



Planning Commission Public Hearing

Monday, March 30, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

MINUTES:

- [1.](#) Approval of the Minutes from the meeting on Monday, February 2, 2026

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) **PUBLIC HEARING: 2026-CD-RZ-01**, Applicant: Dacula Logistics Park, LLC, Owner: Gauri Ventures, LLC requests rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). The property is located in Land Lot 271 of the 5th District and contains 5.86 acres more or less.
- 3. Rezoning Application: 2026-CD-RZ-01**, Applicant: Dacula Logistics Park, LLC, Owner: Gauri Ventures, LLC requests rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). The property is located in Land Lot 271 of the 5th District and contains 5.86 acres more or less.

ADJOURNMENT:



Planning Commission Public Hearing

Monday, February 02, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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Minutes

RESCHEDULED FROM MONDAY, JANUARY 26 DUE TO WEATHER

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, February 2, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Member 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:

Member Lisa Bradberry
Member Myra Montalbano
Member Keith Hedgpeth
Member Gene Greeson

Members Absent:

Member Trannon Thomas

City Staff Present:

Brittini Nix, City Administrator
Amy Morris, Director of Human Resources and Business Services
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
James Ross, City Marshal
Jack Wilson, City Attorney

II. INVOCATION:

Mayor King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Member Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, November 24, 2025

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

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. 2026 Planning Commission Chairman appointment

Motion to appoint Lisa Bradberry as Planning Commission Chairman made by Member Greeson,
Seconded by Member Hedgspeth.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

3. 2026 Planning Commission Vice-Chairman appointment

Motion to appoint Myra Montalbano as Planning Commission Vice-Chairman made by Member
Hedgspeth, Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

4. **PUBLIC HEARING: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

Motion to open the public hearing made by Member Greeson, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance applications. The applicant is requesting a special use permit for adult day care use. Mr. Taylor stated staff recommends approval with conditions.

No public comments in favor or opposition.

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

5. **Special Use Permit Application: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Montalbano,
Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

6. **PUBLIC HEARING: 2025-CD-RZ-05**, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-

Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Anthony Powell, spoke in favor of the rezoning application.

No public comment in favor or opposition.

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

7. **Rezoning Application: 2025-CD-RZ-05**, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Hedgspeth, Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

8. **PUBLIC HEARING: 2025-CD-RZ-06**, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning applicaiton. The applicant is requesting rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Richard Smith, spoke in favor of the application.

No public comment in favor or opposition.

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

9. **Rezoning Application: 2025-CD-RZ-06**, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family

Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Montalbano,
Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

VII. ADJOURNMENT:

Motion to adjourn made by Member Greeson, Seconded by Member Hedgpeth.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

Meeting adjourned at 6:23 p.m.

Minutes approved _____ *Date* _____ *Signature* _____

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: March 12, 2026

CASE(S): **2026-CD-RZ-1**

Executive Summary

Applicant Dacula Logistics Park LLC has submitted a request to rezone the subject property from C-2 to M-1. The rezoning would allow for the expansion of the under-construction warehouse park and provide additional connectivity via a right-in, right-out access point on Winder Highway for the industrial development within the Dacula Job Center 2050 Comprehensive Plan.

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



Figure 1 Aerial

Property and Surrounding Land Use Information	
Addresse(s)	2015 Winder Highway
Parcel ID #	5271 048 & 5271 011A
Current Zoning	C-2 (General Business District)
Proposed Zoning	M-1 (Light Manufacturing District)
Current Development	Undeveloped / Vacant
2050 Comprehensive Plan Character Area	Dacula Job Center
Street*s)	Winder Highway



Surrounding Neighborhood	
North	RA-200 (Agriculture/Residence, <i>County</i>) & C-2 DOD (General Business District, <i>City</i>)
South	M-1 (Light Manufacturing District, <i>City</i>)
East	C-2 (General Business District, <i>City</i>)
West	M-1 (Light Manufacturing District, <i>City</i>)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The subject parcel was annexed into the City of Dacula via legislative annexation in 2014 and was rezoned C-2 (General Commercial District). Since its annexation the property has remained vacant/undeveloped.

Existing Land Use and Zoning

Application materials request the rezoning of the subject ±5.86-acre property from C-2 (General Business District) to M-1 (Light Manufacturing District). The parcel is currently undeveloped.

The subject site is east of the Winder Highway and Stanley Road intersection, and approximately half a mile from the Winder Highway and SR 316 intersection. Across Highway 29 to the north is CSX rail right-of-way. Abutting the parcel to the northwest is an undeveloped parcel zoned C-2 containing a stream that runs into the subject site. To the south and west is the University Logistics development, which contains three (3) speculative warehouses that are under construction, zoned M-1 (Light Manufacturing). End users for the warehouses have not been named at the time of the staff report. A vacant parcel, zoned C-2 (General Business District) neighbors the subject property to the east. No active businesses



Figure 2 Surrounding Zoning

or residences border the property; however, there are nearby legal non-conforming residential uses, commercial uses such as detached convenience stores, and warehouse uses along Winder Highway.

