Mayor and City Council Worksession

Thursday, September 03, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Agenda

Amended on September 3, 2026

CALL TO ORDER AND ROLL CALL OF MEMBERS:

OLD BUSINESS:

NEW BUSINESS:

1. Rezoning Application: 2026-CD-RZ-03
2. City Core Project: Change Order #004
3. Sanjo Street improvement project: Change Order #02
4. Resolution of the City of Dacula to reappoint members to the Urban Redevelopment Agency
5. Ordinance to amend Chapter 16, Article VII - Urban Camping
6. Ordinance to amend the City of Dacula Personnel Manual
7. Health Insurance Benefit

MARSHAL UPDATE:

CITY ADMINISTRATOR UPDATE:

MEMBER COMMENT(S) / QUESTION(S):

ADJOURNMENT:

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

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: August 24, 2026 *(Amended September 2, 2026)*

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

Executive Summary

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

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



Figure 1 Aerial

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

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

Zoning History

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

Existing Land Use and Zoning

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

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



Figure 2 Surrounding Zoning

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

The Proposed Development

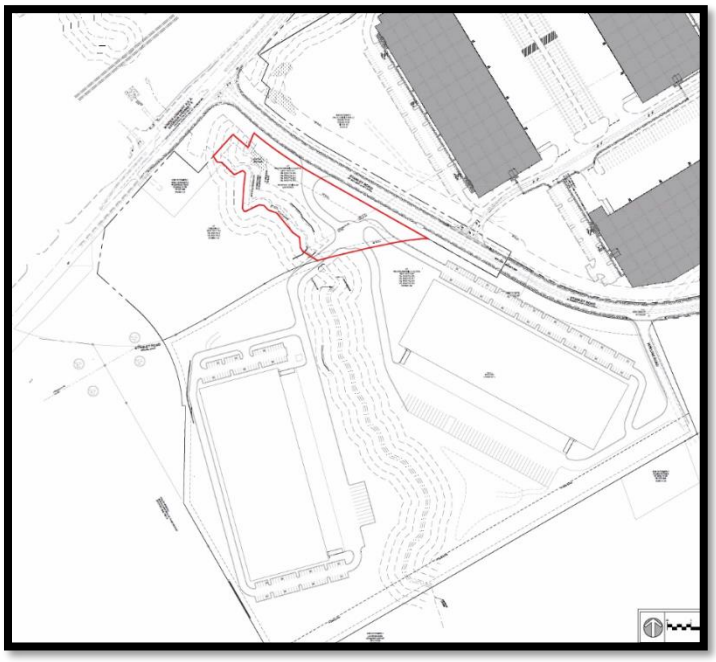


Figure 3 Proposed Concept Plan

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

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

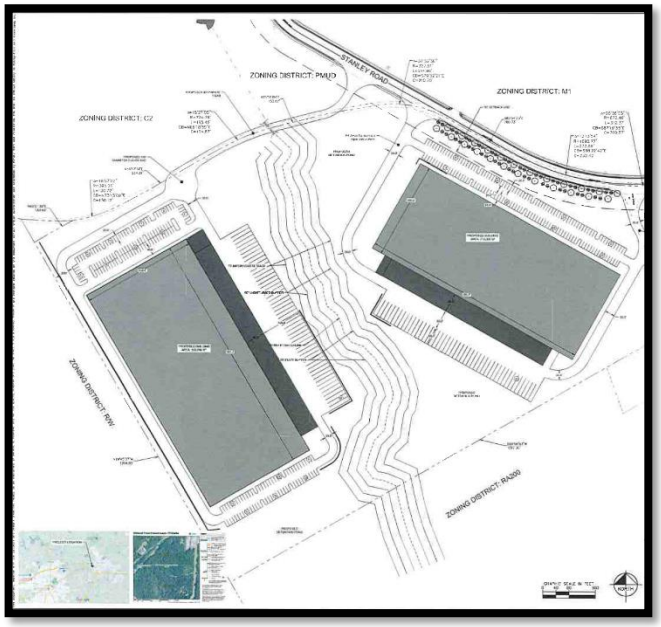


Figure 4 University Logistics Phase 2 Concept Plan

Analysis

Rezoning Request

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

Comprehensive Plan Consistency

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

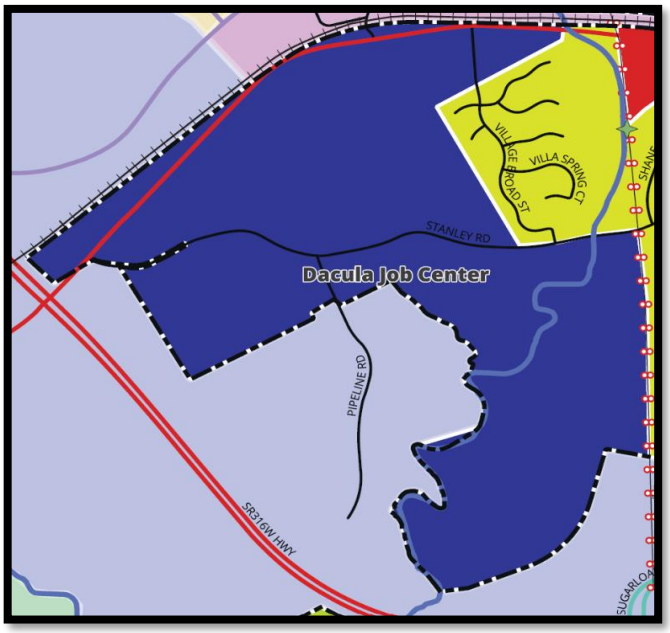


Figure 3 2050 Future Land Use Map

Recommendation

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

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried 4-0, for the subject rezoning August 31, 2026, Planning Commission Public Hearing.

Standards Governing Exercise of the Zoning Power

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

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

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

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

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

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

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

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

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

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

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

6. ***Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning?***

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

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

Recommended Conditions

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

Concept Plan and Land Use

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

   Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.

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

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

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

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

Architectural Design

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

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

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

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

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

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

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

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

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

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

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

Landscaping and Parking

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

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

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

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

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

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

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

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

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

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

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

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

Signage and Advertising

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

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

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

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

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

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

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

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

Transportation and Infrastructure

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

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

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

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

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

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

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

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

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

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

33) Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate pedestrian amenities such as benches, planters, and trash receptacle. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula.

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

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

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

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

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

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

<u>Private Access</u>

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

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

Grading and Phasing

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

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

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

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

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

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

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

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

APPLICANT *	PROPERTY OWNER *
NAME Dacula Logistics Park, LLC	NAME Wanxa Georgia, LLC
ADDRESS 1550 N Brown Rd suite 125	ADDRESS 1550 N Brown Rd. suite 125
CITY Lawrenceville	CITY Lawrenceville
STATE GA ZIP 30043	STATE GA ZIP 30043
PHONE 770-232-2220 FAX	PHONE 770-232-2220 FAX

APPLICANT IS THE:

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

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

CONTACT PERSON
COMPANY NAME
ADDRESS 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
PHONE 770-232-2220 FAX
EMAIL slanham@mphaelfirm.com

PRESENT ZONING DISTRICT(S) RMUD REQUESTED ZONING DISTRICT M-1
LAND LOT(S) 270 & 271 PARCEL # R5270 001 DISTRICT(S) 5th ACREAGE 2.633
PROPOSED DEVELOPMENT *OR* SPECIAL USEREQUESTED The proposed development is an access drive across the parcel that will connect to and continue on the adjacent parcel approved for industrial development.

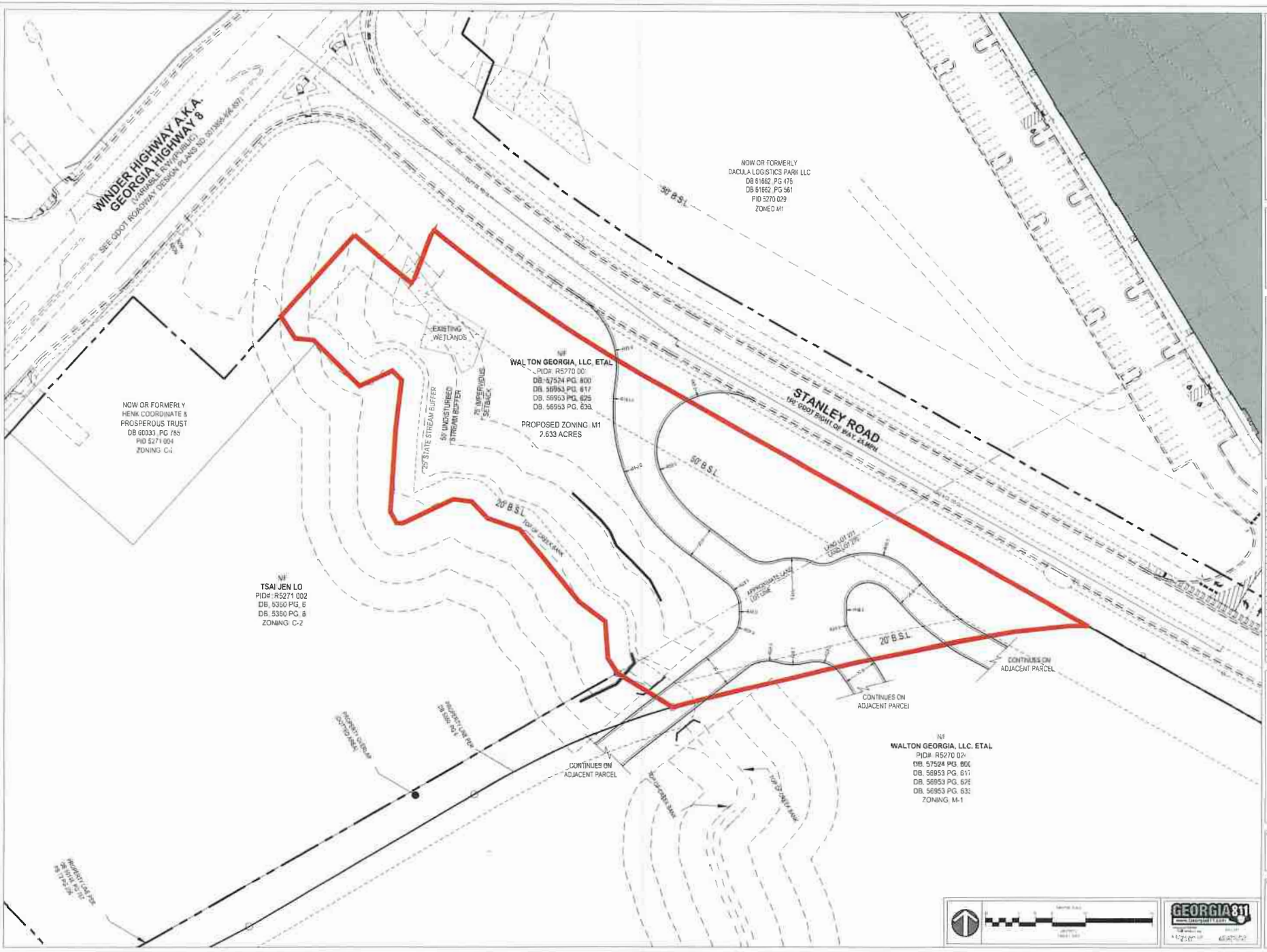
RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS N/A
DWELLING UNIT SIDE(SQ. FT.) N/A

NON-RESIDENTIAL DEVELOPMENT:
NO. OF BUILDINGS/LOTS N/A
TOTAL GROSS SQ. FEET N/A

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER
2026-CD-RZ-03



EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.6086
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LANDSCAPE ARCHITECTURE

