



# Planning Commission Public Hearing

Monday, January 27, 2025 at 6:00 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:**

### **MINUTES:**

- [1.](#) Approval of the Minutes from the meeting on Monday, December 30, 2024

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- [2.](#) 2025 Planning Commission Chairman Appointment
- [3.](#) 2025 Planning Commission Vice-Chairman Appointment
- [4.](#) **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.
- [5.](#) **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.

### **ADJOURNMENT:**



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## Minutes

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

The Planning Commission met on Monday, December 30, 2024 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

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

#### **Members Present:**

Vice Chairman Lisa Bradberry  
Member Gene Greeson  
Member Monica Francis  
Member Myra Montalbano

#### **Members Absent:**

Chairman Mark Chandler

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

Brittini Nix, City Administrator  
Courtney Mahady, Administrative Clerk  
Hayes Taylor, City Planner  
Dana Stump, Administrative Assistant for Planning & Zoning  
James Ross, City Marshal

### **II. INVOCATION:**

Mayor King gave the invocation.

### **III. PLEDGE OF ALLEGIANCE:**

Vice Chairman Bradberry led the Pledge of Allegiance.

### **IV. MINUTES:**

1. Approval of the Minutes from the meeting on Monday, September 30, 2024

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

**V. OLD BUSINESS:**

*None*

**VI. NEW BUSINESS:**

- 2. PUBLIC HEARING: 2024-CD-SUP-03**, Applicant: SK Automotive Sales, LLC, Owner: SK Automotive Sales, LLC requests a special use permit for automotive sales use. The property is located in Land Lot 271 of the 5th District and contains 5.26 acres more or less.

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

City Planner, Hayes Taylor, presented the staff case report for the special use permit application. The applicant requests a special use permit to allow for automotive sales use. Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, William Diehl, 2 Sun Court, Suite 400, Peachtree Corners, GA 30092, stated that the applicant is requesting the special use permit to allow automotive sales at the location in Dacula. Mr. Diehl stated the applicant is limited to no more than ten (10) vehicles at any given time. He added that the applicant is requesting a minor amendment to condition #6 clarify “sales” can be added to the monument sign.

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

- 3. Special Use Permit Application: 2024-CD-SUP-03**, Applicant: SK Automotive Sales, LLC, Owner: SK Automotive Sales, LLC requests a special use permit for automotive sales use. The property is located in Land Lot 271 of the 5th District and contains 5.26 acres more or less.

Motion to recommend approval with staff’s recommended conditions including the requested amendment to condition #6 from the applicant [listed below] made by Member Francis, Seconded by Member Greeson.

Voting Yea: Member Greeson, Member Francis, Member Montalbano

1. Any modifications to the existing property improvements (ex: redevelopment, paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the Planning & Development Department.
2. The Special Use Permit shall be deemed abandoned by the Property Owner if automotive sales are ceased for more than ninety (90) days, per Article 17, Section 1706.
3. Should the Property Owner be found in a violation of any of these conditions or other regulations relevant to the automotive sales use at any time, the City Administrator may review the appropriateness of the use and recommend revocation to the City Council, per Article XVII, Section 1708 of the Zoning Resolution
4. The Special Use Permit shall expire upon the change in ownership of the facility and/or property.

5. Automotive sales shall be limited to no more than ten (10) vehicles at any given time. Vehicles for sale shall be limited to the existing paved parking lot between the main commercial building and the stormwater detention facility.
6. Vehicles for sale may be advertised solely online. No signs / advertisements shall be placed on the vehicles or on-site other than displayed on the existing monument sign as an auxiliary use to the vehicle repair establishment.
7. No outside loudspeakers shall be allowed.
8. Outdoor display of parts, new or used tires, junked vehicles or other materials is prohibited.
9. Where possible by existing topography, power-line easements, and other encumbrances, the Property Owner shall supplement existing landscaping with native, evergreen shrubs or trees to screen visibility of the property from Winder Highway. The landscape plan shall be subject to the review and approval of the City of Dacula's Planning and Development Department.
10. 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.
11. Oversized signs or billboards shall not be permitted.
12. Ground signage shall be limited to one monument-type sign and shall not be located within the right-of-way. The monument sign shall not exceed a maximum of 8-foot in height and shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs shall be prohibited. The monument sign shall not impede site distance along Winder Hwy. Sign location and design are subject to review and approval by the City of Dacula.
13. Live human advertisement shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
14. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
15. Utilities shall be placed on the developer's property whenever possible, appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.
16. All vehicular access must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer/owner.

**Conditions Set #2: 2014-CD-RZ-01**

Should the property be redeveloped or is no longer considered a lawful non-conforming building or use, the parcel is subject to the following conditions from zoning case 2024-CD-RZ-01.

1. Transportation/Infrastructure

- 1.A. Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the City only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
- 1.B. All new utility lines shall be located underground.

- 1.C. Sidewalks shall be required adjacent to all public rights-of-way. The location of sidewalks shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. It is required that a minimum five-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.
- 1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way.
- 1.E. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Light Fixtures which are utilized shall be as follows:
  - Fixture Head Pole Type (Streetlight)
  - Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.
- 1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

2. Landscaping Requirements

- 2.A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with the Dacula Buffer Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 2.B. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape and Tree Ordinance.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted in accordance with the Dacula Buffer, Landscape and Tree Ordinance.
- 2.D. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way Highway 29. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation.

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

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stucco or split-face block construction, at least six feet in height, with 100 percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line if the adjoining property is zoned non-residential and 0-feet from all applicable buffers if the adjoining property is zoned residential.

2.F. Natural vegetation shall remain on the property until issuance of a development permit.

### 3. Parking/Yard, Height & Setback

3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the City of Dacula.

3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and 17 feet in depth.

3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).

3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.

3.E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.

### 4. Signage; Temporary Uses; Peddling

4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.

4.B. Oversized Signs or Billboards shall not be permitted.

- 4.C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- 4.D. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.
- 4.E. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.F. Peddlers shall be prohibited.
- 4.G. Live human advertisement shall be prohibited within the subject area. To include but not necessarily be limited to sign spinners, twirlers, dancers, clowns, and/or other similar temporary advertising methods commonly provided by costumed or animated humans.

5. Architectural Design

5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multistory office (3-stories or greater) or hotel development subject to review and approval of the City of Dacula.
- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Metal sided or portable buildings shall be prohibited.
- (4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (5) Buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.
- (6) Roofing materials for pitched or mansard roofs shall be limited to the following:
  - \* Metal standing seam of red, green or silver in color.
  - \* Tile, slate or stone.
  - \* Wood shake.
  - \* Shingles with a slate, tile or metal appearance.
- (7) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- (8) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

5.B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:

- (1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
- (2) Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
- (3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
- (4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers.
- (5) Building design shall include minimum one foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet.
- (6) Building design shall include a minimum one foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten feet.

5.C. The City Administrator or his or her designee shall have the authority to grant variances for properties contained within the subject area. For clarification purposes, all variance requests within the subject area are considered administrative in nature and shall not require Mayor and City Council Approval. All appeals to requests of variances shall revert to the pre-existing variance process as outlined in the City of Dacula Zoning Resolution.

5.D. The property located at 2145 Winder Highway (Parcel Number 5274-047) shall be rezoned to M-1 (Light Manufacturing District) in the City.

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

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance application. The applicant requests rezoning the subject property from R-1100 Single Family Residential to C-2 General Business District and a variance for buffer reduction. The proposed use for the property is an indoor soccer facility. Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Richard Smith, 145 Merrill Ave, Decatur, Ga 30030, stated that the applicant intends to build a 2-story indoor soccer facility with storage and bathrooms on the lower level and a soccer field on top level. Mr. Smith stated the facility is going to mainly be for school aged kids.



Vice Chairman Bradberry inquired about the hours of operation.

Mr. Smith clarified that the facility would operate after school hours and in the evenings during the week, as well as all day on Saturdays and Sundays.