The Proposed Development

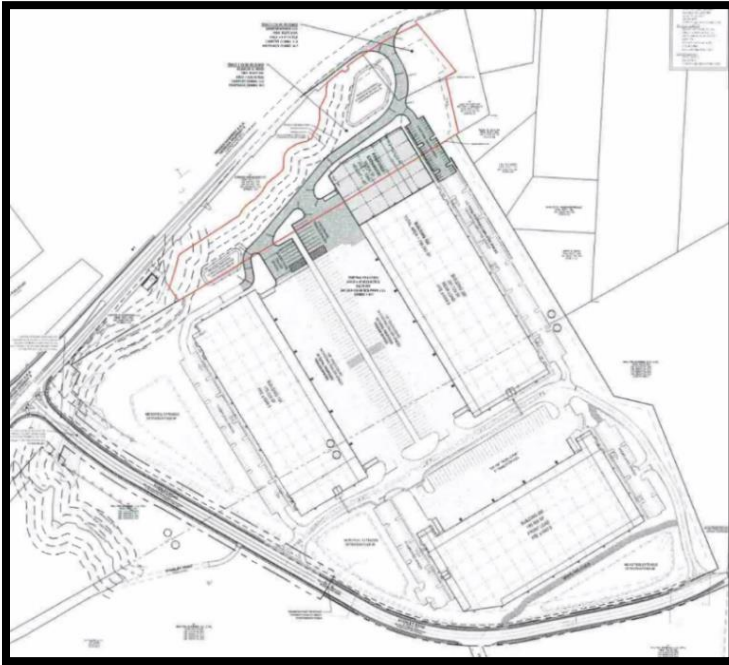


Figure 3 Concept Plan

The applicant proposes a 56,624 SF expansion to Building 200 of the under-construction University Logistics Park. Current plans show Building 200 as 201,729 SF. If the rezoning and expansion are approved as proposed, the building area would expand to 258,353 SF in total. The submitted site plan also shows an additional 29 parking spaces, a right-in right-out access drive from Winder Highway, and two additional micro-pools for stormwater detention.

Application materials state that the property will be more marketable to prospective tenants, should the additional access drive be approved. Direct connection to Winder Highway may better distribute the anticipated industrial automotive load from the project,

reducing potential burden from the Stanley Road intersection. The adjacent University Logistics Park development was approved via zoning actions 2021-CD-COC-03. The original approved concept plan included a similar right-in, right-out access point at a different location along Winder Highway, closer to the Stanley Road intersection.

Analysis

Rezoning Request

The rezoning request could be considered compatible with the nearby commercial and industrial uses. The proposed Winder Highway access point will provide the University Logistics development with better connectivity and may decrease industrial automotive congestion at the Stanley Road and Winder Highway intersection.

Comprehensive Plan Consistency

The subject site falls within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The principal object of the character area is to increase the base economy of the City through "low impact industry," to encourage the redevelopment of underutilized parcels, and protect streams and rivers (Dacula 2050 Comprehensive Plan pg. 68). The Guidance for Rezoning by Character Area table calls for C-2, M-1, and M-2 (pg. 69). The subject application generally complies with the character area's intent to provide intentional employment opportunities for the growing population, while providing adequate stream buffer protection.

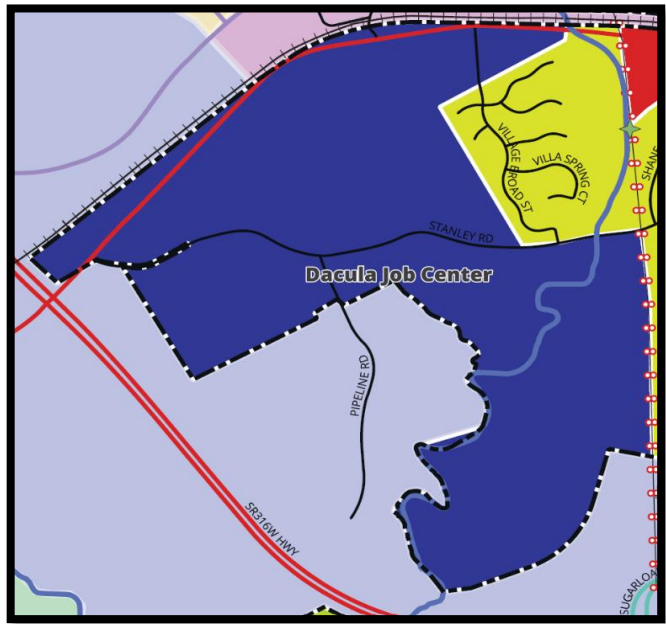


Figure 4 2050 Future Land Use Map

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

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

The proposed rezoning could be considered consistent with the adjacent and nearby commercial uses along Winder Highway and approved industrial uses on Stanley Road. The proposed rezoning would provide an expansion for an approved industrial park in a burgeoning industrial corridor.

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

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

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

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

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

The proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, or schools. The Atlanta Regional Commission did not require the subject project extension to undergo an additional Development of Regional Impact (DRI) review. The extension of the project is not expected to impact infrastructure more than the under-construction development. The development will need to be approved by the Georgia Department of Transportation to obtain an additional curb cut along Winder Highway. The recommended conditions, including the requirement for the Winder Highway curb cut to be right-in, right-out, will mitigate impacts on existing transportation infrastructure and traffic patterns.

