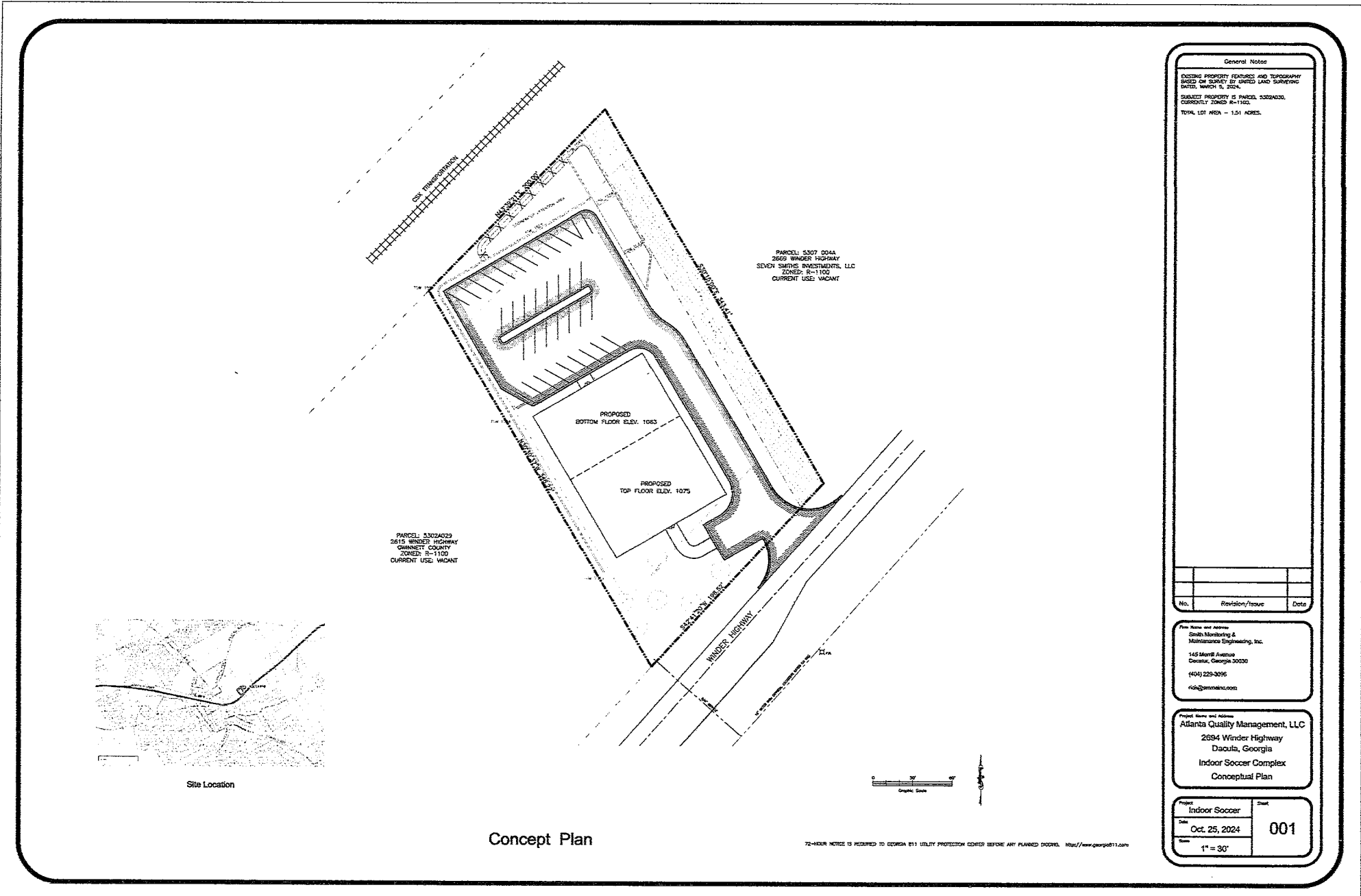
Yes  No

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>

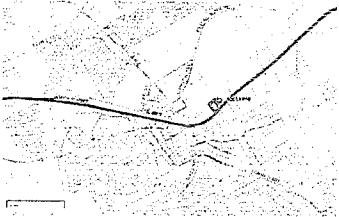
*(Attach additional sheets if necessary to disclose or describe all contributions/gifts)*