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

REVISION

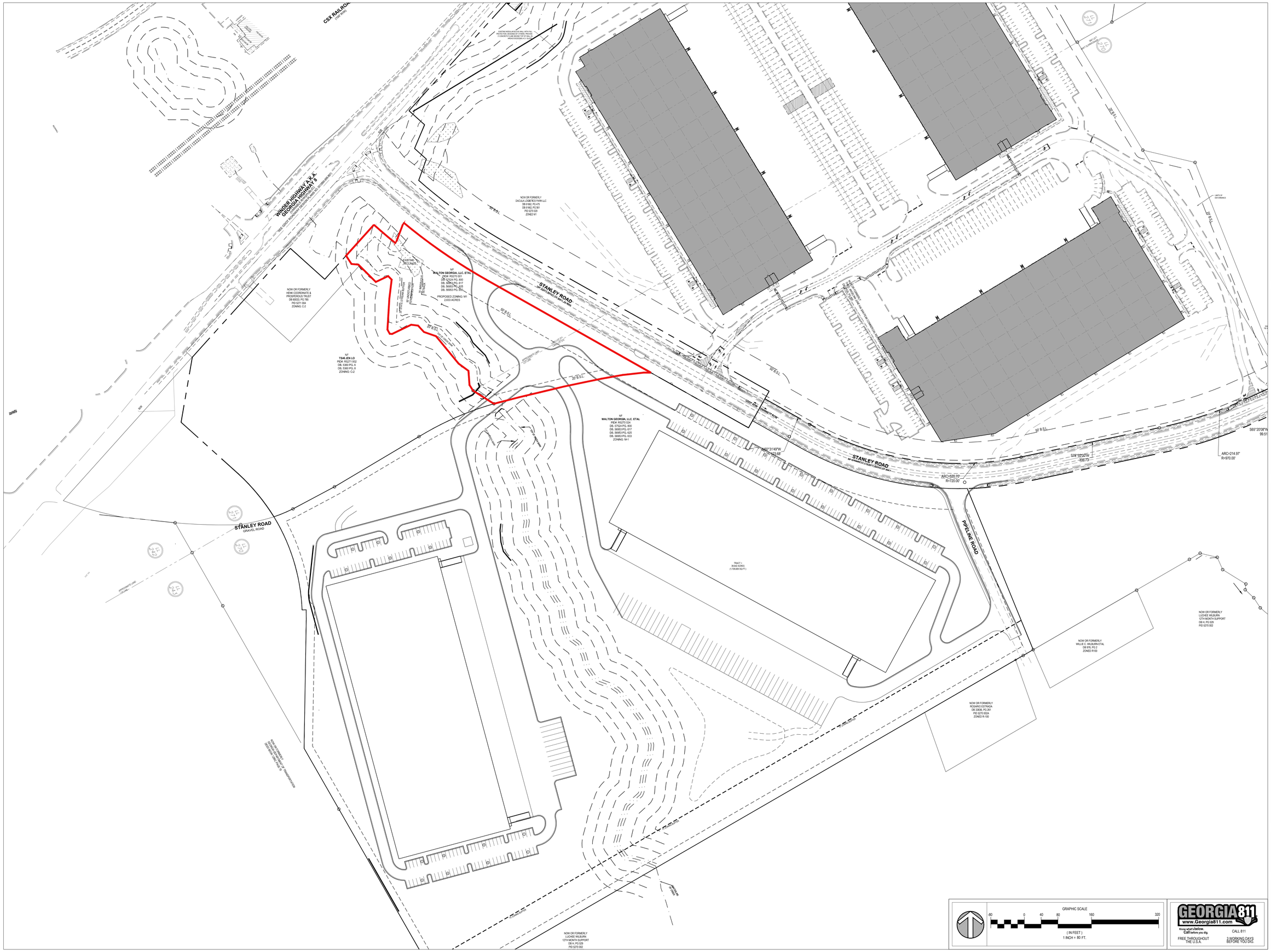
REZONING PLAN

26-004 / 25-154

NOT ISSUED FOR CONSTRUCTION

GEORGIA 811

03/5/2025


CSX RAILROAD
(100' ROW)
WIDER HIGHWAY, A.K.A.
GEORGIA HIGHWAY 8
(RE: GDOT PROJECT NO. STP00-0008-00(187), PI# 0008187)
NOW OR FORMERLY
DACULA LODGE NO 79 PAW LLC
DB 61982, PG 475
DB 61982, PG 561
PID 5270 029
ZONED M1
NOW OR FORMERLY
NEW COORDINATE &
PROSPEROUS TRUST
DB 60033, PG 785
PID 5271 004
ZONING: C-2
EXISTING 16" WATER LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING POWER POLE
NF
WALTON GEORGIA, LLC, ETAL
FROM: R5270 001
DB: 57524 PG. 800
DB. 56953 PG. 617
DB. 56953 PG. 625
DB. 56953 PG. 633
PROPOSED ZONING: M1
2.633 ACRES
STANLEY ROAD
GRAVEL ROAD
40' B.S.L.
NF
TSAI JEN LO
FROM: R5271 002
DB. 5380 PG. 6
DB. 5380 PG. 6
ZONING: C-2
NF
WALTON GEORGIA, LLC, ETAL
FROM: R5270 024
DB. 57524 PG. 800
DB. 56953 PG. 617
DB. 56953 PG. 625
DB. 56953 PG. 633
ZONING: M-1
EXISTING 16" WATER LINE
EXISTING 8" SANITARY SEWER
EXISTING 12" WATER LINE
EXISTING 8" SANITARY SEWER
EXISTING 16

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

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

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

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

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

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

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

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

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

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

Respectfully submitted this 10th day of July, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

JUSTIFICATION FOR REZONING

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

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

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

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

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

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

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

This 10th day of July, 2026.

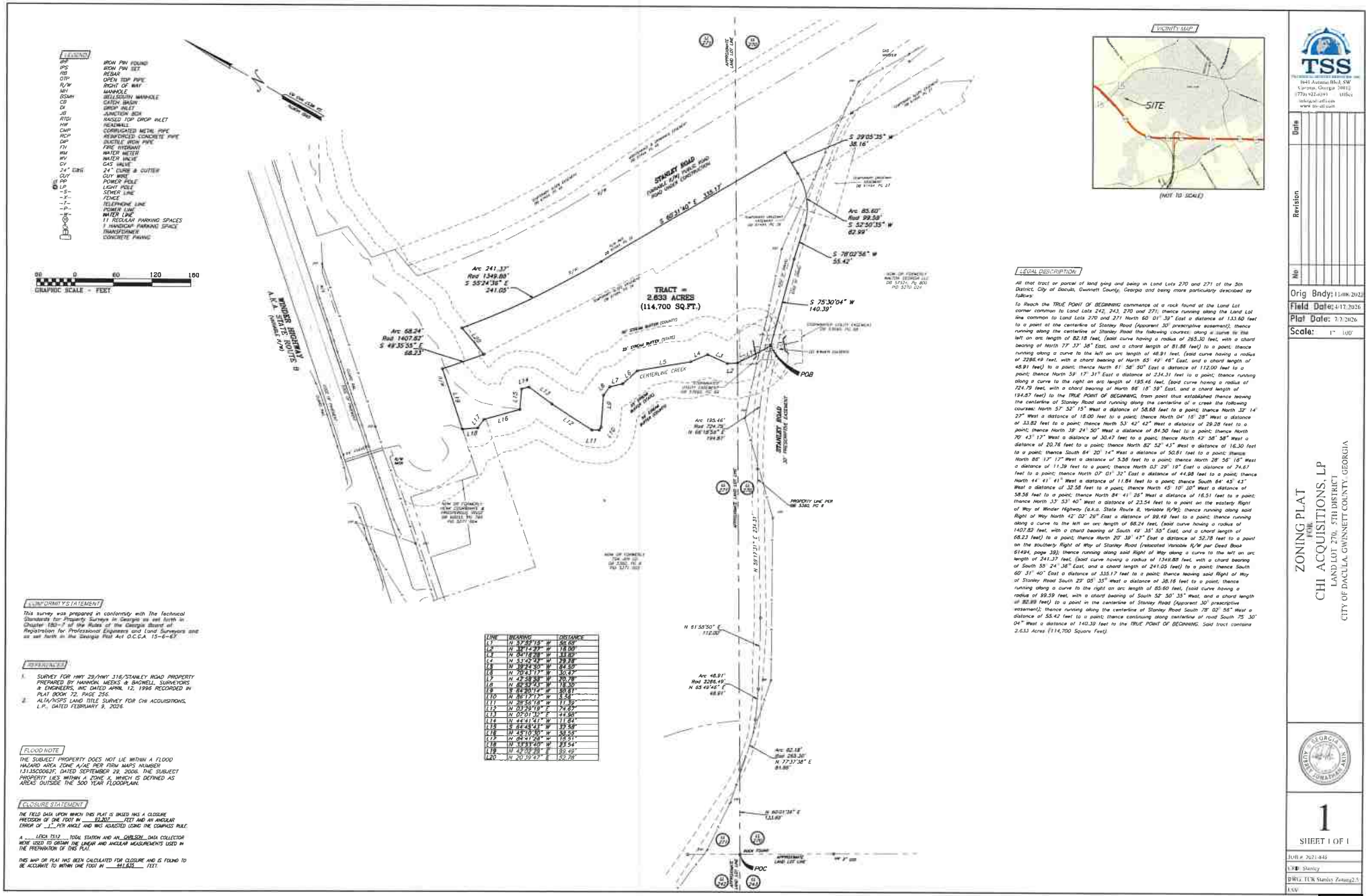
Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

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



LINE	BEARING	DISTANCE
L1	N 57°52'15" W	56.66'
L2	N 39°12'39" W	18.09'
L3	N 04°18'28" W	33.03'
L4	N 53°42'43" W	39.38'
L5	N 19°24'20" W	84.50'
L6	N 70°43'17" W	30.47'
L7	N 42°58'38" W	20.78'
L8	N 82°52'43" W	18.30'
L9	S 64°28'14" W	30.91'
L10	N 86°12'17" W	5.36'
L11	N 28°56'18" W	11.39'
L12	N 01°29'19" E	74.67'
L13	N 07°01'32" E	44.90'
L14	N 44°41'41" W	11.84'
L15	S 64°45'43" W	32.58'
L16	N 45°10'10" W	58.56'
L17	N 04°41'26" W	16.51'
L18	N 33°53'40" W	23.54'
L19	N 43°09'39" E	39.49'
L20	N 20°39'47" E	52.78'

LEGAL DESCRIPTION

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

To Reach the TRUE POINT OF BEGINNING commence at a rock found at the Land Lot corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 270 and 271 North 60° 01' 39" East a distance of 133.60 feet to a point at the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road the following courses: along a curve to the left on arc length of 82.18 feet, (said curve having a radius of 263.30 feet, with a chord bearing of North 72° 37' 38" East, and a chord length of 81.86 feet) to a point; thence running along a curve to the left on arc length of 48.91 feet, (said curve having a radius of 2286.49 feet, with a chord bearing of North 63° 49' 46" East, and a chord length of 48.91 feet) to a point; thence North 81° 58' 50" East a distance of 112.00 feet to a point; thence North 59° 17' 31" East a distance of 234.31 feet to a point; thence running along a curve to the right on arc length of 195.46 feet, (said curve having a radius of 724.75 feet, with a chord bearing of North 66° 18' 59" East, and a chord length of 194.87 feet) to the TRUE POINT OF BEGINNING, from point thus established thence leaving the centerline of Stanley Road and running along the centerline of a creek the following courses: North 57° 52' 15" West a distance of 58.66 feet to a point; thence North 32° 14' 27" West a distance of 18.00 feet to a point; thence North 04° 15' 28" West a distance of 33.83 feet to a point; thence North 53° 42' 42" West a distance of 39.28 feet to a point; thence North 39° 24' 50" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point, thence North 42° 58' 38" West a distance of 20.76 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 12' 17" West a distance of 5.36 feet to a point; thence North 28° 56' 18" West a distance of 11.39 feet to a point; thence North 01° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 10" West a distance of 58.56 feet to a point; thence North 04° 41' 26" West a distance of 16.51 feet to a point; thence North 33° 53' 40" West a distance of 23.54 feet to a point on the easterly Right of Way of Winder Highway (a.k.a. State Route 8, Variable R/W); thence running along said Right of Way North 43° 09' 39" East a distance of 39.49 feet to a point; thence running along a curve to the left on arc length of 68.24 feet, (said curve having a radius of 1407.83 feet, with a chord bearing of South 49° 35' 58" East, and a chord length of 68.23 feet) to a point; thence North 20° 39' 47" East a distance of 52.78 feet to a point on the southerly Right of Way of Stanley Road (relocated Variable R/W per Deed Book 61494, page 39); thence running along said Right of Way along a curve to the left on arc length of 241.37 feet, (said curve having a radius of 1349.88 feet, with a chord bearing of South 55° 24' 36" East, and a chord length of 241.05 feet) to a point; thence South 60° 31' 40" East a distance of 339.17 feet to a point; thence leaving said Right of Way of Stanley Road South 29° 05' 35" West a distance of 38.16 feet to a point; thence running along a curve to the right on arc length of 85.60 feet, (said curve having a radius of 99.59 feet, with a chord bearing of South 52° 50' 35" West, and a chord length of 82.99 feet) to a point in the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline of Stanley Road South 78° 02' 56" West a distance of 55.42 feet to a point; thence continuing along centerline of road South 75° 30' 04" West a distance of 140.39 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.633 Acres (114,700 Square Feet).

SURVEYOR'S STATEMENT

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

REFERENCES

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

FLOOD NOTE

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

CLOSURE STATEMENT

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

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

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

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

No	Revision	Date

Orig Bndy: 11/08/2023
Field Date: 4/17/2026
Plat Date: 7/7/2026
Scale: 1" = 100'

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

1
SHEET 1 OF 1

JOB # 2021-848
DRN: Stanley
DWG: TOR Stanley Zoning2.5
CSV

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

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant _____ *Date* 6/24/26

Type or Print Name/Title John Bateman / Vice President

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

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

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner _____ *Date* _____

Type or Print Name/Title _____

Notary Public _____ *Date* _____

FOR ADMINISTRATIVE USE ONLY

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

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

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

PROPERTY OWNER CERTIFICATION

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

Signed, Sealed and Delivered in the Presence of:

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

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

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

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

By: _____
Name: Shane Doherty
Title: Authorized Signatory

Date: 7/8/2026

CONFLICT OF INTEREST CERTIFICATION

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

Signature of Applicant _____ *Date* 6/24/26

Type or Print Name/Title John Bateman

Signature of Applicant' Attorney _____ *Date* _____

Type or Print Name/Title _____

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

(Notary Seal)

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

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes ☑ No

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

Name of Government Official	**Contributions** *(All which aggregate to $250.00+)*	**Contribution Date** *(within last 2 years)*

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

☐ Yes ☑ No

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

Name of Government Official	**Description of Gifts** *(Valued aggregate $250.00+)*	**Date Gift was Given** *(within last 2 years)*

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

CONFLICT OF INTEREST CERTIFICATION

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

Signature of Applicant _____ *Date* _____

Type or Print Name/Title _____

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

Type or Print Name/Title Kassie Prater, Associate Attorney

Notary Public _____ *Date* 6-19-26

(Notary Seal)

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

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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☐ Yes ☒ No

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

Name of Government Official	Description of Gifts *(Valued aggregate $250.00+)*	Date Gift was Given *(within last 2 years)*

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

Adjoining Property Owners List

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

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Henk Coordinate & Prosperous Trust

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

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

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

LOCATION/ADDRESS: Stanley Road

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

The proposed rezoning is contiguous to your property.