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

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

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 applicants request to increase internal connectivity, provide additional stormwater infrastructure, and expand Building 200 of the University Logistics project may make the project more marketable for potential end users. As Stanley Road develops into a more robust industrial center, the Winder Highway access point could provide relief to Stanley Road in the future. The proposed extension would develop a parcel that has remained undeveloped since being annexed into the City in 2014. If the site is not included in the proposed project expansion, due to the presence of a stream, and challenging topography, the parcel could remain undeveloped for the foreseeable future.

Recommended Conditions

CONDITION SET #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA), dated May 5, 2022.

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Service the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

University Parkway (SR 316/US 29)

- Widen the southbound approach along University Parkway (SR 316/US 29) to add one (1) through lane so that it consists of two (2) left-turn lanes, three (3) through-lanes, and one (1) right-turn lane.

CONDITION SET #2:

Conditions of the City of Dacula

Changes from the 2021-CD-COC-03 zoning conditions are highlighted. Additions are shown in bold and deletions in ~~strike through~~.

Transportation / Infrastructure

- 1.A. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 1.B. Sidewalks shall be required adjacent to Winder Highway right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Georgia Department of Transportation. Sidewalks shall be required adjacent to both sides of the full length of the relocated Stanley Road improvements. The location of sidewalks shall be reviewed and approved by the Gwinnett County D.O.T. and City of Dacula.
- 1.C. 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 adjacent to the Winder Highway right-of-way. 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.D. Provide decorative light poles / fixtures along Winder Highway right-of-way. Streets lights shall be staggered, 150 feet on-center. 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. The property owner shall be responsible for street light maintenance and lighting fees. 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.E. A sign prohibiting truck access beyond the southeastern corner of the site shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.

- 1.F. Access onto Winder Highway must meet Georgia Department of Transportation standards. The Stanley Road relocation and improvements must meet current Gwinnett County D.O.T. standards under the Gwinnett County Unified Development Ordinance (UDO) and be dedicated to Gwinnett County as right-of-way. Proposed access on Stanley Road must meet the minimum spacing requirements of the Gwinnett County UDO. The property owner / developer must coordinate with the Winder Highway & SR 316 interchange Project Manager(s) to ensure the relocation of Stanley Road does not interfere with the interchange.
- 1.G. A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County D.O.T. and Georgia Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. and Georgia Department of Transportation review and approval.
- 1.H Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Highway and relocated Stanley Road.
- 1.I Sidewalks shall be constructed the length of the subject property along Winder Highway.**
- 1.J One curb cut along Winder Highway shall be permitted, subject to Georgia Department of Transportation approval. Said access shall only permit right-in, right-out access. Corresponding signage prohibiting left turns shall be clearly posted at the intersection in a visible location for both ingress and egress motorists.**
- 1.K The right-in, right-out intersection shall contain a concrete island and a painted crosswalk to calm motorists as they enter the site. Intersection design is subject to Georgia Department of Transportation and City of Dacula approval. The island may contain directional signage.**

Landscaping Requirements

- 2.A. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.B. Provide a minimum ten-foot wide landscaped strip adjacent to the Winder Highway right-of-way and the full length of the relocated Stanley Road improvements on both sides. At least 50% of plantings

shall consist of trees 3-inches in caliper (dbh) or greater. Type and size of plantings shall be in compliance with the Dacula Buffer, Landscape, and Tree Ordinance

- 2.C. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the Winder Highway right of way. 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 depending on who owns the subject right-of-way.

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

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

2.F The site plan shall fully comply with Article 15 of the Zoning Resolution - Stream Buffer Protection.

2.G Mono-culture mixes of Kentucky blue grass, or similar mixes of non-native grasses are prohibited in the micropool labeled “micropool extended detention pond for expansion area #2.”

Parking / Yard, Height & Setback

- 3.A. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include the monument sign location and should insure that each parking island /

strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper.

- 3.B. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.

Signage, Temporary Uses, & Peddling

- 4.A. Oversized signs or billboards shall not be permitted.
- 4.B. ~~One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument type sign with brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building at least 2 feet in height.~~ **No monument signage is permitted along Winder Highway at the right-in/right-out intersection. Directional signage is permitted at the Winder Highway intersection and shall be 30 SF or less.** Neon or self-illuminating ground signs shall be prohibited.
- 4.C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.D. Peddlers shall be prohibited.
- 4.E. 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.
- 4.F. 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.

Architectural Design

5.A. Architectural design should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.
- (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) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) 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
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

General

- 6.A. The property shall be developed in accordance with the conceptual site plan prepared by Kimley Horn entitled ~~Project Whiplash Industrial Development~~ Crow Holdings: **University Logistics Building 200 Expansion, dated February 2, 2026 received on November 12, 2024.** 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.
- 6.B. A building height variance is granted to allow the principle building on-site a maximum height of 50 feet.