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 Notes

EXISTING PROPERTY FEATURES AND TOPOGRAPHY BASED ON SURVEY BY SHERIDAN 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@smmmeinc.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

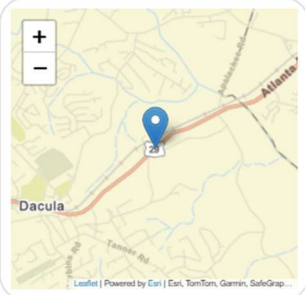
Although impact to vehicle traffic is expected to be minimal from this development, extension of the current sidewalk on the north side of Winder Highway another 250' to 300' easterly would provide a safer passage for students on-foot from the nearby schools. Should Gwinnett County decide to retain the 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](mailto:rick@smmeinc.com)  
[www.bioremediationsmme.com](http://www.bioremediationsmme.com)

**TRAFFIC COUNT SUMMARY**

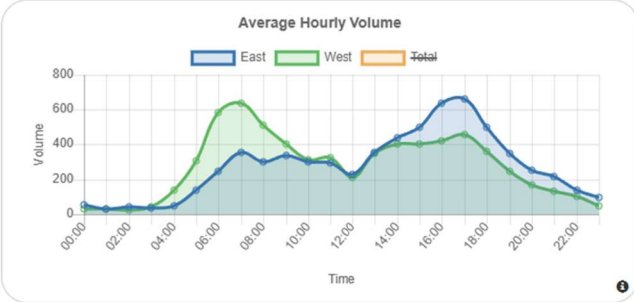
**0000135\_0041 - 135-0041** - US-29BU/SR8/Winder Hwy E of Harbins Rd  
 County: Gwinnett  
 Route number: 00000800  
 LRS section: 1351000800  
 Functional class: 4U - Minor Arterial (Urban)  
 Coordinates: 33.99679, -83.88001

**Site Data**



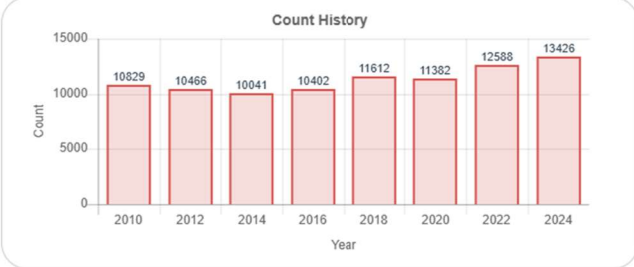
**Count History**

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



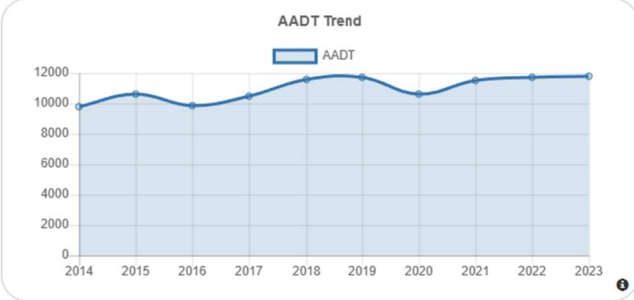
**Vehicle Classification 2024**

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%



**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



# 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
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  - 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.
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- a. American Holly
  - b. Eastern Hemlock
  - c. Eastern Redcedar
  - d. Laurel Oak
  - e. Loblolly
  - f. Southern Wax Myrtle
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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.