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

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

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Tsai Jen Lo

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

FROM: Dawa Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot_____Parcel _____

LOCATION/ADDRESS: Stanley Road

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Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Dacula Logistics Park, LLC

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

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

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

LOCATION/ADDRESS: Stanley Road

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(date)

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Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: July 10, 2026

TO: Walton Georgia, LLC

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

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

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

LOCATION/ADDRESS: Stanley Road

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

The proposed rezoning is contiguous to your property.

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

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

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

Thank you.

IMPACT ANALYSIS STATEMENT

Date:_____ Applicant: Dacula Logistics Park, LLC

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

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

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

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

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

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

Economic and Community Infrastructure Facilities Impact Worksheet

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

Date Received: 7-10-26

Reviewed By: HHT

Proposed Project Information

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

Economic Impacts

Estimated Value at Build-Out:
$100,000

Will the proposed project generate population and/or employment increases in the area? If yes, what would be the major infrastructure and facilities improvement needed to support the increase?
No, the project itself will not generate population or employment increases in the area; instead, the project is adding additional infrastructure to support the industrial development in the area.

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

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

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

Community Facilities & Infrastructure Impacts

Water Supply

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

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

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

N/A

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

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

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

Wastewater Disposal

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

Name of wastewater treatment provider for this site:
N/A

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

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

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

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

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?
The Subject Property is an outparcel that is proposed to be added to a previously approved development. As such, the subject property will not generate any additional vehicle trips above the larger site.

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

Solid Waste Disposal

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

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

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

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

Will any hazardous waste be generated by the development? If yes, please explain below:
No.

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?
The site is projected to have 20% impervious surface.

Is the site located in a water supply watershed?
No

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

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:
Stormwater will be directed into a stormwater conveyance system which will treat runoff in micropool extended wet detention ponds prior to releasing into the adjacent stream and will meet requirements set forth for water quality, channel protection, and detention volume treatment in the Georgia stormwater management manual and city of Dacula UDC.

Environmental Quality

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

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

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

3. Wetlands?
No.

4. Protected river corridors?
No

5. Floodplains?
No.

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

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

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

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?
No impacts anticipated.

Libraries?
No impacts anticipated.

Fire, Police, or EMS
No impacts anticipated.

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

Additional Comments:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

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

9590 9402 8606 3244 5415 84

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

9589 0710 5270 2631 4947 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

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

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

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

9590 9402 9632 5121 4240 81

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

9589 0710 5270 2631 4947 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

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

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

UNITED STATES POST OFFICE AUG 7 2026 DACULA, GA 30019-9998

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

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

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1. Article Addressed to:

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

9590 9402 9632 5121 4240 50

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

9589 0710 5270 2631 4949 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

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

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

[signature]

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

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

9590 9402 9632 5121 4240 36

2. Article Number *(Transfer from service label)*
9589 0710 5270 2631 4949 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Daniel Kim | C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

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

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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

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

9590 9402 9632 5121 4240 29

2. Article Number *(Transfer from service label)*
9589 0710 5270 2631 4949 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* STEVE IWANSKI | C. Date of Delivery 8-10

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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

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

9590 9402 9632 5121 4246 47

2. Article Number *(Transfer from service label)*
9589 0710 5270 2631 4949 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* KITTY GEARING | C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
sured Mail
sured Mail Restricted Delivery
ver $500)
☐ 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

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

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: August 28, 2026

SUBJECT: City Core Project: Change Order #004

Bowen & Watson Construction submitted a change order request for asbestos abatement of the primary residential structure at 456 McMillan Road based on the Report of Pre-Demolition: Asbestos Survey and Lead Paint Screen completed by GeoHydro Engineers. Bowen & Watson Construction recommend utilizing Balance Site Inc. based on pricing and quality of work. The total service charge is $81,190.72 and includes asbestos abatement, residence demolition, removal of sixteen (16) trees, driveway demolition, and curb and gutter restoration.

Staff recommends approving Change Order #004 and requests authorizing the City Administrator to execute all necessary documents.

CHANGE ORDER

OWNER [X]
ARCHITECT [X]
CONTRACTOR [X]
FIELD [ ]
OTHER [ ]

PROJECT: (name, address)
Dacula City Core
2500 Sanjo Street
Dacula, Georgia 30019

TO CONTRACTOR: (name, address)
Bowen & Watson Construction
2802 Highway 17 Alt.
Toccoa, Georgia 30577

CHANGE ORDER NUMBER: 4

DATE: August 26th, 2026

ARCHITECT'S PROJECT: 224002

CONTRACT DATE: May 15, 2025

CONTRACT FOR: New Construction

The Contract is changed as follows:

1. PCO #085 Demo house and clear trees

Due to scope change Add . . . . . $ 81,190.72

TOTAL . . . . . $ 81,190.72

Total: . . . . . $ **81,190.72**

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was	$40,374,000.00
Net change by previously authorized Change Orders	$ 690,385.44
The Contract Sum prior to this Change Order was	$41,064,385.44
The Contract Sum will be **increased** by Change Order in the amount of	$ 81,190.72
The new Contract Sum including this Change Order will be	$41,145,576.16
The Contract Time will be **unchanged by zero**	(0) Days

The date of Substantial Completion as of the date of this Change Order therefore is May 29,2027

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Lindsay Pope Brayfield & Assocs., Inc.	Bowen & Watson Construction	City of Dacula
ARCHITECT	CONTRACTOR	OWNER
344 West Pike Street	2802 Highway 17 Alt.	442 Harbins Road, P.O. Box 400
Address	Address	Address
Lawrenceville, GA 30046	Toccoa, Georgia 30577	Dacula, Georgia 30019
By	By Todd Ford	By
Date 08/26/26	Date 8/26/26	Date

BOWEN & WATSON CONSTRUCTION

PCO #085

Bowen & Watson Inc
2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440
Phone: 7068863197

Project: 561 - Dacula City Core
2506 Sanjo Street
Dacula, Georgia 30019

Prime Contract Potential Change Order #085: CE - 085 - Demo house and clear trees

TO:	City of Dacula	**FROM:**	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
PCO NUMBER/REVISION:	085 / 0	**CONTRACT:**	561 - Dacula City Core
REQUEST RECEIVED FROM:	Todd Ford **(Bowen & Watson Inc)**	**CREATED BY:**	Todd Ford **(Bowen & Watson Inc)**
STATUS:	Pending - In Review	**CREATED DATE:**	8/13/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	0 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$81,190.72

POTENTIAL CHANGE ORDER TITLE: CE - 085 - Demo house and clear trees

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE - 085 - Demo house and clear trees
Added cost for asbestos abatement, demolition of house, driveway and clear trees at 456 McMillan Road. Cost includes installation of silt fence around and installing temporary grass and straw for stabilization and pouring new curb/gutter along McMillan Road after driveway demolition. **Excludes any temporary fencing around property.**

ATTACHMENTS:

#	Budget Code	Description	Amount
1	2-100.S SITEWORK	Demo house and clear trees	$58,374.00
2	17-002.O ASBESTOS ABATEMENT.Other	Asbestos Abatement	$10,851.00
3	2-525.M CURB & GUTTER	Ready-mix concrete - Curb (Material 3 cy at $158/cy)	$474.00
4	3-100.S CONCRETE SUBCONTRACT	Form & pour curb & gutter at McMillan after driveway demo	$3,736.15
		Subtotal:	**$73,435.15**
		Sales Tax (6.00%):	$28.44
		Labor Burden (45.00%):	$0.00
		Fee (B&W Work) (20.00%):	$2,265.00
		Fee (Sub Work) (7.50%):	$4,658.26
		P&P Bond (1.00%):	$803.87
		Grand Total:	**$81,190.72**

BOWEN & WATSON CONSTRUCTION

PCO #

Margaret Beaty (Lindsay Pope Brayfield & Assoc)	**City of Dacula**	**Bowen & Watson Inc** 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
		Todd Ford 8/13/26
SIGNATURE **DATE**	**SIGNATURE** **DATE**	**SIGNATURE** **DATE**

Balance *Site* **Inc.**

TITLE: House Demo McMillian Rd corner

PROJECT: Dacula City Core
Dacula City Core

TO: Attn: Todd Ford
Bowen & Watson Construction
2802 GA Hwy 17 Alt
Toccoa GA 30577

PROPOSED CHANGE ORDER

NO. **20**

DATE: 07/10/2026

SUBMITTED:

COMPLETED:

REQUIRED:

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Driveway Demo		1,230.000	Sq. Ft.	2.00	2,460.00
2		House Demo		2,600.000	Sq. Ft.	6.00	15,600.00
3		Trees removed		16.000	Each	1,600.00	25,600.00
4		Silt Fence		800.000	LF	5.00	4,000.00
5		Seed & Straw area		1.000	Each	985.00	985.00

Item Total:	$48,645.00
20% OH&P:	$9,729.00
Total:	$58,374.00

APPROVAL

By: _____ **By:** _____

Date: 07/10/2026 **Date:** _____



GREEN CIRCLE
DEMOLITION

P 770-458-8662
info@greencircledemolition.com
www.greencircledemolition.com
3760 Browns Mill Rd, Atlanta, GA 30354

PROJECT DETAILS

Job Name: Dacula City Core – 456 McMillan
Job Number: 1477
Date: 8.13.26
Estimate By: Kyle Brown
Estimator Phone: 404-454-2264
Estimator Email: kbrown@greencircledemolition.com

Abatement Scope of Work

1. Provide all labor, equipment, materials, and disposal required to remove asbestos containing materials.
2. File 10-day notification to GA EPD.
3. Work to be performed in accordance with local, state, and federal guidelines.
4. Work to be performed in accordance with the Geo Hydro report dated July 30,2026.
5. Asbestos containing materials will be removed utilizing both friable and non-friable techniques.
6. Additional sampling and reporting is not included.
7. There are no costs included in this proposal for the removal of additional asbestos containing materials.

Pricing

Lump Sum: **$10,851**

Bonding:

No bond has been factored for this work. If bonding is requested, please add 2.25% to our bid.

Schedule:

A formal schedule shall be negotiated upon signing of the contract. All work has been priced to be completed Monday – Friday, 7:00 am to 5:30 pm. This proposal is based upon completing work within one mobilization.

Retention:

This proposal has been priced based upon that no retention will be withheld during progress payments. If retention is to be withheld, GCD reserves the right to charge additional fees.

Progress Payments:

All work occurring up until the last day of the corresponding month shall be invoiced within that same month. This includes all change order work.

General

1. Davis bacon or prevailing wages are excluded.
2. GCD shall have an un-obstructed and exclusive access to all work areas.
3. Work excludes any scope of work, unless specifically stated otherwise within this proposal.
4. GC shall be responsible for providing the following:
    a. Protection of any exterior penetrations made during demolition.
    b. Power and water necessary to complete this scope of work
    c. Temporary construction.
    d. Non-asbestos related, demarcation, signage and barricades required for this project.
    e. Engineering, Installation, maintenance, and removal of any shoring/bracing that will be needed for this project.
    f. Identification, locating, disconnecting, and making safe all utilities for this project, which shall include the removal of all chemicals or fluids that require special disposal.
    g. Protection for all existing building finishes remaining.
    h. GCD shall not be responsible for any patching/repair of wall, ceiling, roof, or floor surfaces.

We genuinely appreciate this opportunity, do not hesitate to call with any questions or concerns.

Sincerely,

Kyle Brown
Green Circle Demolition
404-454-2264

Click on the icons below to view documents.