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>Dacula Logisitics Park, LLC</u>	NAME <u>Gauri Ventures, LLC</u>
ADDRESS <u>1550 N Brown Road</u>	ADDRESS <u>1550 N Brown Road</u>
CITY <u>Lawrenceville</u>	CITY <u>Lawrenceville</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Georgia</u> ZIP <u>30043</u>
PHONE <u>770-232-0000</u> FAX _____	PHONE <u>770-232-0000</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 Shane Lanham

COMPANY NAME Mahaffey Pickens Tucker, LLP

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

PHONE 770-232-0000 FAX _____

EMAIL slanham@mptlawfirm.com

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT M1

LAND LOT(S) 271 PARCEL # R5271 011A & R5271 048 DISTRICT(S) 5th ACREAGE 5.85

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____

The proposed development is an expansion of a proposed industrial building on the adjacent parcel of R5270 029, and the development will also provide another access point to Winder Highway.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS N/A

DWELLING UNIT SIDE (SQ. FT.) N/A

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 1

TOTAL GROSS SQ. FEET 56,654

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER 2026-CN-R2-01



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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the "Application") on behalf of Dacula Logistics Park, LLC (the "Applicant") for the purpose of requesting the rezoning of approximately 5.85-acres (the "Property") located between Winder Highway and Stanley Road bearing Gwinnett County Tax Parcel numbers R5271 011A and R5271 048. The Property is located within the Dacula Job Center Character Area of the Dacula 2050 Comprehensive Plan Update (the "2050 Plan") and is currently zoned C-2.

The Applicant submits this Application requesting to rezone the Property to the M-1 (Light Manufacturing District) zoning classification of the Zoning Resolution of the City of Dacula (the "ZO") to develop the Property with a slight expansion of the industrial building proposed to be built on the abutting property bearing Gwinnett County Tax Parcel number R5270 029. The proposed development would expand the industrial building approximately 56,654 square feet and would also provide a parking expansion. The proposed expansion would include tilt-up walls with high-quality architectural elements, such as articulated parapets and attractive glass treatments near the main office entrance as are planned for the industrial building being expanded. Additionally, the development would provide another access point to Winder Highway.

The proposed development is compatible with surrounding land uses and zoning classifications. The surrounding area is characterized mostly by industrial and commercial land uses with some residential and mixed uses nearby as well. The proposed development is an expansion of a building on a directly abutting property that is currently zoned M-1. Additionally, there are several undeveloped, commercial properties directly abutting the Property zoned C-2. To the South across Stanley Road, there is another property zoned M-1. To the East and Southeast, on both sides of Stanley Road are properties zoned PMUD. To the East, on Winder Highway is a warehouse and manufacturing/processing facility, which are both zoned M-1. Further East is the Lindenwood subdivision zoned TRD.

The proposed development is also compatible with the policies of the 2050 Plan, which broadly encourages increasing employment opportunities and the base economic activity of Dacula. Specifically, one of the policies of the 2050 Plan is to increase base economic activity in Dacula by identifying character areas "that would be well suited for industrial development. These are near transportation corridors and have access to water and wastewater services." The purpose

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of identifying these character areas is to encourage industrial uses within Dacula so that employment opportunities increase within the city. The Property is in the Dacula Job Center Character Area, which is one such area where the 2050 Plan encourages future land uses that are “primarily for light industrial, industrial office, and distribution/warehouse” and “provide employment opportunities” within the city. The proposed development would provide further light industrial land use in the area as intended under the 2050 Plan. Additionally, the 2050 Plan’s section on the Dacula Job Center provides that “zoning change and redevelopment requests should be consistent with an employment activity specific to enhancing the base economy of Dacula,” which the proposed development does as it expands the industrial building planned within Dacula and offers further employment opportunities within the city. Further, the Dacula Job Center Character Area specifically recommends the M-1 zoning classification. Accordingly, the proposed development fits within the spirit and intent of the 2050 Plan and is consistent with the established development pattern in the area.

The Applicant also respectfully requests a variance from the ZO. The requested variance is to allow an increased building height of 50 feet for the proposed building expansion. This proposed increased building height reflects a height at which modern industrial user’s requirement of 36 feet of clear height for proper storage of product in the building. To achieve this clear height and provide parapet walls to properly screen rooftop equipment as required, the requested 50 feet building height is essential. Without the approval of this variance, the proposed and intended use of the Property will be unmarketable to prospective industrial users. Furthermore, Applicant plans to meet all landscape requirements in the ZO to ensure that any negative aesthetic impacts are mitigated. This proposed building height variance will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property and any negatively perceived impacts of the variance will be mitigated or negated by the landscaping. Additionally, a variance to increase the maximum building height to 50 feet was approved for the building on Parcel R5270 029, which is the building the proposed development would be expanding.