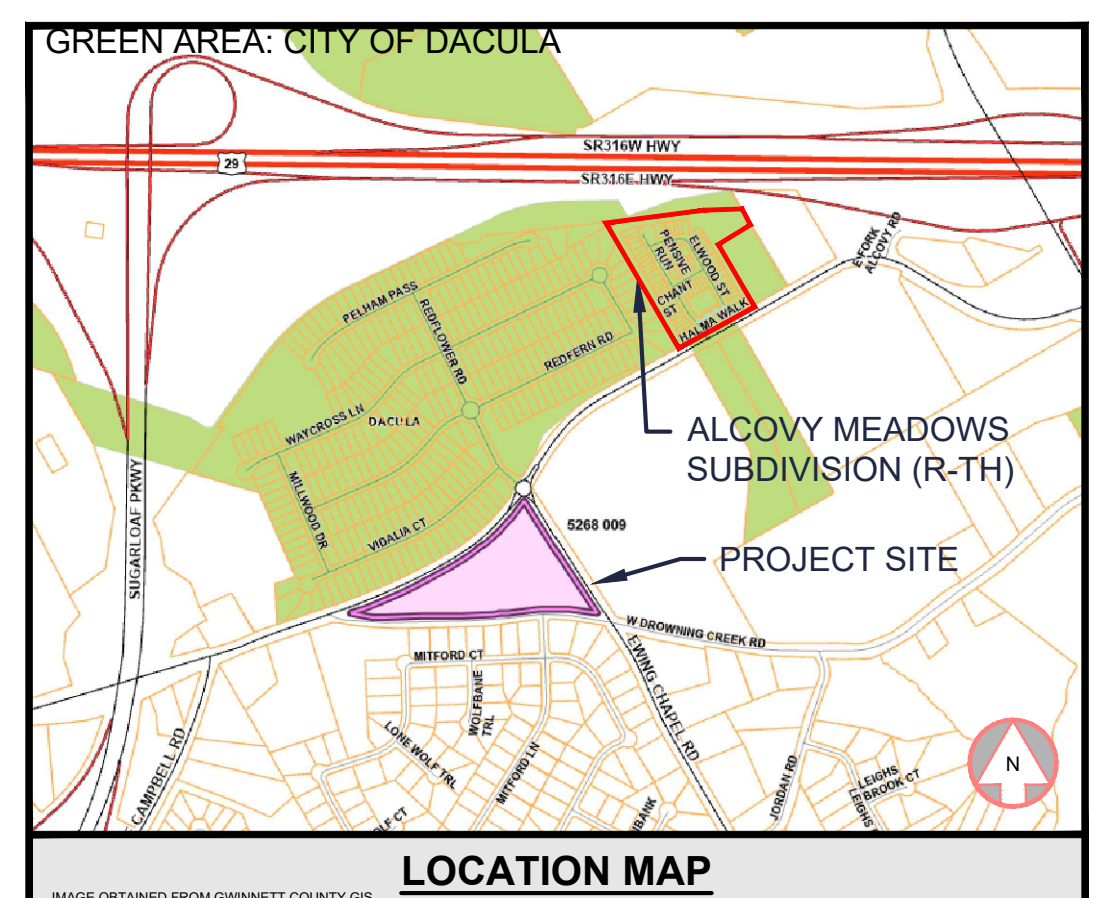
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REVISIONS:

NO.	DATE	BY	CHECKED BY

**SITE SUMMARY**

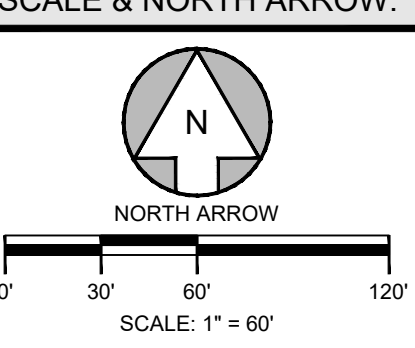
SITE AREA	
SITE AREA:	8.82 ACRES
TOTAL NUMBER OF UNITS:	54 UNITS
MAXIMUM DENSITY:	8 UNITS PER ACRE
PROPOSED DENSITY:	6.01 UNITS PER ACRE
ZONING CLASSIFICATION	
EXISTING JURISDICTION:	GWINNETT COUNTY
PROPOSED JURISDICTION:	CITY OF DACULA (TO ANNEX)
EXISTING ZONING:	RA200
PROPOSED ZONING:	R-TH
EXTERIOR YARD REQUIREMENTS	
FRONT YARD:	50'
BUILDING SUMMARY	
MIN. BUILDING AREA:	1800 S.F.
BUILDING DIMENSIONS:	24' X 50'
PARKING SUMMARY	
REQUIRED PARKING PER UNIT:	4 PER UNIT
PARKING REQ. (AMENITY):	1 SPACE/ 5 LOTS
	11 SPACES
PARKING PROV.:	10 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	30' BOC TO BOC

- NOTES**
- 1) A 50-FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.
  - 2) A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.
  - 3) ALL PARCEL AND STREET DATA OBTAINED FROM GWINNETT COUNTY GIS.

