



# Planning Commission Public Hearing

Monday, December 27, 2021 at 6:30 PM

Dacula City Hall, Council Chambers

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

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## Agenda

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

### **INVOCATION:**

### **PLEDGE OF ALLEGIANCE:**

### **MINUTES:**

- [1.](#) Approval of the Minutes from the meeting of Monday, October 25, 2021.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- [2.](#) **PUBLIC HEARING: 2021-CD-RZ-07**, Applicant: Hecton Abreu, Owner: Mark Everson requests rezoning from C-1 Neighborhood Business District to C-2 General Business District. The property is located in Land Lot 302A, Parcel 153 of the 5th District and contains 3.53 acres more or less.
- [3.](#) **Rezoning Application: 2021-CD-RZ-07**, Applicant: Hecton Abreu, Owner: Mark Everson requests rezoning from C-1 Neighborhood Business District to C-2 General Business District. The property is located in Land Lot 302A, Parcel 153 of the 5th District and contains 3.53 acres more or less.

### **ADJOURNMENT:**

# **CITY OF DACULA**

442 Harbins Rd.  
P. O. Box 400  
Dacula, Georgia 30019

## **PLANNING COMMISSION**

### **MINUTES**

**October 25, 2021**

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

The Planning Commission met on Monday, October 25, 2021, in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:30 p.m. and conducted a roll call of members. A quorum was present.

#### **Planning Commission Present:**

Chairman Mark Chandler  
Member Lisa Bradberry  
Member Monica Francis  
Member David Montalbano

*Member Gene Greeson – Absent*

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

Joey Murphy, City Administrator  
Heather Coggins, Assistant City Administrator  
Brittini Nix, Director of Planning & Development  
Courtney Mahady, Administrative Clerk  
Amy White, City Marshal

#### **II. INVOCATION:**

Mayor Trey King gave invocation.

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

Chairman Mark Chandler led the Pledge of Allegiance.

#### **IV. MINUTES:**

##### **1. Approval of the Minutes from the Meeting of Monday, September 27, 2021**

Member Francis motioned to approve the September 27, 2021 minutes. Member Bradberry seconded. Motion passed unanimously.

**V. OLD BUSINESS:**

None

**VI. NEW BUSINESS:**

- 2. PUBLIC HEARING: 2021-CD-RZ-06**, Applicant: City of Dacula, Owner: City of Dacula requests rezoning from R-1200 Single-Family Residential District to C-2 General Business District. The property is located in Land Lot 301, Parcels 009, 009A, and 010 of the 5th District and contains 12.03 acres more or less.

Member Francis motioned to open the public hearing. Member Montalbano seconded. Motion passed unanimously.

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the application for rezoning from R-1200 Single-Family Residential to C-2 General Business District. Ms. Nix stated staff recommended approval of the application with seven conditions.

*Public Comment:*

Amy Huggins, 2462 Sanjo Street, Dacula, Georgia 30019, submitted a letter requesting a 50 foot barrier between the property line. As she was unable to attend the meeting, Chairman Chandler read the letter into the record.

Member Francis motioned to close the public hearing. Member Bradberry seconded. Motion passed unanimously.

- 3. Rezoning Application: 2021-CD-RZ-06**, Applicant: City of Dacula, Owner: City of Dacula requests rezoning from R-1200 Single-Family Residential District to C-2 General Business District. The property is located in Land Lot 301, Parcels 009, 009A, and 010 of the 5th District and contains 12.03 acres more or less.

Member Bradberry motioned to approve with 7 conditions [listed below]. Member Montalbano seconded. Motion passed unanimously.

1. The following uses in the C-2 Zoning district shall be prohibited and made part of the owner's restrictive covenants: Adult entertainment establishments, automotive body repair shops, automotive muffler, brake, tune-up, oil change, repair shops or tire stores, automotive sales or service facilities, boat sales establishments, boarding and rooming houses, building supply centers, contractor's offices with outdoor storage, equipment rental sales or service, hotels or motels, lawnmower repair shops, storage lots, machine/welding/radiator repair shops, mobile home leasing or sales lots, taxicab or limousine services, vehicle rental establishments.
2. No outdoor storage shall be permitted.
3. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
4. 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.
5. A 5-foot wide sidewalk shall be constructed/replaced on the property frontage of Harbins Road, McMillan Road, and Sanjo Street.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
7. Human sign spinners and/or twirlers shall be prohibited.

**VII. ADJOURNMENT:**

Member Francis motioned to adjourn. Member Bradberry seconded. Motion passed unanimously. Meeting adjourned at 6:37 p.m.

*Minutes approved*

\_\_\_\_\_  
*Date*

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

# Memorandum

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

**From:** Joey Murphy, Consultant City of Dacula

**Date:** November 27, 2021

**Subject:** Rezoning Case: 2021-CD-RZ-07

**Existing Zoning:** C-1 (Neighborhood Business District)

**Proposed Zoning:** C-2 (General Business District)

**Size:** 3.53 acres

**Applicant:** Hector Abreu  
1742 Prospect Church Road  
Lawrenceville, GA 30043

**Owner:** Mark Everson  
235 McMillan Road  
Dacula, GA 30019

**Location:** LL 302A - 5th District

## Existing Land Use and Zoning:

The site is located at the southwest quadrant of the intersection of McMillan Road, Stanley Road, and Church Street and is approximately .08 miles south of the McMillan Road and Winder Highway intersection. The subject property totals 3.53 acres more or less and is currently zoned C-1 (Neighborhood Business District) within the City of Dacula. The site is currently developed with a 4,835 square foot commercial building with gravel parking area. A 6-foot high wood privacy fence screens the rear storage area of the site and a portion of the front parking area is secured with a six-foot high chain link fence. A recent site visit has revealed that adequate landscaping and vegetation is currently onsite.

A mixture of commercial and residential zoning districts and uses characterizes neighboring properties. Properties zoned C-1 (Neighborhood Business District) and C-2 (General Business District) are located across Stanley Road to the north extending towards Winder Highway. Commercial and residential properties zoned C-2 (General Business District) and R-1200 (Single Family Residential District) are located across McMillan Road to the east. Residential properties zoned R-1200 (Single Family Residential District) border to the south and west.

## The Proposed Rezoning & Development:

The applicant has requested rezoning from C-1 to C-2 to utilize the existing commercial structure for a kitchen and bathroom-remodeling contractor's office. The concept plan does not propose any new expansion or addition to the existing site. Two gravel entrances provide site access, one each to McMillan Road and Stanley Road. The existing parking area is gravel and unmarked but appears to be able to accommodate parking minimums (8-total for the site) for the use indicated. The site plan shows the required 75-foot undisturbed buffer along the western and eastern property lines where adjacent to R-1200 Single-Family Residential Zoning Districts.

### **Summary:**

The requested rezoning could be considered suitable at this location as it brings an existing commercial site into compliance and is located at an emerging commercial node adjacent to other C-1 and C-2 properties. As such, the Department recommends that the requested rezoning at this location be approved with the provided conditions.

### **Comprehensive Plan:**

The subject parcel is designated as Mixed Use on the City of Dacula's 2030 Future Land Use Plan.

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

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

Yes, the proposed uses would remain consistent with neighboring properties surrounding the McMillan Road, Stanley Road, and Church Street intersection.

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

With the recommended conditions, the development would not be expected to negatively impact surrounding properties.

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

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

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

Increased usage of existing streets, transportation facilities, and utilities would be minimal. No additional impacts are anticipated for area schools.

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

The proposed rezoning will remain consistent with the Mixed Use designation of the City of Dacula's Future Land Use Map which encourages a mixture of commercial and residential uses in certain areas.

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

The proposed rezoning would bring the existing site into compliance with regulations of the Dacula Zoning Resolution which requires contractors offices be located in C-2 Zoning District. The previous owner operated a contractor's office in a grandfathered status. The change of ownership removes that status and requires the new owner seek C-2 zoning to continue operation with the same use.

**Recommendation:**

*Based upon the applications, the requested rezoning is recommended for **approval with the following conditions:***

1. The property shall be developed in accordance with the conceptual site plan prepared by Ringo Abernathy & Associates dated November 12, 2021. Any substantial deviation from the approved conceptual plan and/or conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The Mayor or his or her designee shall determine what constitutes substantial deviation.
2. The addition of any outbuildings or building expansion shall have the following: Exterior facades constructed of brick, stone or stucco. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split faced block. Final architectural plans and color palate shall be submitted to the City for approval.
3. The addition of a paved parking lot or entrance / exit drives shall have the following: A parking lot landscape plan submitted to the City for approval. At a minimum, the landscape plan shall include monument sign location and should insure that each parking island/strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 2-inch dbh caliper.
4. Ground signage shall be limited to one monument-type sign for each commercial lot fronting McMillan Road and Stanley Road. Monument signs shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs shall be prohibited. Signs shall be set back 15-feet from right-of-way of McMillan / Stanley Roads and located so as to not impede site distance. Sign location and design subject to review and approval by the City of Dacula.
5. Outdoor storage shall only be allowed in the screened rear portion of the site.

6. Parking lot lighting shall be directed in toward the property so as not to shine directly onto adjacent properties.
7. All trash dumpsters shall be screened by an enclosure using the same exterior building material and color as the primary structure. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
9. No outside loudspeakers shall be allowed.
10. Human sign spinners and/or twirlers shall be prohibited.





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

- Reunited undisturbed buffer
- Stream buffers
- 1.000

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

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

APPLICANT *	PROPERTY OWNER *
NAME <u>HECTOR ABREU</u>	NAME <u>MARK EVERSON</u>
ADDRESS <u>1742 PROSPECT CHURCH RD.</u>	ADDRESS <u>235 McMILLAN ROAD</u>
CITY <u>LAWRENCEVILLE</u>	CITY <u>DACULA</u>
STATE <u>GEORGIA</u> ZIP <u>30043</u>	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>978-476-5800</u> FAX <u>—</u>	PHONE <u>678-300-5217</u> FAX <u>—</u>

**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 HECTOR ABREU

COMPANY NAME TREND TRANSFORMATIONS

ADDRESS 1880 BRASELTON HWY. - SUITE 124  
LAWRENCEVILLE, GA 30043

PHONE 678-541-8122 FAX —

PRESENT ZONING DISTRICT(S) C1 REQUESTED ZONING DISTRICT C2

LAND LOT(S) 302A PARCEL # 153 DISTRICT(S) 5 ACREAGE 3.53

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED KITCHEN & BATHROOM  
REMODELING

**RESIDENTIAL DEVELOPMENT:**

NO. OF LOTS/DWELLINGS UNITS \_\_\_\_\_

DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT:**

NO. OF BUILDINGS/LOTS 1

TOTAL GROSS SQ. FEET 4,835

**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**

## L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302A OF THE 5th LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING IN THE CITY OF DACULA, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE RIGHT OF WAY INTERSECTION OF THE WESTERLY 60' RIGHT OF WAY OF McMILLAN STREET AND THE SOUTHERLY 30' RIGHT OF WAY OF STANLEY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 32 degrees 59 minutes 18 seconds East for a distance of 108.62 feet TO A CAPPED REBAR;  
THENCE South 62 degrees 40 minutes 10 seconds West for a distance of 249.85 feet TO AN AXLE FOUND;  
THENCE South 20 degrees 18 minutes 41 seconds West for a distance of 40.92 feet TO A CAPPED REBAR FOUND;  
THENCE South 69 degrees 53 minutes 59 seconds East for a distance of 61.73 feet TO AN IRON PIN SET;  
THENCE South 28 degrees 41 minutes 50 seconds West for a distance of 404.10 feet TO A 1" OTP;  
THENCE North 25 degrees 45 minutes 57 seconds West for a distance of 429.13 feet TO AN IRON PIN SET;  
THENCE North 80 degrees 21 minutes 56 seconds East for a distance of 114.93 feet TO A 1/2" REBAR FOUND;  
THENCE North 25 degrees 47 minutes 52 seconds West for a distance of 157.48 feet TO AN IRON PIN SET ON THE SOUTHERLY 30' RIGHT OF WAY OF STANLEY ROAD;  
THENCE North 80 degrees 35 minutes 55 seconds East for a distance of 223.29 feet TO A POINT;  
THENCE North 81 degrees 01 minutes 35 seconds East for a distance of 141.31 feet TO A POINT;  
THENCE North 81 degrees 41 minutes 26 seconds East for a distance of 96.00 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.50 acres.

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## RINGO/ABERNATHY & ASSOCIATES

November 12, 2021

City of Dacula  
442 Harbins Road  
Dacula, GA 30019

RE: Letter of Intent  
235 McMillan Road  
Property Owner: Mark Everson  
Applicant: Hector Abreu  
Parcel: 5-302A-153

To Whom it May Concern:

Our Client, Mr. Abreu, is asking for the parcel of land listed above to be rezoned from C1 to C2.

Property Information:

The subject property is 3.53 acres, zoned C1, located on the southwestern intersection of Stanley Road and McMillan Road, in the city limits of Dacula, Georgia. The property is surrounded by properties having either a C1 or a R1200 zoning.

Project Information:

The owner of the property, Mr. Everson, is interested in rezoning the property to C2 in order to allow the property to be used for a kitchen and bathroom remodeling company, which requires a C2 zoning. The intent for this property is to rezone the property to C2 in order for Trend Transformation to use the building for their remodeling company.

Official Request:

The request is to rezone property from C1 to C2.

Reason / Justification for the Request:

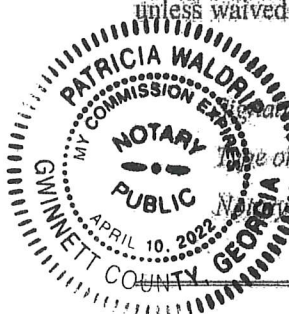
The property, as zoned, does not allow for a commercial remodeling company. The proposed use for this site will not make a significant impact on the surrounding areas, traffic wise.

  
Kevin Ringo  
Ringo Abernathy & Associates  
-- on behalf of client Hector Abreu

.....

**APPLICANT CERTIFICATION**

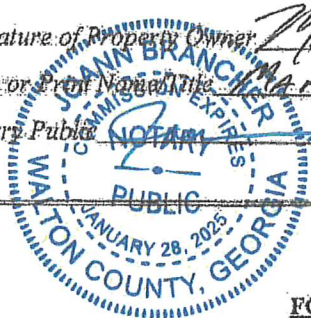
The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.



Signature of Applicant: [Signature] Date: 11/12/2021  
Type or Print Name/Title: HECTOR B. ABRAHAM APPLICANT  
Notary Public: Patricia Waldrip Date: Nov. 12, 2021

**PROPERTY OWNER CERTIFICATION**

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



Signature of Property Owner: [Signature] Date: 11-11-2021  
Type or Print Name/Title: Mark Everson President  
Notary Public: [Signature] Date: 11/11/2021

**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

**IMPACT ANALYSIS STATEMENT**

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

DATE Nov. 12, 2021 APPLICANT HECTOR ABREU

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: YES
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: YES, BUT NOT TO THE APPLICANT WHO IS BUYING THE PROPERTY
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: YES
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: THE AREA AROUND THIS PROPOSED REZONING SITE IS BECOMING A LITTLE MORE COMMERCIALIZED

**CONFLICT OF INTEREST CERTIFICATION**

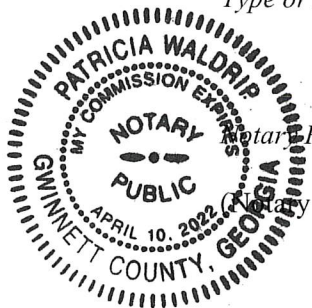
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant H. E. B. K. Date NOVEMBER 12, 2021

Type or Print Name/Title HECTOR ABREU

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

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



Notary Public Patricia Waldrip Date NOVEMBER 12, 2021

(Notary Seal)

**Official Use Only**

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

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



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

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No

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

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

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

Yes  No

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

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

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

2362 STANLEY ROAD LLC  
1944 COLLINS HILL ROAD  
LAWRENCEVILLE, GA 30043

ERNEST WALKER CAIN, JR.<sup>1</sup>  
JAMES H. WILBANKS  
5400 VIA VENETO COURT  
SANFORD, FLORIDA 32771

CAROLYN FERGUSON  
251 ROOKS ROAD  
Dacula, GA 30019

EMANUEL RUSU  
245 McMILLAN ROAD  
Dacula, GA 30019



ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: NOVEMBER 12, 2021

TO: EMANUEL RUSU  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: HECTOR ABREU

RE: Proposed Change of Conditions Case #: \_\_\_\_\_

Proposed Rezoning / SUP Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 302A Parcel 108B

LOCATION/ADDRESS: 235 McMillan Road  
Dacula, GA 30019

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You are hereby notified that an application a zoning change from C1  
to CZ 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 DEC. 27, 2021 at 6:30 P. M. in the Council Chambers.  
(date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on JANUARY 6, 2022 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: NOVEMBER 12, 2021

TO: CAROLY FERGUSON  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: HECTOR ABREU

RE: Proposed Change of Conditions Case #: \_\_\_\_\_

Proposed Rezoning / SUP Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 302A Parcel 108F

LOCATION/ADDRESS: 235 McMILLAN ROAD  
DACULA, GA 30019

---

You are hereby notified that an application a zoning change from C1  
to C2 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

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(date)

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(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: NOVEMBER 12, 2021

TO: ERNEST WALKER CAIN, JR & JAMES H. WILBANKS  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: HECTOR ABREU

RE: Proposed Change of Conditions Case #: \_\_\_\_\_  
Proposed Rezoning / SUP Case #: \_\_\_\_\_  
Property Location: 5th District, Land Lot 215 Parcel 001

LOCATION/ADDRESS: 235 McMILLAN ROAD  
Dacula, GA 30019

---

You are hereby notified that an application a zoning change from C1  
to C2 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

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(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: NOVEMBER 12, 2021

TO: 2362 STANLEY ROAD LLC  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: HECTOR ABREU

RE: Proposed Change of Conditions Case #: \_\_\_\_\_

Proposed Rezoning / SUP Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 302A Parcel 108C

LOCATION/ADDRESS: 235 McMILLAN ROAD  
Dacula, GA 30019

---

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(date)

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(date)

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

Thank you.

7020 0090 0000 2993 3002

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Laurenceville, GA 30043

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0224
\$		11
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$4.33	
\$		

Sent To  
2362 STANLEY ROAD LLC  
Street and Apt. No., or PO Box No.  
194A COLLINS HILL ROAD  
City, State, ZIP+4®  
LAURENCEVILLE, GA 30043

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 2993 3026

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

SUMNER, FL 32771

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0224
\$		11
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$4.33	
\$		

Sent To  
ERNEST CAIN & JAMES WILBANKS  
Street and Apt. No., or PO Box No.  
5400 VIA VENETO COURT  
City, State, ZIP+4®  
SANFORD, FLORIDA 32771

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 2993 3033

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Dacula, GA 30019

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0224
\$		11
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$4.33	
\$		

Sent To  
CAROLYN FERGUSON  
Street and Apt. No., or PO Box No.  
251 KOOKS ROAD  
City, State, ZIP+4®  
DACULA, GA 30019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 2993 3040

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Dacula, GA 30019

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0224
\$		11
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$		
Total Postage and Fees	\$4.33	
\$		

Sent To  
EMANUEL RUSU  
Street and Apt. No., or PO Box No.  
245 McMILLAN ROAD  
City, State, ZIP+4®  
DACULA, GA 30019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

### Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

#### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

### Certified Mail service provides the following benefits:

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