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

Respectfully submitted this 6th day of February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

Tract 1

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

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South 58° 46' 14" West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North 33° 55' 39" West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North 12° 11' 22" East a distance of 30.83 feet to a point; thence North 60° 15' 37" East a distance of 12.23 feet to a point; thence North 10° 09' 46" East a distance of 66.55 feet to a point; thence North 58° 56' 52" East a distance of 61.91 feet to a point; thence North 74° 58' 30" East a distance of 44.15 feet to a point; thence South 66° 10' 02" East a distance of 23.65 feet to a point; thence North 66° 35' 18" East a distance of 73.96 feet to a point; thence North 32° 30' 53" East a distance of 106.17 feet to a point; thence North 64° 11' 41" East a distance of 25.19 feet to a point; thence North 15° 31' 39" East a distance of 32.03 feet to a point; thence North 43° 45' 38" East a distance of 56.02 feet to a point; thence North 36° 11' 17" East a distance of 78.47 feet to a point; thence North 05° 01' 22" East a distance of 30.82 feet to a point; thence North 00° 49' 27" West a distance of 48.16 feet to a point; thence North 65° 16' 12" West a distance of 18.88 feet to a point; thence North 34° 18' 53" East a distance of 76.66 feet to a point; thence North 70° 49' 52" East a distance of 46.41 feet to a point; thence South 86° 46' 39" East a distance of 22.20 feet to a point; thence North 08° 35' 51" West a distance of 20.60 feet to a point; thence North 36° 19' 55" East a distance of 54.08 feet to a point; thence North 11° 26' 21" West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 49° 45' 47" West, and a chord length of 64.41 feet) to a point; thence South 40° 02' 17" East a distance of 8.18 feet to a Right of Way monument found; thence North 54° 01' 09" East a distance of 16.82 feet to a Right of Way monument found; thence North 39° 19' 25" West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 53° 51' 17" East, and a chord length of 54.56 feet) to a point; thence leaving said Right of Way and running South 39° 51' 32" East a distance of 188.23 feet to a 1/2" rebar found; thence North 61° 01' 39" East a distance of 172.15 feet to a 3/4 inch open top pipe found; thence South 13° 00' 22" East a distance of 187.27 feet to a 1/2" rebar; thence South 59° 21' 16" West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.943 Acres (215,306 Square Feet).

Tract 2

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

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found; thence North 59° 21' 16" East a distance of 8.60 feet to a 1/2 inch rebar found; thence North 13° 00' 22" West a distance of 187.27 feet to a 3/4 inch open top pipe found and the TRUE POINT OF BEGINNING; from point thus established and running South 61° 01' 39" West a distance of 172.15 feet to a 1/2 inch rebar found; thence North 39° 51' 32" West a distance of 188.23 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 60° 57' 24" East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South 39° 44' 37" East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South 61° 09' 18" West a distance of 37.82 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.909 Acres (39,598 Square Feet).

Overall Tract

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

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South 58° 46' 14" West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North 33° 55' 39" West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North 12° 11' 22" East a distance of 30.83 feet to a point; thence North 60° 15' 37" East a distance of 12.23 feet to a point; thence North 10° 09' 46" East a distance of 66.55 feet to a point; thence North 58° 56' 52" East a distance of 61.91 feet to a point; thence North 74° 58' 30" East a distance of 44.15 feet to a point; thence South 66° 10' 02" East a distance of 23.65 feet to a point; thence North 66° 35' 18" East a distance of 73.96 feet to a point; thence North 32° 30' 53" East a distance of 106.17 feet to a point; thence North 64° 11' 41" East a distance of 25.19 feet to a point; thence North 15° 31' 39" East a distance of 32.03 feet to a point; thence North 43° 45' 38" East a distance of 56.02 feet to a point; thence North 36° 11' 17" East a distance of 78.47 feet to a point; thence North 05° 01' 22" East a distance of 30.82 feet to a point; thence North 00° 49' 27" West a distance of 48.16

feet to a point; thence North $65^{\circ} 16' 12''$ West a distance of 18.88 feet to a point; thence North $34^{\circ} 18' 53''$ East a distance of 76.66 feet to a point; thence North $70^{\circ} 49' 52''$ East a distance of 46.41 feet to a point; thence South $86^{\circ} 46' 39''$ East a distance of 22.20 feet to a point; thence North $08^{\circ} 35' 51''$ West a distance of 20.60 feet to a point; thence North $36^{\circ} 19' 55''$ East a distance of 54.08 feet to a point; thence North $11^{\circ} 26' 21''$ West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $49^{\circ} 45' 47''$ West, and a chord length of 64.41 feet) to a point; thence South $40^{\circ} 02' 17''$ East a distance of 8.18 feet to a Right of Way monument found; thence North $54^{\circ} 01' 09''$ East a distance of 16.82 feet to a Right of Way monument found; thence North $39^{\circ} 19' 25''$ West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $53^{\circ} 51' 17''$ East, and a chord length of 54.56 feet) to a point; thence following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $60^{\circ} 57' 24''$ East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South $39^{\circ} 44' 37''$ East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South $61^{\circ} 09' 18''$ West a distance of 37.82 feet; thence South $13^{\circ} 00' 22''$ East a distance of 187.27 feet to a 1/2 inch rebar found; thence South $59^{\circ} 21' 16''$ West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 5.852 Acres (254,904 Square Feet).