CLIENT: LOCAL LAND CO, LLC  
 PROJECT: 2053 ALCOVY RD  
 2053 ALCOVY RD SE, DACULA, GA 30019  
 LAND LOT 288, DISTRICT 5, PARCEL 5268 009  
 GWINNETT COUNTY, GA

SEAL: PRELIMINARY  
 1/2/2025

CALL BEFORE YOU DIG  
 811  
 Know what's below. Call before you dig.



DESIGN INFO:

DRAWN BY:	PDM
DESIGNED BY:	PDM
REVIEWED BY:	JSW
JOB #:	02520103
DATE:	01/02/2025

CONCEPT PLAN  
**EX1**



Drawing name: C:\Users\jwilkinson\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\02520103 - Rebuild - Alcovy Rd - Gwinnett County, GA\CADD\EX\HBT\02520103 - Rebuild - Alcovy Rd Concept Plan.dwg SITE PLAN Jan 02 2025 10:23am by: jfw.wilkinson



### 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:

All that tract of land lying and being in the 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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, 5<sup>th</sup> 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, 5<sup>th</sup> 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 5<sup>th</sup> 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

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 8.808  
 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 7.

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

CLAIM OF THE SURVEYOR ON THE PROVISIONS OF THE GEORGIA SURVEYING ACT

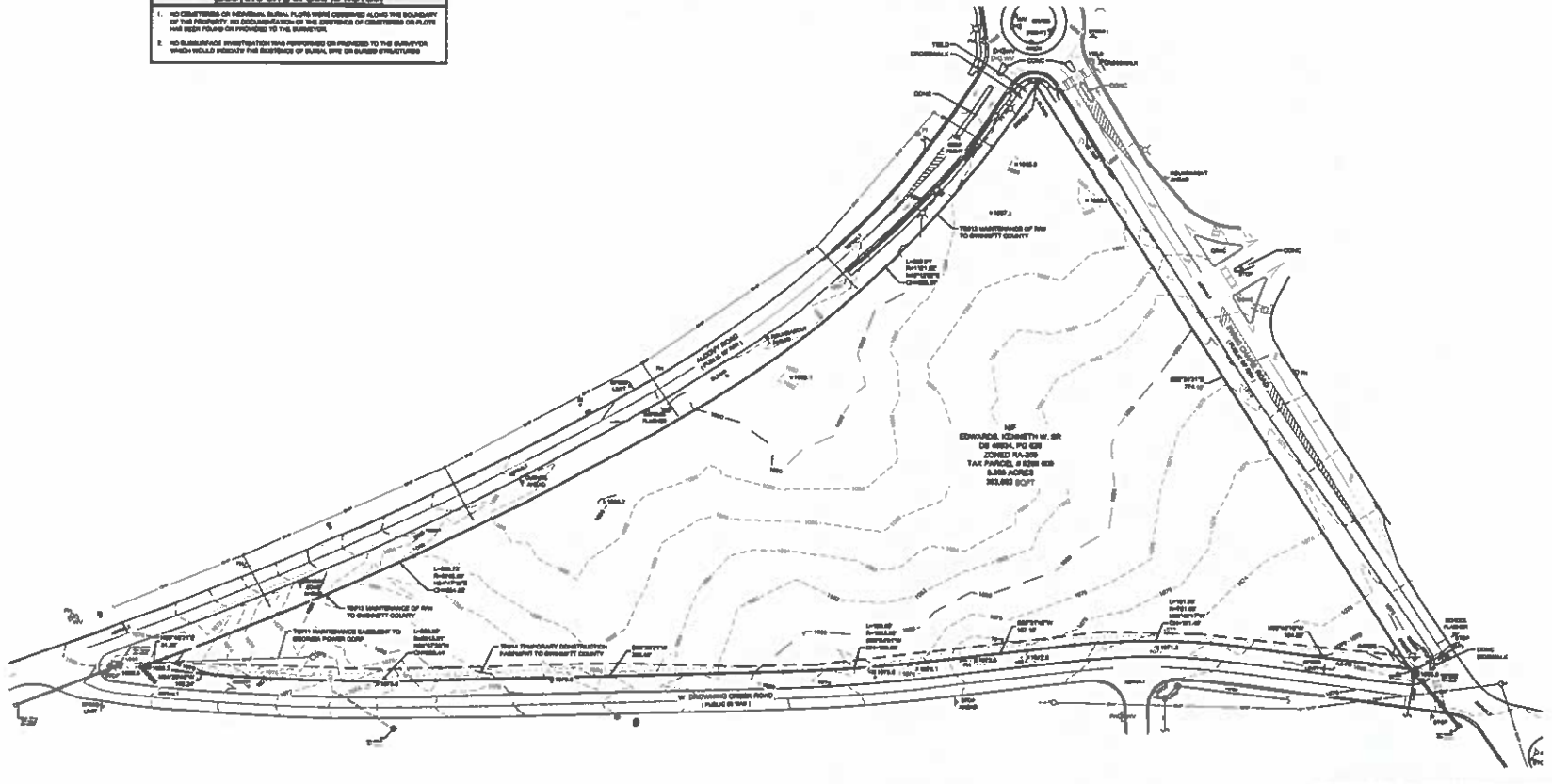
GEORGIA SURVEY NOTES
A. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON ONE BOUNDARY AND ONE CORNER...