Certificate of Liability Insurance

Letter of Bondability

License to Conduct Regulated Asbestos Activities in Georgia







CONCRETE INNOVATIONS

CHANGE ORDER

PROJECT:
Dacula City Core
2506 Sanjo Street
Dacula, GA 30019

JOB NUMBER: 11751
CHANGE ORDER: #9P
DATE: 7/17/2026

TO CONTRACTOR:
Todd Ford
Bowen and Watson
2802 GA 17Alt
Toccoa, GA 30577

The contract will change as follows:

Description:		**Amount**
Additional labor costs for repouring 45 LF of concrete curb, based on a request along McMillan Road after driveway demolition.		
1. Labor.	$	2,625.00
2. Equipment.	$	650.00
3. Forms and miscellaneous.	$	121.50
4. Administration Fee. (10%)	$	339.65
Total	**$**	**3,736.15**

Concrete Construction Innovations, Inc.
SUBCONTRACTOR
26 South Harris St.
Buford, GA 30518

By: Daniel Martinez
Signature: _____
Date: 7/17/2026

Bowen and Watson
CONTRACTOR
2802 GA 17Alt
Toccoa, GA 30577

By: _____
Signature: _____
Date: _____

GEO HYDRO ENGINEERS

Report of Pre-Demolition Asbestos Survey and Lead in Paint Screen

456 McMillan Road
Dacula, Georgia 30019

Geo-Hydro Project Number 262097.60

July 30, 2026

SUBMITTED TO:
Brittni Nix
City of Dacula
442 Harbins Road
Dacula, Georgia 30019

SUBMITTED BY:
Geo-Hydro Engineers, Inc.
400 Chastain Center Blvd., Suite 430
Kennesaw, Georgia 30144
T: 770.426.7100

Brittni Nix
City of Dacula
442 Harbins Road
City, Georgia 30019

REPORT OF PRE-DEMOLITION ASBESTOS SURVEY AND LEAD IN PAINT SCREEN

456 MCMILLAN ROAD
DACULA, GEORGIA
GEO-HYDRO PROJECT NUMBER 262097.60

Geo-Hydro Engineers, Inc. has completed the pre-demolition asbestos survey and lead in paint screen for the above-mentioned property. The purpose of these services is to identify asbestos containing materials (ACMs) and lead containing paint that require special handling during demolition of the subject property structure. The location of the subject property is shown in Figure 1.

Our work was done in general accordance with Geo-Hydro proposal number 262097.P0, dated June 24, 2026. This report and our observations are intended solely for the benefit of the City of Dacula and may not be used or relied upon by any other party without Geo-Hydro's prior written consent.

Geo-Hydro Engineers, Inc. has appreciated the opportunity to perform this asbestos survey and lead in paint screen. If you have any questions concerning this report, or if we can be of further assistance, please call us.

Respectfully,

GEO-HYDRO ENGINEERS, INC.

Allison McMullen
Staff Industrial Hygienist
allison.mcmullen@geohydro.com

B. Tyler Kelly, CIH
Industrial Hygiene Services Manager
tyler.kelly@geohydro.com

SITE DESCRIPTION AND PROJECT INFORMATION

The subject property includes one two-story residence located at 456 McMillan Road in Dacula, Georgia. The subject property structure is slated for demolition.

PROCEDURES

ASBESTOS SURVEY AND LEAD IN PAINT SCREEN

Mr. Haven Morgan and Ms. Allison McMullen, certified Asbestos-In-Buildings Inspectors (Toxic Substances Control Act (TSCA) Title II), performed an asbestos survey at the subject property on July 16, 2026. The asbestos survey was performed in general accordance with ASTM E2356-18 Standard Practice for Comprehensive Building Asbestos Surveys. Geo-Hydro personnel expended reasonable time and effort to identify and sample as many homogeneous areas of suspect ACMs as possible. Visually identified suspect ACMs were sampled to represent conditions of accessible building space. Nevertheless, there remains a possibility that ACMs are present that were undetected or inaccessible during the site visit. In the event that suspect ACM is discovered, please contact Geo-Hydro to discuss and possibly collect additional building material samples.

A total of 54 samples of suspect ACMs were collected from the subject property building. The suspect ACM samples were submitted to Eurofins Built Environment Testing East, LLC (Eurofins East) in Atlanta, Georgia. Eurofins East is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis. The samples were analyzed for asbestos content using polarized light microscopy (PLM) and dispersion staining.

A total of 6 exterior and interior paint chip samples were collected for total lead analysis from the subject property building. The paint chip samples were submitted to Eurofins Built Environment Testing West, LLC (Eurofins West) in Tustin, California. The samples were analyzed for total lead (NIOSH Method 7082 and EPA 7000B modified).

During transportation and storage of the suspect asbestos and paint-chip samples, a chain-of-custody form was maintained and signed by each individual in possession of the samples. Copies of the analytical test results and chain-of-custody forms are included in the Appendix. Locations of samples with detections of asbestos or lead based on laboratory analysis are shown in the Figures in the Appendix.

FINDINGS

ASBESTOS CONTAINING BUILDING MATERIALS

The roof of the subject property building was inaccessible due to safety reasons. We were able to collect limited samples from the edge of the roof, which were insufficient to characterize the roof. All suspect ACMs associated with the roof, roofing penetrations, and the chimney are assumed to be ACMs. Laboratory analyses detected regulated concentrations of asbestos in 2 of the 54 samples analyzed from the subject property building. Assumed ACMs, the results of the asbestos laboratory analysis (including percent (%) of asbestos detected), and category of friability of the ACMs are presented in the Asbestos Analysis Summary Table in the Appendix.

Classification of an ACM as Category I or Category II Non-Friable is dependent on the material being removed in a manner that does not make it friable. The quantities of ACM noted in the Asbestos Analysis Summary Table are estimates only and are not to be used for asbestos abatement cost estimates. Asbestos contractors are expected to calculate their own ACM quantities for cost estimating and regulatory notification purposes. **Any amount of asbestos is regulated by the OSHA under its worker protection regulations. These**

regulations require special handling and disposal procedures when materials containing asbestos are disturbed. Representative photographs of select ACMs are included in the Appendix.

LEAD IN PAINT

Laboratory analyses detected lead above laboratory reporting limits in 0 of the six paint chip samples collected from the subject property structures. The United States Department of Housing and Urban Development (HUD) defines "lead-based paint" as paint containing equal to or greater than 0.5% lead by dry weight of the paint. Based on the HUD's lead-based paint definition, paint chip laboratory analyses detected lead-based paint associated with 0 of the six paint chip samples collected during our site visit. **Materials containing lead at any concentration are regulated by the OSHA under its worker protection regulations.**

The results of the total lead in paint analyses are presented in the Lead Analysis Summary Table in the Appendix.

CONCLUSIONS AND RECOMMENDATIONS

We recommend the materials listed as ACMs in the Asbestos Analysis Summary Table of this report be considered ACMs in their entirety at the subject property.

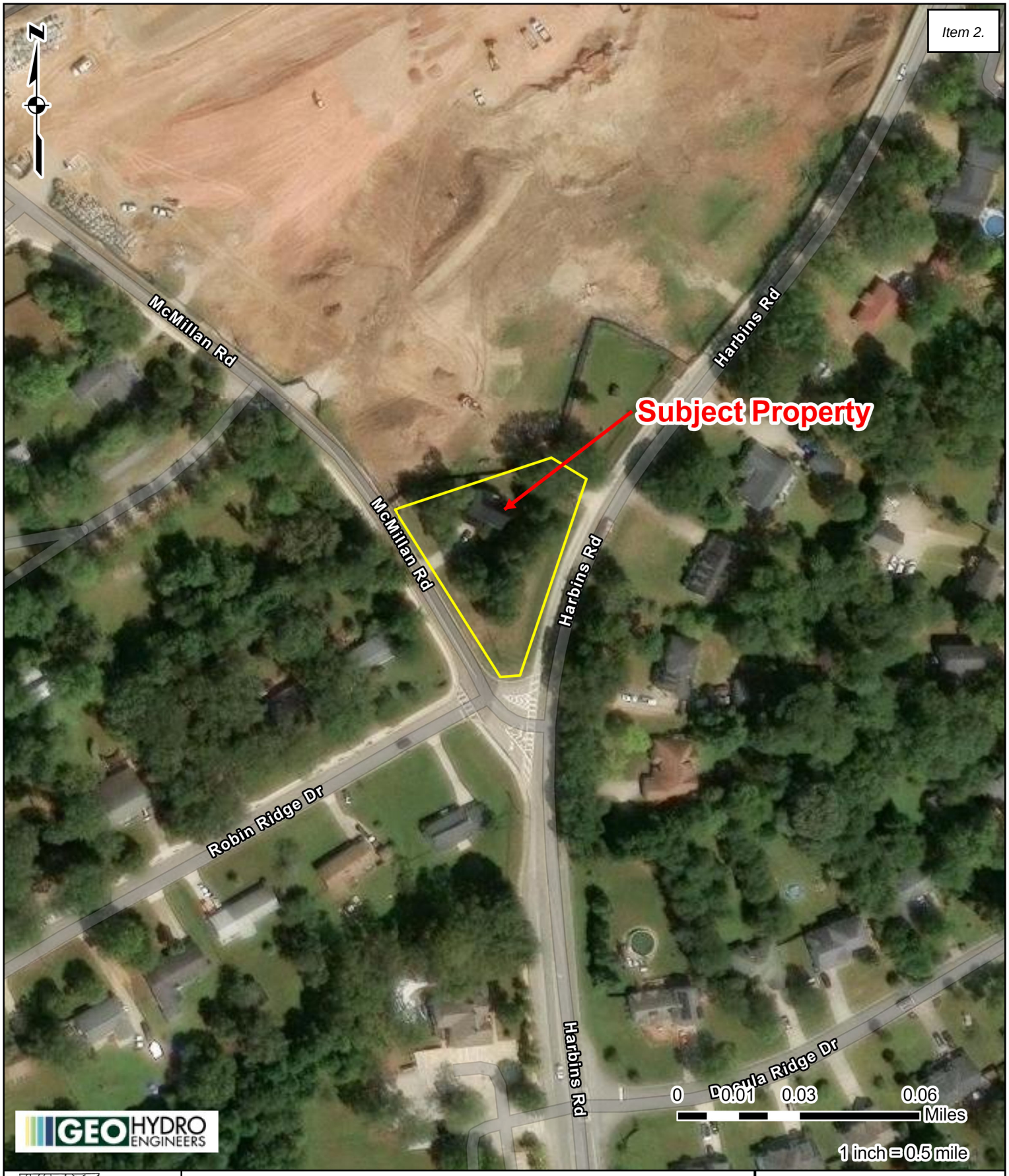
Prior to demolition, a Georgia licensed asbestos abatement contractor should remove and dispose of the asbestos containing materials identified by this report. A Project Notification must be submitted 10 working days before the start of the project to the Georgia Environmental Protection Division (GEPD) if 10 square feet or 10 linear feet or more of ACM is removed. The National Emission Standards for Hazardous Air Pollutants (NESHAP) is the principal US Environmental Protection Agency (USEPA) regulation pertaining to demolition and renovation projects involving asbestos. **Any amount of asbestos is regulated by the OSHA under its worker protection regulations. These regulations require special handling and disposal procedures when materials containing asbestos are disturbed.**

Laboratory analyses detected lead above laboratory reporting limits in 0 of the 6 paint chip samples collected from the subject property. The United States Department of Housing and Urban Development (HUD) defines "lead-based paint" as paint containing equal to or greater than 0.5% lead by dry weight of the paint. Based on the HUD's lead-based paint definition, paint chip laboratory analyses detected lead-based paint associated with 0 of the six paint chip samples collected during our site visit. **Materials containing lead at any concentration are regulated by the OSHA under its worker protection regulations.**

We recommend that the demolition contractor make specific composite samples of the demolition waste stream for Toxic Characteristic (TC) analysis for lead and dispose of the waste in accordance with applicable federal, state, and local requirements.

Appendix 1

Figures and Photographs



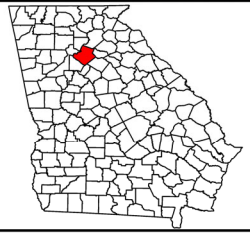
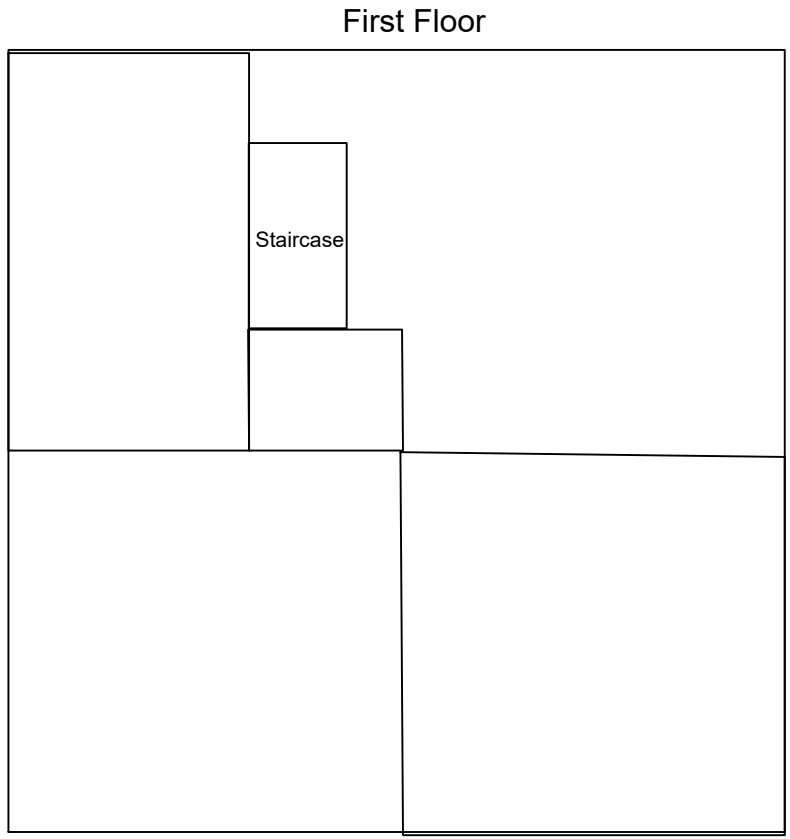
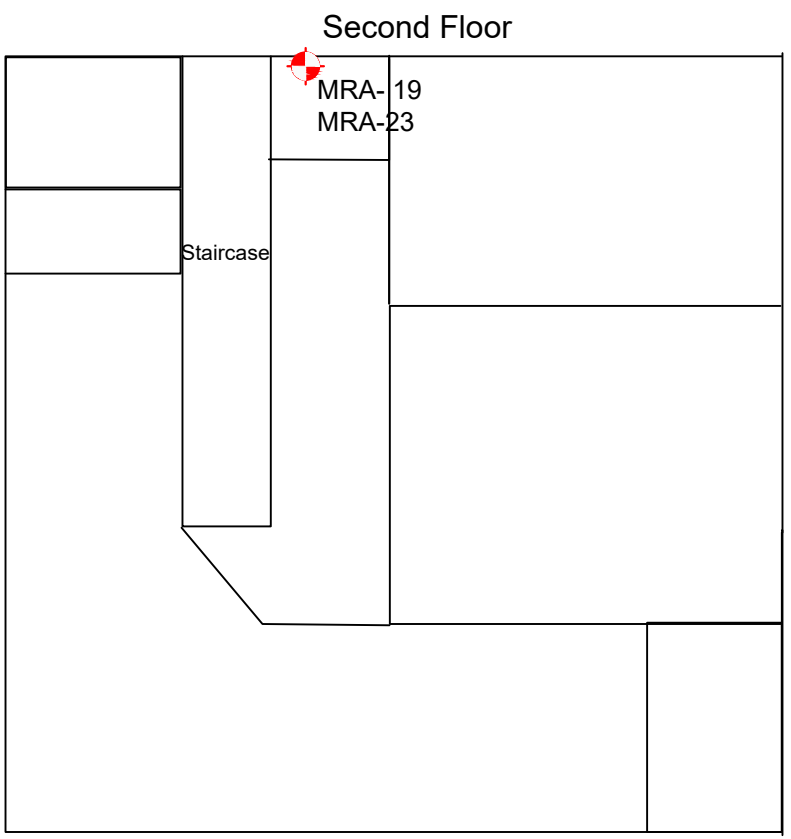