IMPACT ANALYSIS STATEMENT

Date: 2/6/26

Applicant: Dacula Logistics Park, LLC

- A. Yes, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is an expansion of the proposed building on the adjacent property, which is zoned M-1. The other adjacent properties are undeveloped properties zoned C-2.
- B. No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are zoned C-2 and M-1, so an M-1 development would be in line with the character of the area and not adversely affect existing uses or usability of surrounding properties.
- C. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.
- D. No, approval of the Rezoning Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development will have access to both Winder Highway and Stanley Road.
- E. Yes, approval of the Rezoning Application is in conformity with the policy and intent of the 2050 Comprehensive Plan for the City of Dacula, which specifically encourages industrial uses in this area and recommends M-1 as an appropriate zoning classification.
- F. The Applicant submits that the quality of the proposed development and the character of surrounding uses provide additional supporting grounds for approval of the application.

Economic and Community Infrastructure Facilities Impact Worksheet



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

Date Received: 2-6-26

Reviewed By: Hayes Taylor Jr.

Proposed Project Information

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

Economic Impacts

Estimated Value at Build-Out:

\$21 million for the expansion of the proposed development.

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?

The project will increase population and employment in the area. The Applicant already had a DRI review by FRTA and the Atlanta Regional Commission, which identified infrastructure improvements for the original development which is being slight expanded into this Property.

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

Short-term jobs for the original project were estimated at 550, and this is a slight expansion so it will slightly increase that.

Long-term jobs for the original project were estimated at 320, and this is a slight expansion so there will be a slight increase to that.

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

Based on the estimated value at build-out, the proposed development would generate significant local tax revenue.

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

Yes, the regional work force and population growth are sufficient to fill the demand created by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:

Gwinnett County

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

1,050 GPD (25 GPD per employee). This is for the expansion area.

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

Yes.

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

N/A

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

N/A

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

N/A

Wastewater Disposal

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

1,050 GPD (25 GPD per employee). This is for the expansion area.

Name of wastewater treatment provider for this site:

Gwinnett

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

Yes.

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

N/A

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

N/A

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

N/A

Land Transportation

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

The trip generation data provided during DRI review for the prior development was 736 trips per day for the industrial warehouses

component of the property. The expansion is only increasing the square footage by 3% so the traffic increase beyond this would be minimal.

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

The proposed development will provide additional access to Winder Highway and increase connectivity throughout the property.

Solid Waste Disposal

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

Approximately 1,200 tons per year.

Is sufficient landfill capacity available to serve this proposed project?

Yes.

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

N/A

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

N/A

Will any hazardous waste be generated by the development? If yes, please explain below:

N/A

Stormwater Management

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

66%

Is the site located in a water supply watershed?

No.

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

N/A

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

Micropool extended wet detention pond.

Environmental Quality

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

1. Water supply watersheds?

No, not to the best knowledge of Applicant.

2. Significant groundwater recharge areas?

No, not to the best knowledge of Applicant.

3. Wetlands?

No.

4. Protected river corridors?

No.

5. Floodplains?

No.

6. Historic resources?

No, not to the best knowledge of Applicant.

7. Other environmentally sensitive resources?

No, not to the best knowledge of Applicant.

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

Impacts to identified resources would be governed by applicable state, local, and federal regulations. Stormwater facilities would be designed in accordance with the Gwinnett County Stormwater Management Manual.

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No impacts anticipated.

Libraries?

No impacts anticipated.

Fire, Police, or EMS

Negligible impacts anticipated.

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

No impacts anticipated.

Additional Comments:

JUSTIFICATION FOR REZONING

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

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

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present C-2 zoning classification of the City of Dacula. A denial of this Application would constitute an arbitrary and capricious act by the Dacula City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

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

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

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

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

This 6th day of February, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

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

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

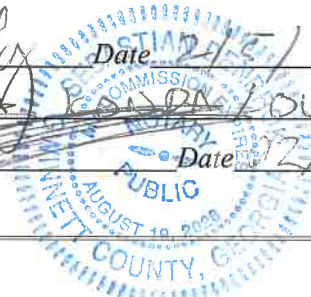
PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner KVR Reddy Date 2/5/2026

Type or Print Name/Title VENKATARAMAN KANDU OWNER

Notary Public [Signature] Date 02/05/2026



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date _____
Type or Print Name/Title _____
Notary Public _____ Date _____

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner KUR Reddy Date 02/15/2026
Type or Print Name/Title VENKATRANA KONDA / OWNER
Notary Public [Signature] Date 02/05/2026

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

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 See attached Signature Page Date 2/6/25
Type or Print Name/Title John Bateman
Notary Public See attached Signature Page Date 2/6/25

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 _____ Date _____
Type or Print Name/Title _____
Notary Public _____ Date _____

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

.....
ACTION TAKEN _____

SIGNATURE _____ DATE _____

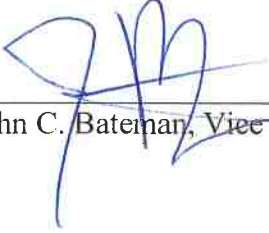
STIPULATIONS _____

Dacula Logistics Park, L.L.C.,
a Delaware limited liability company

By: CHI Cal Venture, LLC,
a Delaware limited liability company,
its sole member

By: CHI Cal Developer Investor, L.L.C.,
a Delaware limited liability company,
its manager