GENERAL NOTES:
A. PROPERTY ADDRESS: 5951 ALCOVY ROAD, GAINES, GA 30606
B. THE RANGE OF SURVEY...

COMMUNITY CERTIFICATION
11. EASEMENT FROM CHARLTON R. EDWARDS TO GEORGIA POWER COMPANY...



POSTING BY SPECIFIC NOTES:
1. NO CERTIFICATES OR ADJUSTED SURVEY PLANS WERE OBSERVED ALONG THE BOUNDARY...



LINE LEGEND table with symbols for PROPERTY LINE, ADJACENT LOT LINE, ROAD CENTERLINE, etc.

SYMBOL LEGEND table with symbols for JUNCTION BOX, WIRE STRAP, EASEMENT BOUNDARY, etc.

ABBREVIATION LEGEND table with abbreviations for FIRM FOUND, DUMP, etc.

ALTAIR'S LAND TITLE SURVEY CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR REVISION THEREOF...

SURVEYOR'S CERTIFICATION section including the Georgia Surveyor seal and certification text.

GASKINS + LECRAW logo and contact information.

REVISIONS table with columns for date, description, and initials.

ALTAIR'S LAND TITLE SURVEY FOR
ERELITY NATIONAL TITLE INSURANCE COMPANY &
RESUBMIT HOMES, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

811 logo and 'CALL BEFORE YOU DIG' text.

SCALE & NORTH ARROW section with a north arrow and scale bar.

**PARCEL NO. 1: BK 46934 PG 0629**

All that tract or parcel of land lying and being in Land Lot 268 of the 5<sup>th</sup> 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 5<sup>th</sup> 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, 5<sup>th</sup> 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, 5<sup>th</sup> 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 5<sup>th</sup> 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**

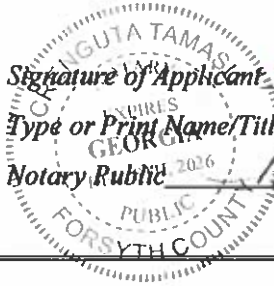
DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

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.

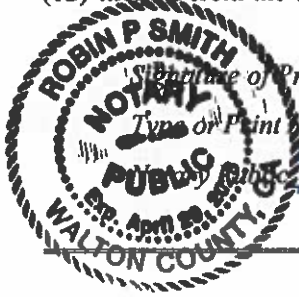
Signature of Applicant *[Signature]* Date 11/21/24  
 Type or Print Name/Title Bryan Woods Director  
 Notary Public *[Signature]* Date 11/21/2024



**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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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<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

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
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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

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<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

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<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

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<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:

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**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:**

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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 7<sup>th</sup> 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.

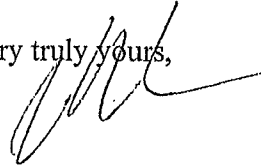
The City welcomes any comments the Commissioners or County staff may have on this Application. City personnel would be glad to meet with you or County staff to discuss these matters further. Please notify Hayes Taylor, the City's City Planner, or City Administrator Brittni Nix (770-963-7431) with any 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  
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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