Figure 1. Site Location Map
456 McMillan Road Pre-Demolition
Asbestos Survey and Lead Paint Screen
Dacula, Gwinnett County, Georgia
Geo-Hydro Project Number 262097.60

Legend

Subject Property





LEGEND:
- Sample Location with Asbestos Detection
- Sample Location with Lead in Paint Detection

Figure 2: Sample Location Plan - Interior

456 McMillan Pre-Demolition Asbestos Survey and Lead in Paint Screen
Dacula, Georgia
Geo-Hydro Project Number 262097.60



Plate 1. General photograph of the exterior of the subject property structure.



Plate 2. General photograph of the exterior of the subject property structure.



Plate 3. General photo of the interior of the subject property structure.



Plate 4. Photograph of typical electrical equipment containing assumed asbestos containing insulation materials at the subject property structure.



Plate 5. All suspect asbestos containing materials associated with the roof, roofing penetrations, and the chimney are assumed to be asbestos containing materials.



Plate 6. All suspect asbestos containing materials associated with the roof, roofing penetrations, and the chimney are assumed to be asbestos containing materials.

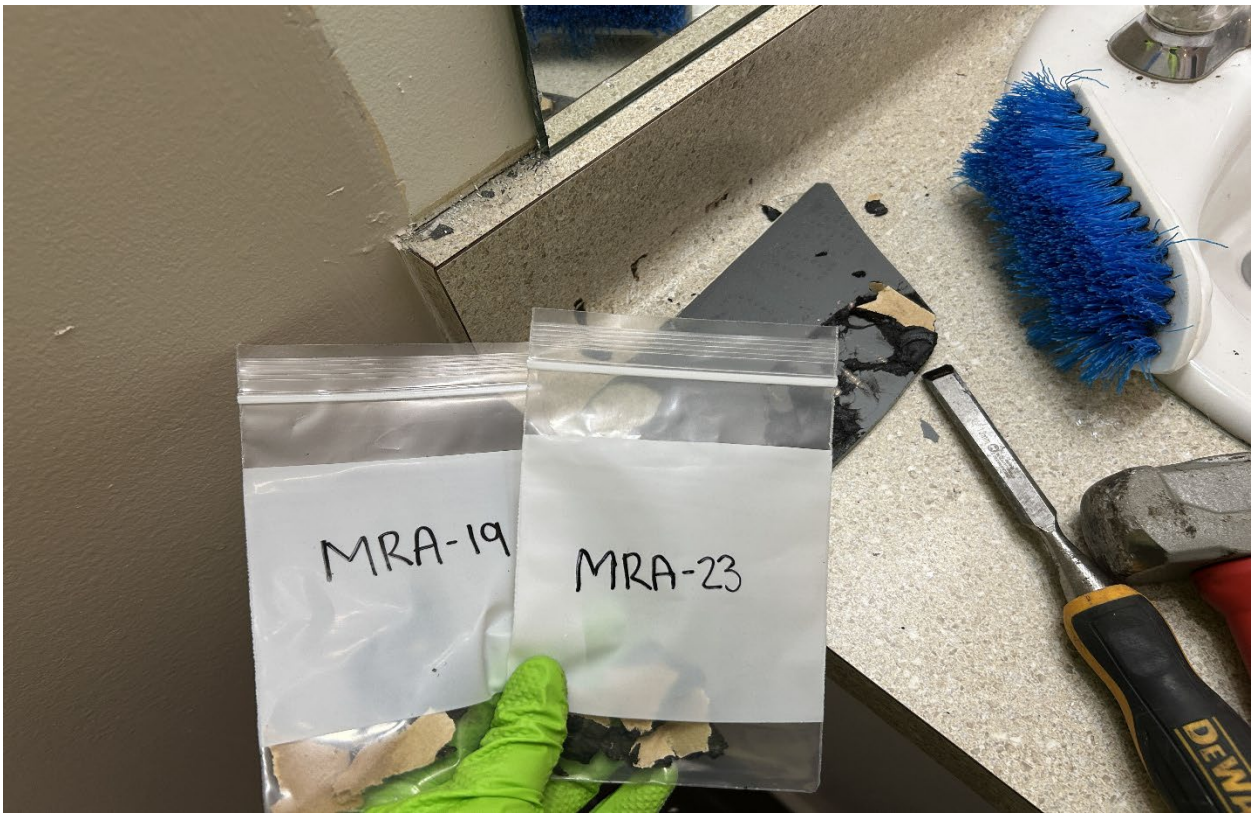


Plate 7. Laboratory analysis detected 10% chrysotile asbestos minerals within the black mirror mastic in samples MRA-19 and MRA-23 collected from the bathroom of the subject property structure.

Appendix 2

Asbestos-Containing Materials Results

Table 1: Asbestos Analysis Summary Table
456 McMillan Road Pre-Demolition Asbestos Survey and Lead Paint Screen
Dacula, Georgia
Geo-Hydro Project Number 262097.60

Suspect ACM	Sample Number	Area Observed	ACM (Yes/No)	% Asbestos	Friability	Estimated Quantity
Electrical Panel/ Equipment Insulation Materials	Not Sampled	Garage	Yes	Assumed	Category II Non-Friable	20 Square Feet
Suspect ACM associated with roof, roofing penetrations, and chimney (Inaccessible)	Not Sampled	Roof	Yes	Assumed	Category I Non-Friable	1,600 Square Feet
Piping/Utility/Equipment Gaskets	Not Sampled	Not Observed – May be Present	Yes	Assumed	Category I Non-Friable	Unknown
Black Mirror Mastic	MRA-19 MRA-23	2nd Floor Interior	Yes	10% Chrysotile	Category II Non-Friable	50 Square Feet
Drywall System Components	MRA-1 MRA-2 MRA-3 MRA-18 MRA-20 MRA-52	Interior	No	ND	NA	NA
Chimney Grout	MRA-4 MRA-5	1st Floor Interior	No	ND	NA	NA
Kitchen Counter Red Glue	MRA-6 MRA-7	1st Floor Interior	No	ND	NA	NA
Kitchen Sink Soundproofing	MRA-8 MRA-9	1st Floor Interior	No	ND	NA	NA
Vinyl Floor Tile with Glue	MRA-10 MRA-12	1st Floor Interior	No	ND	NA	NA
Bathroom Sink Caulk	MRA-11 MRA-13	1st Floor Interior	No	ND	NA	NA
Ceiling Texture	MRA-14 MRA-15	1st Floor Interior	No	ND	NA	NA
Bathroom Counter Red Glue	MRA-16 MRA-17	2nd Floor Interior	No	ND	NA	NA
Shower Caulk	MRA-21 MRA-22	2nd Floor Interior	No	ND	NA	NA
Attic Insulation	MRA-24 MRA-25	2nd Floor Interior	No	ND	NA	NA
HVAC Tape	MRA-26 MRA-27	2nd Floor Interior	No	ND	NA	NA
White HVAC Mastic	MRA-28 MRA-29	2nd Floor Interior	No	ND	NA	NA
Gray HVAC Mastic	MRA-30 MRA-47	2nd Floor Interior	No	ND	NA	NA
Stucco	MRA-31 MRA-32 MRA-33 MRA-34 MRA-35	Exterior	No	ND	NA	NA

Table 1: Asbestos Analysis Summary Table
456 McMillan Road Pre-Demolition Asbestos Survey and Lead Paint Screen
Dacula, Georgia
Geo-Hydro Project Number 262097.60

Suspect ACM	Sample Number	Area Observed	ACM (Yes/No)	% Asbestos	Friability	Estimated Quantity
Siding Insulation Board	MRA-36 MRA-37 MRA-38	Exterior	No	ND	NA	NA
White Door Frame Caulk	MRA-39 MRA-40	Exterior	No	ND	NA	NA
White Gutter Caulk	MRA-41 MRA-42	Exterior	No	ND	NA	NA
Shingle Roof Core	MRA-43 MRA-44	Roof	No	ND	NA	NA
Garage Door Seal	MRA-45 MRA-46	Exterior	No	ND	NA	NA
Toilet Caulk	MRA-48 MRA-49	2nd Floor Interior	No	ND	NA	NA
Bathroom Vinyl Floor Tile with Glue	MRA-50 MRA-51	2nd Floor Interior	No	ND	NA	NA
Ceiling Texture	MRA-53 MRA-54	2nd Floor Interior	No	ND	NA	NA

Note:
ND = None Detected
NA = Not Applicable
ACM = Asbestos Containing Material
RACM = Regulated Asbestos Containing Material according to the National Emission Standards for Hazardous Air Pollutants
Gray shading indicates asbestos detected at or above laboratory detection limits or assumed ACM
The quantities of ACM noted in the Asbestos Analysis Summary Table are estimates only and are not to be used for asbestos abatement cost estimates. Asbestos contractors are expected to calculate their own ACM quantities for cost estimating and regulatory notification purposes.

Appendix 3

Lead Paint Results

Table 2: Lead Analysis Summary Table
456 McMillan Road Pre-Demolition Asbestos Survey and Lead Paint Screen
Dacula, Georgia
Geo-Hydro Project Number 262097.60

Uppermost Layer Color	Sample Number	Area Sampled	Percent Lead by Weight	LBP per HUD Guidelines
Gray Garage Floor Paint	MRL-1	Garage	<0.017%	No
White Porch Paint	MRL-2	Exterior	<0.0074%	No
Black Door Paint	MRL-3	Exterior	<0.018%	No
Tan Wall Paint	MRL-4	Interior	<0.0039%	No
White Crawlspace Door Paint	MRL-5	Exterior	<0.016%	No
Black Metal Roof Paint	MRL-6	Roof	<0.011%	No

Note:
BRL = Below Reporting Limit
The color of each sample is indicative of the uppermost layer. Each sample was collected from the uppermost layer to the substrate and may contain subsequent layers of paint that may be of different colors.
Grey shading indicates lead detected at or above laboratory detection limits
BOLD indicates lead detected at or above HUD threshold for lead-based paint of 0.5% lead by dry weight of the paint

Appendix 4

Analytical Laboratory Report – Suspect Asbestos Samples

eurofins | Built Environment Testing

Report for:

Tyler Kelly
Geo Hydro Engineers
400 Chastain Center Boulevard, Suite 430
Kennesaw, GA 30144

Regarding: Eurofins Built Environment Testing East, LLC
Project: 262097.60; 456 McMillian Road
EML ID: 4624484

Approved by:

Dates of Analysis:
Asbestos PLM: 07-21-2026



Lab Manager
Abbey Arnold

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 102082-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing East, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing East,
3785 Presidential Parkway, Suite 130, Atlanta, GA 30340
(866) 871-1984 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	54
Total Samples Analyzed:	54
Total Samples with Layer Asbestos Content > 1%:	2

Location: MRA-1, DWSC Lab ID-Version‡: 23330743-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-2, DWSC Lab ID-Version‡: 23330744-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-3, DWSC Lab ID-Version‡: 23330745-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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(866) 871-1984 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-4, Chimney Grout Lab ID-Version‡: 23330746-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: MRA-5, Chimney Grout Lab ID-Version‡: 23330747-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: MRA-6, Kitchen Counter Red Glue Lab ID-Version‡: 23330748-1