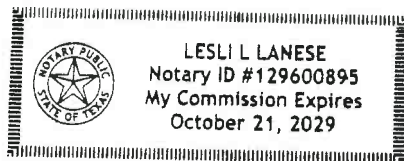
By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its managing member

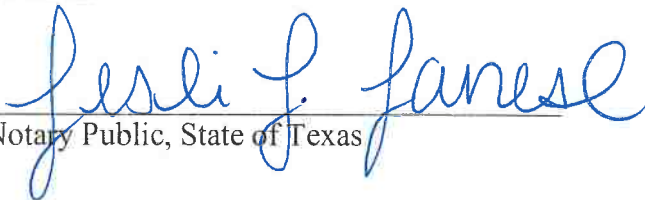
By: 

John C. Bateman, Vice President

State of Texas §
 §
County of Dallas §

Sworn to and subscribed before me on the 6th day of February, 2026, by John C. Bateman, Vice President of CHI LTH GP, L.L.C., as the general partner of CHI Cal Developer Investor, L.L.C., as the manager of CHI Cal Venture, LLC, as the sole member of Dacula Logistics Park, L.L.C., the applicant, who is personally known to me to be the person whose name is subscribed to the foregoing instrument.





Notary Public, State of Texas

Adjoining Property Owners List

Name	Mailing Address	City	State	Zip	Location Address	City	State	Zip	Parcel
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2061 Winder Hwy	Dacula	GA	30019	R5271 073
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2071 Winder Hwy	Dacula	GA	30019	R5271 093
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	0 Hwy 29	Dacula	GA	30019	R5271 010
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	1945 Winder Hwy	Dacula	GA	30019	R5270 010A
Carter Acquisitions, LLC	39 Georgia Avenue SE, Suite 200	Atlanta	GA	30312-2807	1925 Winder Hwy	Dacula	GA	30019	R5271 009

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: February 6, 2026

TO: Carter Acquisitions, LLC
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____
Application Case #: _____
Application Case #: _____
Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

LOCATION/ADDRESS: 2015 Hwy 29, Dacula, Georgia 30019

You are hereby notified that an application a zoning change from C-2
to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on March 30, 2026 at 6:00 P. M. in the Council
Chambers. (date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on April 2, 2026 at 7:00 P. M. in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: February 6, 2026

TO: Edward Nolan Whitley
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____
Application Case #: _____
Application Case #: _____

Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

LOCATION/ADDRESS: 2015 Hwy 29, Dacula, Georgia

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(date)

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

CONFLICT OF INTEREST CERTIFICATION

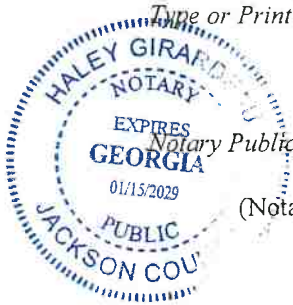
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant [Signature] Date 2-3-26

Type or Print Name/Title John Bateman / Vice President

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____



Notary Public Haley Girard Date 02-03-2026
(Notary Seal)

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

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

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

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

☐ Yes

☒ No

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

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

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

CONFLICT OF INTEREST CERTIFICATION

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Signature of Applicant's Attorney Kassie Prater Date 1/30/2026

Type or Print Name/Title Kassie Prater, Attorney for Applicant

Notary Public _____ Date 1-30-2026



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



City of Dacula

P. O. Box 400

Dacula, GA 30019

(770) 962-0055 / Fax (770) 513-2187

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☒ No

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☐ Yes

☒ No

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

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

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

Tracking Number:

9589071052700708288516



Copy



Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:34 am on March 3, 2026 in DULUTH, GA 30097.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

DULUTH, GA 30097
March 3, 2026, 11:34 am

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
March 2, 2026, 7:49 am

In Transit to Next Facility

March 1, 2026

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
February 28, 2026, 3:26 pm

[Hide Tracking History](#)

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

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OFFICIAL USE

Certified Mail Fee

\$

5.30

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)

\$

4.40

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

0.74

Total Postage and Fees

\$

10.44

Sent To

Edward Nolan Whitley

Street and Apt. No., or PO Box No.

223 Gold Cove Lane

City, State, ZIP+4®

Duluth, GA 30097-2153

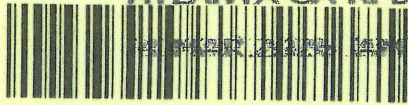
PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 0708 2885 16

USPS TRACKING #

ATLANTA GA RPDC 302



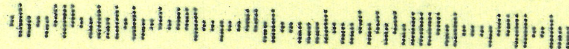
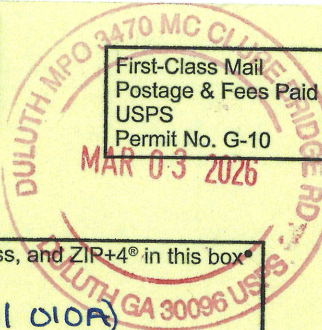
9590 9402 8869 4005 1536 30

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box.