Member Francis inquired if approved what the estimated start and timeframe of construction.

Mr. Smith stated depending on the permitting process and weather conditions, the project could potentially be completed by early 2026.

Member Francis inquired if the facility would only be limited to soccer or would other sports be added later.

Mr. Smith answered that the facility is intended for soccer.

*Public comment:*

Trannon Thomas, 2555 Freemans Walk Drive, Dacula, Georgia 30019 expressed his concern about traffic along Winder Hwy and the potential impact to Dacula residents.

Motion to close the public hearing made by Member Greeson, Seconded by Member Francis.

*Further discussion:*

Member Francis proposed an alternative location that could potentially result in less traffic impact.

City Administrator, Brittini Nix, mentioned that the traffic is primarily current students that attend the local schools and people who use Winder Hwy as a thoroughfare. The proposed facility would be an added stop for many people already on the road.

Denis Haynes, 2769 William Circle, Dacula, Georgia, inquired if there would be tournaments or just used for practice.

The applicant, Mr. Zambrano, answered that it would just be for practice.

Mr. Haynes inquired about the size of the field.

Mr. Smith stated that it would be about half the size of an outdoor soccer field.

Vice Chairman Bradberry inquired about how you rent the space.

Mr. Zambrano stated that the coach would reach out to schedule rental of the space.

Voting Yea: Member Greeson, Member Francis, Member Montalbano

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

Motion to recommend denial made by Member Francis, Seconded by Member Montalbano.  
Voting Yea: Member Francis, Member Montalbano  
Voting Nay: Member Greeson

**6. PUBLIC HEARING:** Ordinance to amend Article XIII of the Zoning Resolution - Building Permit Procedures

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

City Planner, Hayes Taylor, presented the proposed ordinance to amend Article XIII of the Zoning Resolution – Building Permit Procedures that would allow builders to submit a written request for an extension on building permits. All requests would be subject to approval by the City Administrator or his/her designee. Mr. Hayes stated staff recommends approval.

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

**7. Ordinance to amend Article XIII of the Zoning Resolution - Building Permit Procedures**

Motion to recommend approval made by Member Francis, Seconded by Member Greeson.  
Voting Yea: Member Greeson, Member Francis, Member Montalbano

**VII. ADJOURNMENT:**

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

Meeting adjourned at 6:36 p.m.

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

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



# MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Hayes Taylor, City Planner  
DATE: January 27, 2025  
SUBJECT: Chairman and vice chairman appointments

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A chairman and vice chairman must be appointed by the Planning Commission at the first meeting of the year. As such, a chairman and vice chairman must be appointed during the Planning Commission meeting on January 27, 2025.



# Memorandum

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

**From:** Hayes Taylor, City Planner

**Date:** January 27, 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 Alcova 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:

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.

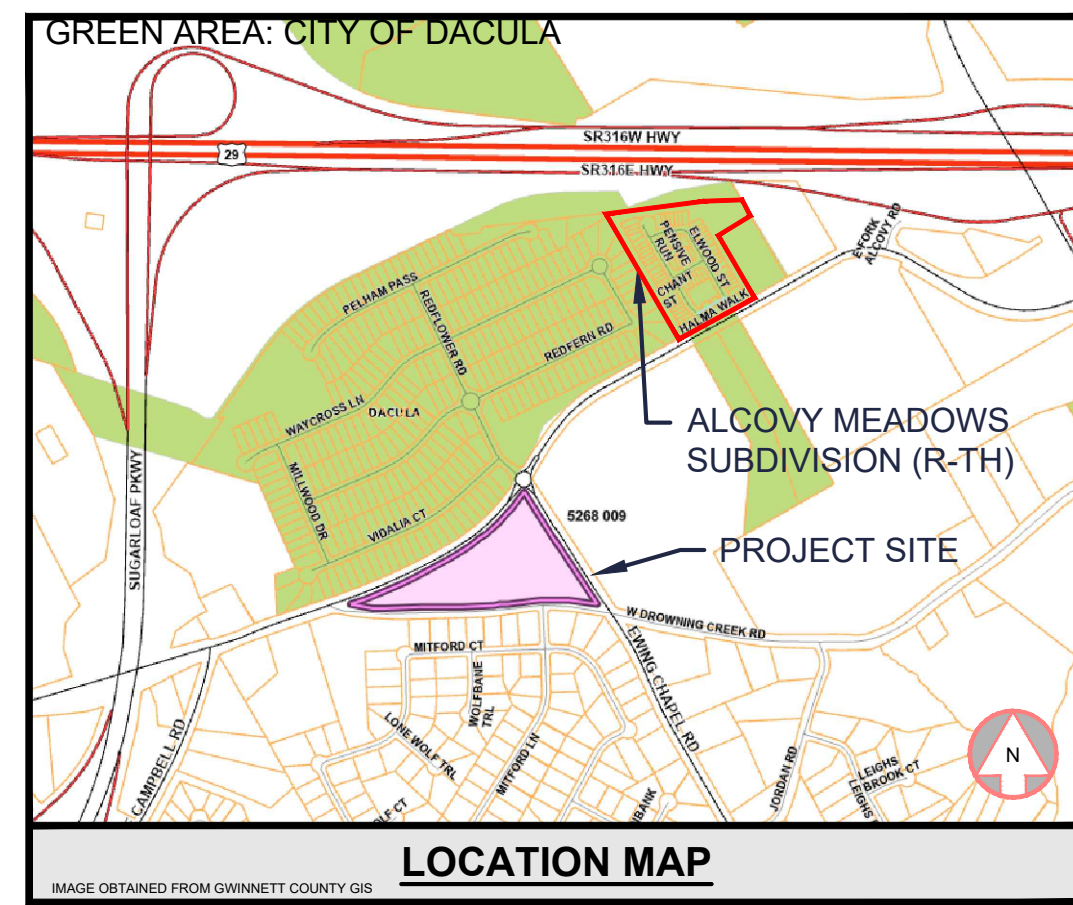
Transportation and Infrastructure

- 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.



Drawing name: C:\Users\jleft\Documents\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\02520103 - Rebuild - Alcovy Rd - Gwinnett County, GA\CADD\EXHIBIT\2024-09-05 - Rebuild - Alcovy Road Concept Plan.dwg SITE PLAN - Jan 02, 2025 10:23am by: jleft.wilkerson



SITE SUMMARY	
<b>SITE AREA</b>	
SITE AREA:	8.82 ACRES
TOTAL NUMBER OF UNITS:	54 UNITS
MAXIMUM DENSITY:	8 UNITS PER ACRE
PROPOSED DENSITY:	6.01 UNITS PER ACRE
<b>ZONING CLASSIFICATION</b>	
EXISTING JURISDICTION:	GWINNETT COUNTY
PROPOSED JURISDICTION:	CITY OF DACULA (TO ANNEX)
EXISTING ZONING:	RA200
PROPOSED ZONING:	R-TH
<b>EXTERIOR YARD REQUIREMENTS</b>	
FRONT YARD:	50'
<b>BUILDING SUMMARY</b>	
MIN. BUILDING AREA:	1800 S.F.
BUILDING DIMENSIONS:	24' X 50'
<b>PARKING SUMMARY</b>	
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.

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
 © 2025 GASKINS + LECRAW, INC.  
 3475 CORPORATE WAY  
 SUITE A  
 DULUTH, GA 30096  
 PHONE - 678.546.8100  
 www.gaskinslecrow.com  
 PEF008127

**REVISIONS:**

REV #	DATE	BY	CHECKED BY

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

Know what's below.  
 Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW  
 SCALE: 1" = 60'

**DESIGN INFO:**

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

CONCEPT PLAN  
**EX1**



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 Aicovy 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.



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:	DocuSigned by:
<u>Kenneth Edwards</u>	<u>Theresa B. Edwards</u>
<small>0AB4C0B3D8B04EA...</small>	<small>4142F9F109874CB</small>
Signature of Owner	

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: 10/9/24  
TO: Gwinnett Co Board of Education • 43701d Peachtree Rd. NW  
Sowance, 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  
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The proposed annexation/rezoning is contiguous to your property.

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(date)

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(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:

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:

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

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.

[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.]

NCP



Tax Assessor's Office

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**  
 2635 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) \_\_\_\_\_

Petitioner (if different)

Local Land Co.

Brandon Woods  
3630 Peachtree Road

Atlanta, GA. 30326



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

**REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION**

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

APPLICANT *	PROPERTY OWNER *
NAME <u>Local Land Co LLC</u>	NAME <u>Kenneth W. Edwards SR + Theresa B. Edwards</u>
ADDRESS <u>3630 Peachtree Rd.</u>	ADDRESS <u>2636 Jersey Social Circle Rd.</u>
CITY <u>Atlanta</u>	CITY <u>Social Circle</u>
STATE <u>GA.</u> ZIP <u>30326</u>	STATE <u>GA.</u> ZIP <u>30025</u>
PHONE <u>404)831-2804</u> FAX _____	PHONE <u>770)714-4300</u> FAX _____

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

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

CONTACT PERSON Brandon Woods  
 COMPANY NAME Local Land Co  
 ADDRESS 3630 Peachtree Rd.  
 PHONE 404)831-2804 FAX \_\_\_\_\_  
 EMAIL bwoods@locallandga.com

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

**RESIDENTIAL DEVELOPMENT:**

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

**NON-RESIDENTIAL DEVELOPMENT:**

NO. OF BUILDINGS/LOTS \_\_\_\_\_  
 TOTAL GROSS SQ. FEET \_\_\_\_\_

**LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY**

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

**CASE NUMBER** \_\_\_\_\_







# Local Land Co.

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.

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

Sincerely,

*Brandon Woods*

Brandon Woods  
Director of Development  
Local Land Co, LLC



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

All that tract or parcel of land lying and being in Land Lot 268 of the 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. NW  
Sowance, 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 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 B. Wood Date 11/20/24

Type or Print Name/Title Branche Wood's / Director

Signature of Applicant' Attorney \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public [Signature] Date 11/20/24  

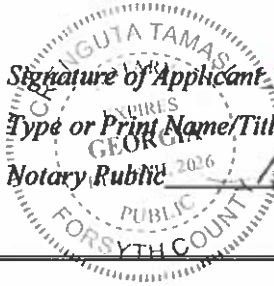

**Official Use Only**

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

RECEIVED BY \_\_\_\_\_

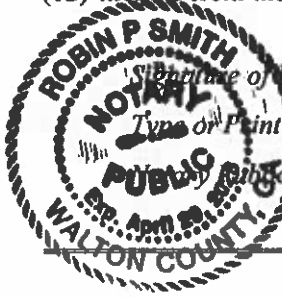
**APPLICANT CERTIFICATION**

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

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

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature 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 \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature 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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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature 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

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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

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### **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

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## Stormwater Management

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

148,000 sq ft

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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

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5. Floodplains?

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

6. Historic resources?

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

7. Other environmentally sensitive resources?

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

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

---

**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

The subject property is within the Dacula Cluster.

Libraries?

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

Fire, Police, or EMS

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

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

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

**Additional Comments:**

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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

**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

RECEIVED

NOV 12 2024

County Administrator's Office

ANX-2024-015

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

Dear Chairwoman Hendrickson and Members of the Board:

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

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

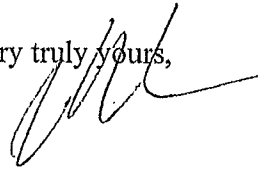
The City welcomes any comments the Commissioners or County staff may have on this Application. City personnel would be glad to meet with you or County staff to discuss these matters further. Please notify Hayes Taylor, the City's City Planner, or City Administrator Brittni Nix (770-963-7431) with any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

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

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

With best regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read 'RJW', with a long horizontal flourish extending to the right.

Robert Jackson Wilson

RJW/bka

Enc.

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