Sample Layers	Asbestos Content
Tan Fibrous Material	ND
Red Glue	ND
Composite Non-Asbestos Content:	50% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-7, Kitchen Counter Red Glue Lab ID-Version‡: 23330749-1

Sample Layers	Asbestos Content
Tan Fibrous Material	ND
Red Glue	ND
Composite Non-Asbestos Content:	50% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-8, Kitchen Sink Soundproofing Lab ID-Version‡: 23330750-1

Sample Layers	Asbestos Content
Off-White Sink Undercoating	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Tyler Kelly
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Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-9, Kitchen Sink Soundproofing Lab ID-Version‡: 23330751-1

Sample Layers	Asbestos Content
Off-White Sink Undercoating	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-10, VFC w/ Glue Lab ID-Version‡: 23330752-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Black Non-Fibrous Material	ND
Transparent Mastic	ND
Gray Sheet Flooring	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-11, Bathroom Sink Caulk Lab ID-Version‡: 23330753-1

Sample Layers	Asbestos Content
Gray Caulk	ND
White Caulk	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

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(866) 871-1984 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-12, VFC w/ Glue Lab ID-Version‡: 23330754-1

Sample Layers	Asbestos Content
Gray Leveling Compound	ND
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Black Non-Fibrous Material	ND
Transparent Mastic	ND
Gray Sheet Flooring	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-13, Bathroom Sink Caulk Lab ID-Version‡: 23330755-1

Sample Layers	Asbestos Content
Gray Caulk	ND
White Caulk	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-14, Ceiling Texture Lab ID-Version‡: 23330756-1

Sample Layers	Asbestos Content
White Ceiling Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-15, Ceiling Texture Lab ID-Version‡: 23330757-1

Sample Layers	Asbestos Content
White Ceiling Texture with Paint	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 07-16-2026
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Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-16, Bathroom Counter Red Glue

Lab ID-Version‡: 23330758-1

Sample Layers	Asbestos Content
Tan Fibrous Material	ND
Red Glue	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-17, Bathroom Counter Red Glue

Lab ID-Version‡: 23330759-1

Sample Layers	Asbestos Content
Tan Fibrous Material	ND
Red Glue	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-18, DWSC

Lab ID-Version‡: 23330760-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-19, Black Mirror Mastic

Lab ID-Version‡: 23330761-1

Sample Layers	Asbestos Content
Brown Paper	ND
Black Mastic	10% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Client: Geo Hydro Engineers
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Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-20, DWSC

Lab ID-Version‡: 23330762-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-21, Shower Caulk

Lab ID-Version‡: 23330763-1

Sample Layers	Asbestos Content
White Compound	ND
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-22, Shower Caulk

Lab ID-Version‡: 23330764-1

Sample Layers	Asbestos Content
White Compound	ND
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-23, Black Mirror Mastic

Lab ID-Version‡: 23330765-1

Sample Layers	Asbestos Content
Brown Paper	ND
Black Mastic	10% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Eurofins Built Environment Testing East
3785 Presidential Parkway, Suite 130, Atlanta, GA 30340
(866) 871-1984 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-21-2026

ASBESTOS PLM REPORT

Location: MRA-24, Attic Insulation

Lab ID-Version‡: 23330766-1

Sample Layers	Asbestos Content
White Insulation	ND
Black Mastic	ND
Brown Paper	ND
Composite Non-Asbestos Content:	60% Glass Fibers 25% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-25, Attic Insulation

Lab ID-Version‡: 23330767-1

Sample Layers	Asbestos Content
White Insulation	ND
Black Mastic	ND
Brown Paper	ND
Composite Non-Asbestos Content:	60% Glass Fibers 25% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-26, HVAC Tape

Lab ID-Version‡: 23330768-1

Sample Layers	Asbestos Content
Off-White Mastic	ND
Silver Foil	ND
White Mastic	ND
Silver Foil 2	ND
Gray Caulk	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: MRA-27, HVAC Tape

Lab ID-Version‡: 23330769-1

Sample Layers	Asbestos Content
Brown Fibrous Material	ND
Silver Foil	ND
Off-White Mastic	ND
Silver Foil 2	ND
White Mastic	ND
Silver Foil 3	ND
Gray Caulk	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

Location: MRA-28, White HVAC Caulk

Lab ID-Version‡: 23330770-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Brown Fibrous Material	ND
Transparent Mastic	ND
Silver Foil	ND
White Mastic	ND
Silver Foil 2	ND
Off-White Caulk	ND
Composite Non-Asbestos Content:	30% Glass Fibers 5% Cellulose 2% Synthetic Fibers
Sample Composite Homogeneity:	Poor

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C/O: Tyler Kelly
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ASBESTOS PLM REPORT

Location: MRA-29, White HVAC Caulk

Lab ID-Version‡: 23330771-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Brown Fibrous Material	ND
Transparent Mastic	ND
Silver Foil	ND
Off-White Caulk	ND
Composite Non-Asbestos Content:	30% Glass Fibers 5% Cellulose 2% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: MRA-30, Gray HVAC Caulk

Lab ID-Version‡: 23330772-1

Sample Layers	Asbestos Content
Beige Mastic	ND
Silver Foil	ND
Gray Caulk	ND
Sample Composite Homogeneity:	Moderate

Location: MRA-31, Stucco

Lab ID-Version‡: 23330773-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: MRA-32, Stucco

Lab ID-Version‡: 23330774-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: MRA-33, Stucco Lab ID-Version‡: 23330775-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: MRA-34, Stucco Lab ID-Version‡: 23330776-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Off-White Stucco with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-35, Stucco Lab ID-Version‡: 23330777-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: MRA-36, Siding Insulation Board Lab ID-Version‡: 23330778-1

Sample Layers	Asbestos Content
Yellow Fiberboard	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: MRA-37, Siding Insulation Board Lab ID-Version‡: 23330779-1

Sample Layers	Asbestos Content
Yellow Fiberboard	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: MRA-38, Siding Insulation Board Lab ID-Version‡: 23330780-1

Sample Layers	Asbestos Content
Yellow Fiberboard	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: MRA-39, White Door Frame Caulk Lab ID-Version‡: 23330781-1

Sample Layers	Asbestos Content
Tan Fibrous Material	ND
White Caulk with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MRA-40, White Door Frame Caulk Lab ID-Version‡: 23330782-1

Sample Layers	Asbestos Content
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-41, White Gutter Caulk Lab ID-Version‡: 23330783-1

Sample Layers	Asbestos Content
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-42, White Gutter Caulk Lab ID-Version‡: 23330784-1

Sample Layers	Asbestos Content
Brown Semi-Fibrous Material	ND
White Caulk with Paint	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: MRA-43, Shingle Roof Core Lab ID-Version‡: 23330785-1

Sample Layers	Asbestos Content
Black Roofing Tar and Felt	ND
Black Roofing Shingle with Black Pebbles	ND
Black Roofing Shingle with Gray Pebbles	ND
Composite Non-Asbestos Content:	20% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-44, Shingle Roof Core Lab ID-Version‡: 23330786-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Black Pebbles	ND
Black Roofing Shingle with Gray Pebbles	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: MRA-45, Garage Door Seal Lab ID-Version‡: 23330787-1

Sample Layers	Asbestos Content
White Sealant with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-46, Garage Door Seal Lab ID-Version‡: 23330788-1

Sample Layers	Asbestos Content
White Sealant with Paint	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: MRA-47, Gray HVAC Caulk Lab ID-Version‡: 23330789-1

Sample Layers	Asbestos Content
Beige Mastic	ND
Silver Foil	ND
Gray Caulk	ND
Sample Composite Homogeneity:	Moderate

Location: MRA-48, Toilet Caulk Lab ID-Version‡: 23330790-1

Sample Layers	Asbestos Content
Off-White Caulk	ND
Sample Composite Homogeneity:	Good

Location: MRA-49, Toilet Caulk Lab ID-Version‡: 23330791-1

Sample Layers	Asbestos Content
Off-White Caulk	ND
Sample Composite Homogeneity:	Good

Location: MRA-50, Bathroom VFT w/ Glue Lab ID-Version‡: 23330792-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Tyler Kelly
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ASBESTOS PLM REPORT

Location: MRA-51, Bathroom VFT w/ Glue

Lab ID-Version‡: 23330793-1

Sample Layers	Asbestos Content
White Leveling Compound	ND
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-52, DWSC

Lab ID-Version‡: 23330794-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Beige Tape	ND
White Compound with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: MRA-53, Ceiling Texture

Lab ID-Version‡: 23330795-1

Sample Layers	Asbestos Content
White Ceiling Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: MRA-54, Ceiling Texture

Lab ID-Version‡: 23330796-1

Sample Layers	Asbestos Content
White Ceiling Texture with Paint	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 07-16-2026
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ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Catherine Bailey

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CHAIN OF CUSTODY

	Geo-Hydro Engineers, Inc.		Project Name:	456 McMillan Road
	400 Chastain Center Boulevard, Suite 430		Project Number:	262097.60
	Kennesaw, GA, 30144		Project Address:	456 McMillan Road
			Project City, State, Zip:	Dacula, GA
	Report To (Name):	Tyler Kelly and Allison McMullen		
	Report To (email):	tyler.kelly@geohydro.com	Analysis Requested:	Asbestos - PLM
		allison.mcmullen@geohydro.com	TAT:	Standard
	Inspector Name(s)	Haven M. & Allison M.		
	Inspection Date(s)	7/16/2026		

	Sample ID	Sample Description	Location	Comments	Analysis Requested
1	MRA-1	DWSC	1st Floor Interior		Asbestos - PLM
2	MRA-2	DWSC	1st Floor Interior		Asbestos - PLM
3	MRA-3	DWSC	1st Floor Interior		Asbestos - PLM
4	MRA-4	Chimney Grout	1st Floor Interior		Asbestos - PLM
5	MRA-5	Chimney Grout	1st Floor Interior		Asbestos - PLM
6	MRA-6	Kitchen Counter Red Glue	1st Floor Interior		Asbestos - PLM
7	MRA-7	Kitchen Counter Red Glue	1st Floor Interior		Asbestos - PLM
8	MRA-8	Kitchen Sink Soundproofing	1st Floor Interior		Asbestos - PLM
9	MRA-9	Kitchen Sink Soundproofing	1st Floor Interior		Asbestos - PLM
10	MRA-10	VFT w Glue	1st Floor Interior		Asbestos - PLM
11	MRA-11	Bathroom Sink Caulk	1st Floor Interior		Asbestos - PLM
12	MRA-12	VFT w Glue	1st Floor Interior		Asbestos - PLM
13	MRA-13	Bathroom Sink Caulk	1st Floor Interior		Asbestos - PLM
14	MRA-14	Ceiling Texture	1st Floor Interior		Asbestos - PLM
15	MRA-15	Ceiling Texture	1st Floor Interior		Asbestos - PLM
16	MRA-16	Bathroom Counter Red Glue	2nd Floor Interior		Asbestos - PLM
17	MRA-17	Bathroom Counter Red Glue	2nd Floor Interior		Asbestos - PLM
18	MRA-18	DWSC	2nd Floor Interior		Asbestos - PLM
19	MRA-19	Black Mirror Mastic	2nd Floor Interior		Asbestos - PLM
20	MRA-20	DWSC	2nd Floor Interior		Asbestos - PLM
21	MRA-21	Shower Caulk	2nd Floor Interior		Asbestos - PLM
22	MRA-22	Shower Caulk	2nd Floor Interior		Asbestos - PLM
23	MRA-23	Black Mirror Mastic	2nd Floor Interior		Asbestos - PLM

AW 7/16/26 2:45 pm



24	MRA-24	Attic Insulation	2nd Floor Interior		Asbestos - PLM
25	MRA-25	Attic Insulation	2nd Floor Interior		Asbestos - PLM
26	MRA-26	HVAC Tape	2nd Floor Interior		Asbestos - PLM
27	MRA-27	HVAC Tape	2nd Floor Interior		Asbestos - PLM
28	MRA-28	White HVAC Caulk	2nd Floor Interior		Asbestos - PLM
29	MRA-29	White HVAC Caulk	2nd Floor Interior		Asbestos - PLM
30	MRA-30	Gray HVAC Caulk	2nd Floor Interior		Asbestos - PLM
31	MRA-31	Stucco	Exterior		Asbestos - PLM
32	MRA-32	Stucco	Exterior		Asbestos - PLM
33	MRA-33	Stucco	Exterior		Asbestos - PLM
34	MRA-34	Stucco	Exterior		Asbestos - PLM
35	MRA-35	Stucco	Exterior		Asbestos - PLM
36	MRA-36	Siding insulation board	Exterior		Asbestos - PLM
37	MRA-37	Siding insulation board	Exterior		Asbestos - PLM
38	MRA-38	Siding insulation board	Exterior		Asbestos - PLM
39	MRA-39	White door frame cauk	Exterior		Asbestos - PLM
40	MRA-40	White door frame cauk	Exterior		Asbestos - PLM
41	MRA-41	White gutter caulk	Exterior		Asbestos - PLM
42	MRA-42	White gutter caulk	Exterior		Asbestos - PLM
43	MRA-43	Shingle roof core	Roof		Asbestos - PLM
44	MRA-44	Shingle roof core	Roof		Asbestos - PLM
45	MRA-45	Garage door seal	Exterior		Asbestos - PLM
46	MRA-46	Garage door seal	Exterior		Asbestos - PLM
47	MRA-47	Gray HVAC Caulk	2nd Floor Interior		Asbestos - PLM
48	MRA-48	Toilet Caulk	2nd Floor Interior		Asbestos - PLM
49	MRA-49	Toilet Caulk	2nd Floor Interior		Asbestos - PLM
50	MRA-50	Bathroom VFT w Glue	2nd Floor Interior		Asbestos - PLM
51	MRA-51	Bathroom VFT w Glue	2nd Floor Interior		Asbestos - PLM
52	MRA-52	DWSC	2nd Floor Interior		Asbestos - PLM
53	MRA-53	Ceiling Texture	2nd Floor Interior		Asbestos - PLM
54	MRA-54	Ceiling Texture	2nd Floor Interior		Asbestos - PLM
		Relinquished By	Allison McMullen 7/16/2026 1:30 PM		7/16/26 2:45pm

Appendix 5

Analytical Laboratory Report – Paint Chip Samples

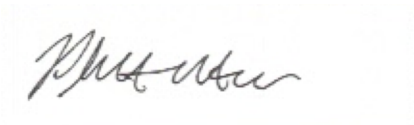
eurofins | Built Environment Testing

Report for:

Tyler Kelly
Geo Hydro Engineers
400 Chastain Center Boulevard, Suite 430
Kennesaw, GA 30144

Regarding: Eurofins Built Environment Testing West, LLC
Project: 262097.60; 456 McMillian Road
EML ID: 4624529

Approved by:



Approved Signatory
Philip Newton

Dates of Analysis:
Lead - Flame AA: 07-23-2026

Service SOPs: Lead - Flame AA (EBET-MET-SOP84135 (formerly EB-BC-S-8443))
AIHA LAP, LLC accredited service, Lab ID #178697

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.
Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Eurofins Built Environment Testing West
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-24-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	MRL-1: Grey Garage Floor Paint	MRL-2: White Porch Paint	MRL-3: Black Door Paint
Comments (see below)	None	None	None
Lab ID-Version‡:	23330896-1	23330897-1	23330898-1
Analysis Date:	07/23/2026	07/23/2026	07/23/2026
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	0.017%	0.0074%	0.018%
Sample size	0.0579 grams	0.1346 grams	0.0548 grams
§Total Lead Result	< 0.017%	< 0.0074%	< 0.018%

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

Estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval (k ~ 2) of the level of concern, derived from a 1,000-ppm certified lead reference.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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(833) 465-5857 www.eurofinsus.com/Built

Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-24-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	MRL-4: Tan Wall Paint	MRL-5: White Crawlspace Door Paint	MRL-6: Black Metal Roof Paint
Comments (see below)	None	None	None
Lab ID-Version‡:	23330899-1	23330900-1	23330901-1
Analysis Date:	07/23/2026	07/23/2026	07/23/2026
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	0.0039%	0.016%	0.011%
Sample size	0.2555 grams	0.0630 grams	0.0950 grams
§Total Lead Result	< 0.0039%	< 0.016%	< 0.011%

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

Estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval (k ~ 2) of the level of concern, derived from a 1,000-ppm certified lead reference.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West
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(833) 465-5857 www.eurofinsus.com/Built

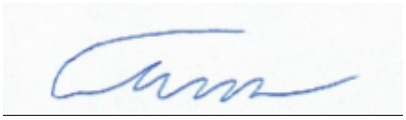
Client: Geo Hydro Engineers
C/O: Tyler Kelly
Re: 262097.60; 456 McMillian Road

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-24-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Alex Nguyen

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



CHAIN OF CUSTODY

Geo-Hydro Engineers, Inc.		Project Name:	456 McMillan Road	
400 Chastain Center Boulevard, Suite 430		Project Number:	262097.60	
Kennesaw, GA, 30144		Project Address:	456 McMillan Road	
		Project City, State, Zip:	Dacula, GA	
Report To (Name):	Tyler Kelly and Allison McMullen			
Report To (email):	tyler.kelly@geohydro.com	Analysis Requested:	Lead- Flame AA	
	allison.mcmullen@geohydro.com	TAT:	Standard	
Inspector Name(s)	Haven M. & Allison M.			
Inspection Date(s)	7/16/2026			

	Sample ID	Sample Description	Location	Comments	Analysis Requested
1	MRL-1	Grey garage floor paint	Garage		Lead - Flame AA
2	MRL-2	White porch paint	Exterior		Lead - Flame AA
3	MRL-3	Black door paint	Exterior		Lead - Flame AA
4	MRL-4	Tan wall paint	Interior		Lead - Flame AA
5	MRL-5	White crawlspace door paint	Exterior		Lead - Flame AA
6	MRL-6	Black metal roof paint	Roof		Lead - Flame AA

Relinquished By	Allison McMullen 7/16/2026 1:30 PM	
Recieved By		7/16/26 2:45 pm

Appendix 6

Resumes and Certifications

The Environmental Institute

Haven Morgan

Social Security Number -XXX-XX-8515
Geo-Hydro Engineers, Inc. - 400 Chastain Center Boulevard, Kennesaw, GA 30144

Has completed 4 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

Asbestos in Buildings: Inspector Refresher

April 15, 2025
Course Date

20414
Certificate Number

April 15, 2025
Examination Date

April 15, 2026
Expiration Date

Beverly B. Campbell - Course Director/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)
Florida Accreditation #0002805; Tennessee Accreditation #A-TP-IR-148-139089; Alabama Accreditation # SS-2210-ASBTPR-01

TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

The Environmental Institute

Allison McMullen

Social Security Number - XXX-XX-0050

Geo-Hydro Engineers, Inc. - 400 Chastain Center Boulevard, Suite 430, Kennesaw, GA 30144

Has completed 24 hours of coursework and satisfactorily

passed an examination that meets all criteria required for

EPA/AHERA/ASHARA (TSCA Title II) Approved Accreditation

Asbestos in Buildings: Inspection and Assessment

February 4-6, 2026
Course Date

February 6, 2026
Examination Date

February 6, 2027
Expiration Date

6064
Certificate Number

Beverly Campbell - Principal Instructor/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 3 CM points - Approval #11-529)
(Alabama Accreditation #SS-2210-ASBTPR-01; Florida Accreditation #0004700)

TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

The Environmental Institute

Tyler Kelly

Social Security Number - XXX-XX-7154

Geo-Hydro Engineers, Inc. - 400 Chastain Center Boulevard, Suite 430, Kennesaw, GA 30144

Has completed 8 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

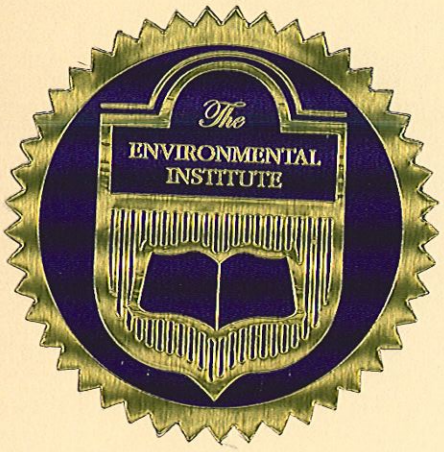
Asbestos in Buildings: Inspector & Management Planner Refresher

May 13, 2025
Course Date

20473
Certificate Number

May 13, 2025
Examination Date

May 13, 2026
Expiration Date



Beverly B. Campbell - Course Director/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1 CM point - Approval #11-583)
Florida Accreditation #0002805; Tennessee Accreditation #A-TP-IR-148-139089 and A-TP-MPR-148-139091
Alabama Accreditation # SS-2210-ASBTPR-01
TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

B. Tyler Kelly, CIH

Industrial Hygiene Practice Lead

10 Years Experience - 7 Years with Geo-Hydro

Experience

Mr. Kelly is equipped with the experience, knowledge, and skills to anticipate, recognize, evaluate, and control hazards in workplaces and communities. Mr. Kelly provides investigation services for known or suspected hazards, assists in navigating regulations, and makes recommendations for hazard prevention or mitigation. Mr. Kelly also has extensive experience with Phase I ESAs, Phase II environmental investigations, and navigation of EPA, GEPD Brownfield Program, and GEPD HSRA Release Notification regulations.

Specialties

- Asbestos Surveys and Lead-Based Paint Inspections
- Hazardous Materials Inventory
- Multifamily Residential and Commercial Radon Testing
- Mold and Moisture Assessments
- Noise Assessments
- Indoor/Outdoor Air Quality Assessments
- Georgia Brownfield Program Projects
- Georgia HSRA Release Notification Projects

Certifications

- Certified Industrial Hygienist – Credential Number 12429 CP
- Asbestos In-Buildings Inspector Certification
- Asbestos Management Planner Certification
- Asbestos Air Sampling and Analysis Training (NIOSH 582 Equivalent)
- Lead Inspector Certification
- NRSB Radon Measurement Specialist
- OSHA HAZWOPER 40 Hour
- OSHA HAZWOPER Supervisor 8 Hour

Education

B.S. in Earth and Atmospheric Sciences – Georgia Institute of Technology, 2013

Relevant Past Projects

Savannah Air National Guard Base
Georgia – 2017, 2023

Conducted thorough pre-demolition asbestos surveys and lead-based paint screens on several buildings slated for possible demolition. The scope of work for the buildings inspected in 2023 also included inspections for other hazardous materials such as mercury and PCB containing equipment. Managed personnel and sampling activities for the duration of the project.

Georgia Army National Guard Readiness Centers – Former Indoor Firing Ranges
Georgia – 2019, 2020

Collaborated in managing initial and post-cleaning lead wipe sampling for 25 decommissioned indoor firing ranges at readiness centers throughout the state of Georgia to determine concentrations of lead on surfaces within the former firing ranges. Conducted field activities and managed personnel and field activities throughout the project.

Solis Gainesville – Brownfield Site
Georgia – 2020-2022

Performed Phase I ESA and Phase II environmental investigation, prepared HSRA release notification for on-site contamination and carried the project though the Georgia Brownfield Program.

Franklin County Georgia Renewable Power Plant
Franklin County, Georgia –2020

Performed air monitoring for particulates, nitrogen dioxide, sulfur dioxide, carbon dioxide, and ozone at locations surrounding the Franklin County Georgia Renewable Power Plant. Also conducted noise testing at locations surrounding the plant. Conducted field activities and managed personnel and field activities throughout the project.

Dalton State College
Dalton, Georgia – 2020

Provided mold in air sampling services in response to a faculty complaint with the objective of determining the mold spore count in indoor air.

Georgia Tech Ivan Allen College of Liberal Arts - 781 Marietta Street NW
Atlanta, Georgia – 2022

Conducted a thorough pre-renovation hazardous building materials investigation (asbestos, lead-based paint, fluorescent lights and ballasts, PCB/mercury-containing equipment, etc.).

Piedmont Athens Regional Medical Center – Prince 1 Tower
Athens, Georgia – 2019

Conducted a thorough pre-demolition asbestos survey on an entire four-story hospital wing known as Prince I Tower. Managed personnel and sampling activities for the duration of the multiple week project.

Lockheed Martin Aeronautics Company
Marietta, Georgia – 2020

Conducted a thorough pre-demolition hazardous building materials inventory (HBMI) on several decommissioned buildings. The HBMI included inspections for asbestos, lead-based paint, and other hazardous materials such as mercury and PCB containing equipment. Also conducted hexavalent chromium wipe sampling at fume hoods in a former laboratory and at a former paint booth. Also conducted surface litmus testing to screen for acid hazards in a former laboratory setting. Managed personnel and sampling activities for the duration of the multiple week project.

Donut Store
Georgia – 2023

Provided mold in air sampling services and a thorough mold and moisture investigation at a nationally recognized donut store. Also performed air quality screening and temperature and humidity measurements.

Other Typical Project Experience

K-12 Education

East Cobb Middle School HBMI
Cobb County, Georgia

Commercial

Duluth Multifamily Development
Pre Demolition HBMI
Duluth, Georgia

Government

Greene County Airport Project
Phase I/II ESAs, Soil Remediation Oversight
Greene County, Georgia

Industrial

Nanogate-Techniplas Plant
Asbestos, Lead-Based Paint
Dalton, Georgia

Large Residential

Brookwood Multifamily HBMI and Vapor Intrusion Mitigation System Design
Cobb County, Georgia

GEO HYDRO ENGINEERS

ATLANTA OFFICE
400 CHASTAIN CENTER BOULEVARD, SUITE 420
KENNESAW GA 30144
GEOHYDRO.com

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

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: September 2, 2026

SUBJECT: Sanjo Street improvement project: Change Order #02

Backbone Infrastructure submitted Change Order #02 for the improvement project on Sanjo Street at the request of City staff to accommodate Gwinnett County's new project timeline. The proposed change order includes the relocation of stormwater infrastructure, barricade and signage for intermediate road design, and remobilization. The change order includes an itemized breakdown totaling $56,430.

Staff recommends approving Change Order #02 and requests authorization for the City Administrator to execute all necessary documents.

BACKBONE
INFRASTRUCTURE, LLC

September 02, 2026

Attn: Ms. Brittni Nix
City Administrator, City of Dacula
Brittni.nix@daculaga.gov
442 Harbins Rd., PO Box 400
Dacula, GA 3001

Project: Sanjo St. Widening CDBG (City of Dacula)

RE: Change Order 02 - Changes made to tie Sanjo St and Harbin Rd

Dear Ms. Brittni,
As requested by the City, Backbone Infrastructure, LLC is submitting this change order proposal to perform additional work at Sanjo St at Harbins Rd intersection.

Scope of Work:

1. Install 18" RCP pipe from 2B-JB to 2A-EX.
2. Install 2B-JB sewer manhole and add temporary seeding around 2B-JB.
3. Mill and overlay approximately 10 SY of the existing one-way road to tie into the existing pavement.
4. Install 100 LF of Temporary Water Filled Barrier for a period of up to 12 months. The cost for the initial 12-month period is included in this proposal. After initial 12-month period, the rental charge for the Water Filled Barrier will be $1,100 per month. Maintenance, reset, repair, or replacement of Water Filled Barrier and Temporary Signs is not included in this proposal.
5. Upon completion of Gwinnett County Harbins Rd project, Backbone will remobilize and remove Temporary Water Filled Barrier and Temporary Signs. The cost for removal is included in this proposal.

Item	Description	Qty	Unit	Unit Cost	Extended Cost
A	Grading Complete	1	LS	$6,700.00	$6,700.00
	Traffic Control	1	LS	$2,500.00	$2,500.00
	Storm Drainpipe, 18 IN, Class III	20	LF	$75.00	$1,500.00
	Storm Sewer Manhole	1	EA	$5,875.00	$5,875.00
	Reconstruct Manhole and Driveway	1	LS	$5,500.00	$5,500.00
	Construct and Remove Inlet Sediment Trap	2	EA	$300.00	$600.00
	Maintenance of Inlet Sediment Trap	2	EA	$50.00	$100.00
	Temporary Seeding	1	LS	$650.00	$650.00
	Install & Remove 100 LF of Temporary Water Filled Barrier	1	LS	$18,000.00	$18,000.00
	Install & Remove Temporary Signs & a Barricade	1	LS	$2,000.00	$2,000.00
	Mill and overlay	1	LS	$3,600.00	$3,600.00

B	Overhead & Profit, 20%	1	LS	$9,405.00	$9,405.00
		GRAND TOTAL (A + B)			**$56,430.00**

NET INCREASE IN CONTRACT AMOUNT = $56,430.00

NEW CONTRACT AMOUNT = $1,002,284.00

Schedule Impact:
The execution of this additional work will require an extension of 21 days to the original contract duration due to coordination, material procurement, and construction activities associated with the revised scope.
We appreciate your review of this proposal and request your approval to proceed with the revised scope of work. Please let us know if any additional information is required.

Thank you.

Sincerely,

Abhishek Rank

Abhishek Rank
Assistant Project Manager
Backbone Infrastructure, LLC
Cell: (346) 599-5366

RESOLUTION

A RESOLUTION OF THE CITY OF DACULA TO REAPPOINT MEMBERS TO THE URBAN REDEVELOPMENT AGENCY; TO SET THEIR TERMS OF OFFICE; TO PROVIDE FOR SEVERABILITY; REPEAL INCONSISTENT RESOLUTIONS; PROVIDE FOR AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, the City has a currently operating Urban Redevelopment Agency (URA) created pursuant to O.C.G.A. § 36-61-1 et seq.; and

WHEREAS, the City wishes to reappoint the members of its Urban Redevelopment Agency and determine their terms of office in conformity with O.C.G.A. § 36-42-4 pursuant to O.C.G.A. § 36-61-18 (b); and

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DACULA HEREBY RESOLVE that each of the current members of the Urban Redevelopment Agency be reappointed to continue their service as follows:

Name	Term of Office
Hugh D. King, III	Through December 31, 2029
Denis Haynes	Through December 31, 2029
Jason Shelton	Through December 31, 2029
Ann Mitchell	Through December 31, 2027
Sean Williams	Through December 31, 2027

Should any member resign or vacate his or her elected office, then their term of service on the Urban Redevelopment Agency end on the same date as their term in elected office.

Severability To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Repeal of Conflicting Provisions All City ordinances and resolutions inconsistent with this Resolution are hereby repealed.

Effective Date This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

So resolved, this ___ day of _____, 2026.

AYES: ___

NAYES: ___

_____
HUGH D. KING, III
MAYOR, CITY OF DACULA

ATTEST:

_____
BRITTNI NIX
CITY ADMINISTRATOR

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

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: August 28, 2026

SUBJECT: Amendment to Urban Camping Ordinance

Staff reviewed Chapter 16, Article VII - Urban Camping of the Municipal Code to evaluate the effectiveness and clarity of the existing ordinance. During the review, staff identified opportunities to increase clarity of the terminology used throughout Article VII and recommends amending Section 16-120 - Definitions. Proposed amendments provide more detailed definitions of existing defined terms to ensure consistent interpretation and application. Furthermore, additional terms have been added to better support interpretation of the Ordinance.

Staff recommends approving the proposed Ordinance to amend Section 16-120 of the City of Dacula Munipcal Code effective immediately.

AN ORDINANCE TO AMEND THE CITY OF DACULA CODE OF ORDINANCES RELATED TO URBAN CAMPING SECTION 16-120

WHEREAS, the City has adopted certain ordinances related to urban camping and use of public and private properties; and

WHEREAS, it is necessary to balance the rights of citizens and visitors to the City with those of property owners; and

WHEREAS, it is reasonable to set terms and conditions under which public safety and security is maintained; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Dacula to adopt definitions set forth herein for activities on public streets and sidewalks;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the existing Section 16-120 Definitions is deleted and the following is substituted in its place:

Sec. 16-120. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Camp or camping shall mean the use of an area for living-accommodation purposes such as sleeping activities, or making preparations to sleep (including the laying down of bedding for the purpose of sleeping), or storing personal property or storing other belongings, making a fire, carrying on cooking activities, or using a tent, or other structure for habitation. These activities constitute camping if, in light of all the circumstances, it reasonably appears that in conducting one or more of these activities, the person is in fact using the area as a living accommodation, regardless of the intent of the person or the nature of any other activities in which the person may also be engaging.

Controlled access highway overpass shall mean a crossing of two controlled access highways or of a controlled access highway and other public road, pedestrian path, railroad or public right-of-way at different levels where clearance to traffic on the lower level is obtained by elevating the higher level.

Interference with ingress or egress shall mean camping, storing personal property, standing, sitting, lying down, using personal property, or performing any other activity where such activity materially interferes with the ingress into or egress from buildings or any other real property that has a limited number of entrances or exits, regardless of whether the property is owned in whole or in part by the City, a private owner, or another public entity, unless having received the prior express written permission of the property owner, or interferes with the passage along driveways,

streets, sidewalks, alleys, rights-of-way, roadway shoulders, remnants of rights-of-way, or public areas.

Public area shall mean an area to which the public or a substantial group of persons has access, including, but not limited to, streets, highways, roadways (including shoulders and medians), rights-of-way, roadway shoulders, remnants of rights-of-way, bridges, the area above and below any bridge, sidewalks, alleys, parking lots and decks, plazas, parks, public greenspace areas, amphitheaters, playgrounds, schools, transportation facilities, within a public-transportation vehicle, an area owned in whole or in part by, operated by, for, or under the custody and control of the City, Gwinnett County, and Gwinnett County School System and other public property, including property by the City, Gwinnett County, Gwinnett County School System and any other property where public gatherings occur on a regular basis, and any other property where public meetings are conducted.

Storing personal property shall mean leaving one's personal effects, including, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, backpacks, wagons, or shopping carts, unattended for more than one hour. This term shall not include bicycles parked in areas designated for that purpose.

SO ORDAINED by the governing authority of the City of Dacula, this _____ day of _____, 2026

AYES: ___

NAYES: ___

_____
HUGH D. KING, III
MAYOR, CITY OF DACULA

ATTEST:

_____
BRITTNI NIX,
CITY ADMINISTRATOR

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

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: August 28, 2026

SUBJECT: Amendment to the City of Dacula Personnel Manual

City staff, particularly department directors and other exempt employees, are occasionally required to attend evening meetings, weekend events, emergency responses, training programs, community functions, and other work-related activities outside their regularly scheduled work hours. Since exempt employees are not eligible for overtime compensation, the City currently does not have a formal mechanism for recognizing substantial after-hours work commitments. The absence of a formal policy can lead to inconsistent practices across departments and uncertainty regarding the appropriate use of administrative leave following significant after-hours assignments.

The proposed Compensatory Leave Policy for Exempt Employees establishes a consistent process for recognizing significant work performed outside of normal business hours while maintaining compliance with Fair Labor Standards Act (FLSA) requirements. The policy addresses consistency and fairness by providing a clear framework for recognizing employees who are asked to represent the City at evening meetings, community events, emergency situations, and other activities outside normal business hours. At the same time, the policy provides oversight through established approval and usage requirements. Adoption of the Compensatory Leave Policy for Exempt Employees will provide a clear, consistent framework for recognizing significant after-hours work while supporting employee retention, morale, operational effectiveness, and equitable treatment across departments.

Additionally, staff recommends amending the Personnel Manual to clarify that its provisions apply to the City Marshals, with the exception of the appointment and removal process.

Staff recommends approval of the subject Ordinance amending the City of Dacula Personnel Manual effective immediately.

AN ORDINANCE

AN ORDINANCE TO AMEND THE CITY OF DACULA PERSONNEL MANUAL, TO PROVIDE FOR COMPENSATORY TIME FOR SALARIED EMPLOYEES; TO CLARIFY THE APPLICATION OF THE MANUAL TO CITY MARSHALS; AND FOR OTHER PURPOSES.

WHEREAS, the City has reviewed its policies and procedures for employees service at meetings and other necessary events outside regular business hours; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Dacula to amend the Personnel Manual to adopt policies and procedures for compensatory time for salaried (exempt) employees in certain defined circumstances; and

WHEREAS, it is also necessary to amend the Personnel Manual to clarify the application of the terms of the Manual to the City's Marshals;

NOW THEREFORE**,** THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the City Personnel Manual be amended as follows:

SECTION 1.

The new Subsection 6.19 Compensatory Time for Exempt Employees is adopted as follows:

6.19 Compensatory Time for Exempt Employees

The City recognizes that salaried exempt employees may be required to attend evening meetings, weekend/holiday events, emergency responses, or other work-related activities outside of normal business hours. Although exempt employees are not eligible for overtime compensation, the City may grant administrative leave as recognition for significant after-hours work. Compensatory leave must be approved by the employee's supervisor and used within sixty (60) days of being granted. Compensatory leave has no cash value, may not be accumulated beyond the sixty day period, and will not be paid upon separation from employment. The City Administrator shall have final authority regarding the interpretation and administration of this policy. Any request for compensatory time from the City Administrator shall be reviewed and determined by the Mayor.

Procedures

Regularly scheduled City meetings shall qualify for compensatory time recognition under this policy. For all other non-emergency work after hours, employees should seek approval in advance from their immediate supervisor. All requests for compensatory

leave should be submitted to the employee's immediate supervisor within five (5) business days of the qualifying after-hours work. The request must include a brief description of the event, meeting, emergency response, or assignment that required work outside normal business hours, along with the dates and amount of time involved. The supervisor shall evaluate whether the after-hours work was required or assigned and qualifies for compensatory leave under this policy. Approval decisions should consider the necessity of the after-hours commitment and the operational benefit to the City.

Once approved, compensatory leave shall be documented and recorded by the Human Resources Department. Employees must request compensatory leave in advance and obtain supervisory approval prior to taking leave. Supervisors may deny or reschedule requested leave when necessary to maintain adequate staffing levels, public service operations, or emergency response capabilities. The City Administrator shall have final authority regarding the interpretation of this policy and the resolution of any disputes concerning eligibility or approval.

SECTION 2.

The existing Section 1.5(A)(7) is deleted, and the following is substituted in its place:

7. The appointment and removal of City Marshals is controlled by City Code Section 2.26. Otherwise, the terms and provisions of this Manual shall apply to the City Marshals.

SECTION 3.

In the event any Court of competent jurisdiction determines that any portion of the foregoing amendment is invalid, unconstitutional or otherwise illegal, such rulings shall not impair the validity of the rest and remainder of this amendment.

SECTION 4.

All laws and parts of laws in conflict with this Ordinance are hereby repealed.

SECTION 5.

The City Administrator, Assistant City Administrator, and Director of Planning and Economic Development are further authorized to correct typographical errors in the text of the existing Personnel Manual and to produce and publish a final codified version of the Manual with the amendments and revisions outlined herein.

SECTION 6.

This Ordinance shall take effect immediately upon its adoption.

SO ORDAINED by the governing authority of the City of Dacula, this _____ day of September, 2026.

AYES: ___

NAYES: ___

_____
HUGH D. KING, III
MAYOR, CITY OF DACULA

ATTEST:

_____
BRITTNI NIX
CITY ADMINISTRATOR

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

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: August 28, 2026

SUBJECT: Health Insurance Benefit

As the responsibilities and time commitments associated with serving as an elected official continue to increase, many municipalities have evaluated ways to support elected officials while maintaining transparency and fiscal accountability. One benefit offered by some local governments is to provide access to the City's group health insurance plan.

The decision to extend health insurance benefits to elected officials at the same rate as the employee's benefit plan is ultimately a policy determination of the Mayor and Council. If the Mayor and Council approve the benefit, access will start in 2027 and be accounted for in the FY-27 Budget.