Triley (5271 010A)
 Mahaffey Pickens Tucker, LLP
 1550 North Brown Road
 Suite 125
 Lawrenceville, Georgia 30043

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

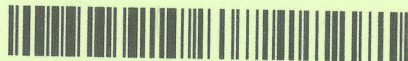


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward Nolan Whitley
 223 Gold Cove Lane
 Duluth, GA 30097-2153



9590 9402 8869 4005 1536 30

2. Article Number (Transfer from service label)

9589 0710 5270 0708 2885 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Ed Whitley

C. Date of Delivery

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

3. Service Type

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

Restricted Delivery

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ 4.40
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.74

Total Postage and Fees

\$ 10.44

Sent To

Ed Nolan Whitley

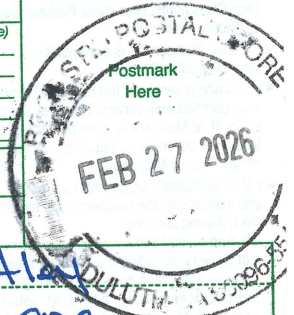
Street and Apt. No., or PO Box No.

223 Gold Cove Lane

City, State, ZIP+4®

Duluth, GA 30097-2153

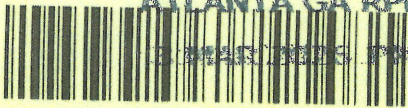
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0708 2885 23

USPS TRACKING #

ATLANTA GA RPDC 302



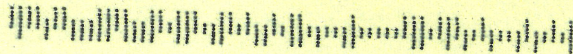
9590 9402 8869 4005 1532 96

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

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Triley (5271 093)
Mahaffey Pickens Tucker, LLP
1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043



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Certified Mail Fee

5.30

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.40

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

0.74

Total Postage and Fees

10.44

Sent To

Linda Taylor

Street and Apt. No., or PO Box No.

452 Hinton Farm Way

City, State, ZIP+4®

Dacula, GA 30019-2175

Postmark
Here

FEB 27 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047

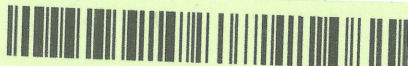
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Linda Taylor
452 Hinton Farm Way
Dacula, GA 30019-2175



9590 9402 8869 4005 1532 96

2. Article Number (Transfer from service label)

9589 0710 5270 0708 2884 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Linda Taylor

☐ Agent☐ Addressee

B. Received by (Printed Name)

Linda Taylor

C. Date of Delivery

3-2-2026

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

3. Service Type

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

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

Domestic Return Receipt

USPS TRACKING #

ATLANTA GA RPDC 302



3 MAR 2025 PM 3:11

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

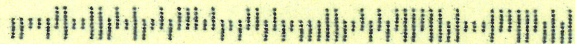
9590 9402 8606 3244 5416 07

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Triley (5271 073)
Mahaffey Pickens Tucker, LLP
1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043

3-180225



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Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.40

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.74

Total Postage and Fees

\$ 10.44

Sent To

Linda Taylor 5271 073

Street and Apt. No., or PO Box No.

452 Hinton Farm Way

City, State, ZIP+4®

Dacula, GA 30019-2175

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Linda Taylor
452 Hinton Farm Way
Dacula, GA 30019-2175



9590 9402 8606 3244 5416 07

2. Article Number (Transfer from service label)

9589 0710 5270 0708 2885 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Linda Taylor

☐ Agent☐ Addressee

B. Received by (Printed Name)

Linda Taylor

C. Date of Delivery

3-2-2025

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

/mail

/mail Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

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

Domestic Return Receipt

9589 0710 5270 0708 2885 09

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ 4.95
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.74

Total Postage and Fees

\$ 10.44

Sent To

Carter Acquisitions, LLC

Street and Apt. No., or PO Box No.

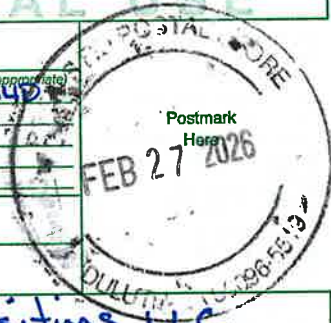
39 Georgia Avenue SE, Ste 200

City, State, ZIP+4®

Atlanta, GA 30312-2807

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



USPS TRACKING#



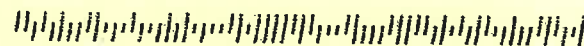
9590 9402 5048 9092 3331 67

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

Triley (5271 009)
 Mahaffey Pickens Tucker, LLP
 1550 North Brown Road
 Suite 125
 Lawrenceville, Georgia 30043



SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carter Acquisitions, LLC
 39 Georgia Avenue SE, Suite 200
 Atlanta, GA 30312-2807



9590 9402 5048 9092 3331 67

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

N. Murphy

C. Date of Delivery

3/20/26

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®

- ☐ Certified Mail Restricted Delivery
☐ Collect on Delivery

- ☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Registered Mail
☒ Registered Mail Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt