



Mayor and City Council Worksession

Thursday, May 04, 2023 at 6:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

OLD BUSINESS:

1. Adopt Travel & Expense Policy

NEW BUSINESS:

2. Change of Conditions Application: 2023-CD-COC-01
3. Special Use Permit Application: 2023-CD-SUP-02
4. Variance Application: 2023-CD-VAR-01
5. Variance Application: 2023-CD-VAR-02
6. Bid results for Bid results for Dacula Crossing subdivision improvements
7. Change order for Brookton Station improvement project
8. Resolution to appoint 2023 Elections Superintendent & Absentee Ballot Clerk and one assistant
9. Refund authorization request

MARSHAL UPDATE:

CITY ADMINISTRATOR UPDATE:

MEMBER COMMENT(S) / QUESTION(S):

ADJOURNMENT:

TO: City of Dacula City Council and Mayor
FROM: Jack Wilson, City Attorney
DATE: April 26, 2023
SUBJECT: Travel & Expense Policy

Dear Mayor and Members of the City Council:

City staff reviewed the City’s procedures for reimbursement of expenses and travel in the Personnel Management System and recommends adopting a standalone Travel & Expense Policy to supplement said procedures. This Policy includes most recent updated amounts from the federal General Services Administration (GSA) and provides a framework for the accounting staff to monitor and manage these expenses. Staff recommends approval of the updated draft in the form following this memo.

If you have any questions or need any additional information, please do not hesitate to contact me.

City of Dacula: Travel and Expense Policy

Revised: April 10, 2023

Purpose

All associated travel and expenses incurred while on City business, whether in-state or out-of-state, shall fall under this policy. When employees, appointed committees/boards, or elected officials of the City are required to travel on official business for meetings, conferences, and training programs, the City shall pay reasonable amounts for transportation, meals, lodging and miscellaneous approved expenses in accordance with the terms, condition and limitations in this Policy. Education and training opportunities shall be considered on the basis of merit to the City and allocated resources.

Provisions

- A. All business travel for employees where expenses may occur must be authorized in advance. The Department Head must approve requests for training, conferences, meetings, or other official functions, which require overnight accommodations.
- B. The City shall not pay expenses for contractors or those pre-hired and sponsored for an employment certification are not eligible under this Policy.
- C. Travelers who choose to extend a business trip for personal reasons either before or after business is concluded, will be responsible for all non-business-related charges.
- D. Travel expenses must be authorized or the traveler will be held responsible for all non-authorized expenses and all expenses incurred in excess of the limits outlined in this Policy.

Meal Expenses Per Diem

- A. Any employee traveling on City business may receive reimbursement for meals that are paid for by the employee. Per Diem is intended to supplement the cost incurred due to business travel and is not intended to cover excessive expenses.
- B. Per Diem rates are pursuant to the GSA Per Diem rates plus an additional 10% and the appropriate sales with up to 18% gratuity. For a copy of those rates, please see www.gsa.gov or ask the Finance Department or the Accounts Payable Clerk. The City shall not pay any expenses in excess of the total Per Diem rates outlined ~~by the GSA~~. If any employee or official incurs expenses in excess of the GSA-Per Diem daily limits, that employee or official shall reimburse the City for all amounts over the Per Diem GSA-daily limits within four (4) weeks of returning. The City Administrator may extend the deadline at his or her discretion.

~~C. Where conference registration or training tuition fees include one or more meals, only those meals not covered by such fees shall be paid or reimbursed by the City.~~

~~D.C.~~ All receipts are required for reimbursement or pursuant to the City's Procurement Card Policy.

~~E.D.~~ In addition to the restaurant's itemized receipt, the following information must be documented:

1. The name and location of the restaurant.
2. The names of the people served.
3. The date.
4. Total expense including gratuity.

Use of City Owned Vehicle Business Travel

- A. Under no circumstances, may anyone under the age of 18 ride in a city vehicle.
- B. Receipts for gas, oil and out of town repairs should also be submitted along with any expense reports.
- C. Insurance identification card must be kept in the City vehicle at all times.
- D. When any employee is driving a City-owned vehicle, he/she shall observe all traffic laws and accept responsibility for the payment of any fines incurred. If a traffic citation is received while operating any City vehicle or an accident occurs, the employee must report it immediately to the proper supervisor. The supervisor will be responsible for reporting the incident to his/her Department Head and the Human Resources Department.

Transportation

- A. When practical, employees will carpool when attending the same conference, community meeting, or training.
- B. *Personal Vehicle* – Travel by personal vehicle can either-be reimbursed for mileage at the same cents per mile as stated by the IRS mileage allowance or be reimbursed actual fuel costs.
- C.
 1. If more than one employee rides in the vehicle, only the owner of the vehicle will be reimbursed.
 2. All personal vehicles used for City business must be adequately insured for liability, personal injury and property damage.
 3. When using a personal automobile for a day trip, which originates from home, the mileage reported for reimbursement should be from home to destination and back home or to City Hall.

Lodging

- A. Employees must reserve lodging at the GSA rate or at the least costly room rate within the designated hotel. If an employee is attending a conference, reimbursement will be made for the standard room rate, at the conference facility. A conference facility is either directly at the site of the conference or listed in the brochure as a conference hotel.
- B. An employee may submit a request to stay at an alternative comparable hotel or short-term rental based on price and amenities.
- C. The City will only pay the actual room rental cost supported by the hotel bill for each day that lodging was approved. Upgrades and other amenities will not be reimbursed. Any expenses incurred over the GSA daily limits will not be paid by the City. If any employee or official incurs expenses in excess of the GSA daily limits, that employee or official shall reimburse the City for all amounts over the GSA daily limits.
- D. The City will not reimburse for taxes paid on lodging when traveling in Georgia. It is the responsibility of the traveler to obtain a sales/use exemption form and a hotel/motel tax form from the Finance Department.

Non-Reimbursed Expenses

- A. Expenses of spouse, family, or other persons not directly employed by the City.
- B. Alcoholic beverages.
- C. Fines for parking or traffic violations.
- D. Airline and other trip insurance not approved in advance.
- E. Loss or damage of personal property.
- F. Personal entertainment (in-room movies, etc.) during any trip.
- G. Non-approved travel upgrades or extensions.
- H. Gifts, clothing or purchase of personal items.

Compliance Auditing

- A. The Department Head/Supervisor is responsible for ensuring that all travel request/claims originating from their department is in compliance with the City's Travel and Expense Policy.
- B. The traveler is responsible for submitting all receipts and expense documents related to his/her travel within two (2) weeks of returning. All documentation should be returned to the Accounts Payable Clerk or Finance Department.

- C. Reimbursement shall be made in the next payables cycle.
- D. Any excess expenditures about the limits outlined in this policy shall be reimbursed to the City with in four (4) weeks of returning or within ten (10) days of notice from the Accounts Payable Clerk or Finance Department, whichever is greater. Any sums not reimbursed within that time shall be deducted from the employee or official's pay in the next pay cycle.
- E. Expenditures in excess of the limits outlined herein may subject the employee incurring such expenses to disciplinary action.

Memorandum

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

From: Brittini Nix, City Administrator

Date: April 20, 2023

Subject: Change of Conditions Case: 2023-CD-COC-01

Proposed Zoning: O-I (Office-Institutional District)

Existing Zoning: O-I (Office-Institutional District)

Size: 1.84 acres

Proposed Use: Medical / Dental Offices

Applicant: EVAA, LLC
1030 Duluth Hwy
Lawrenceville, Georgia 30043
770-891-9142

Owner: EVAA, LLC
1030 Duluth Hwy
Lawrenceville, Georgia 30043
770-891-9142

Location: LL 303 - 5th District, Parcels 004 and 007

Existing Land Use and Zoning:

The site is located on the east side of Dacula Road, south of the Dacula Road and Freemans Walk Drive intersection. The subject property totals 1.84-acres and is zoned O-I (Office Institutional District) pursuant to 2021-CD-RZ-01 and 2021-CD-VAR-01. The site is actively under development for a 12,253 sf medical office building under development permit 2022-CD-DEV-01.

Various commercial uses are located 0.12 +/- miles north of the subject property. These uses include, but are not limited to, a postal facility, chiropractor, day care facility, restaurant, and gas station zoned O-I (Office-Institutional District) and C-1 (Neighborhood Commercial District). Properties zoned R-1200 (Single-Family Residential District) are located adjacent to the north, south, east, and across Dacula Road to the west.

The Proposed Development:

The applicant has requested a change of conditions to eliminate and replace the 20-foot rear undisturbed buffer with a 20-foot rear landscape strip. Replacing the undisturbed buffer with a landscape strip would permit the developer to encroach within the subject area and build the retaining wall as designed.

The proposed 20-foot landscape strip would be in addition to the existing 5-foot landscape strip along the rear of the property. Therefore, the landscape strip abutting the rear property line would total 25 feet. Said landscape strip would still require Leyland Cypress trees, planted 20-foot on center (zoning condition #6) and a 6-foot opaque fence (zoning condition #7) per the zoning conditions.

Application materials do not indicate any additional modifications from the approved site plan nor zoning conditions.

Summary:

The proposed change of conditions to eliminate and replace the rear undisturbed buffer with a landscape strip could be considered suitable at this location as the permanent use of the land would remain a separation between the office and residential uses. As such, the Department recommends the requested change of conditions be approved.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Neighborhood Commercial on the Future Land Use Map. Neighborhood Commercial land uses are described as small office, small retail, small institutional, or parks / recreation uses along major road thoroughfares, such as Dacula Road, that "provide opportunities for small-scale retail, services, and office that are compatible with neighborhoods that do not generate excessive traffic" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.18). Considering the above description, the proposed change of conditions for the medical / dentist office is compatible with the Neighborhood Commercial designation given by the Comprehensive Plan.

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

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

The proposed change of conditions for the medical / dentist office use could be considered suitable as a separation between office and residential uses would remain.

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

With the recommended conditions, adverse impacts on adjacent / nearby properties could be minimized.

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

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

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

No, excessive and burdensome use of existing streets, transportation facilities, utilities or schools would not be expected should the request be approved.

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

The proposed change of conditions for the medical / dentist office is consistent with the Neighborhood Commercial designation of the 2030 Future Land Use Map, which indicates the request should be approved.

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 change of conditions?*

Eliminating and replacing the rear undisturbed buffer with a landscape strip would allow the development to proceed as designed. Furthermore, only landscaped vegetation and underground infrastructure would be permitted to remain within the 25-foot landscape strip on a permanent basis.

Recommendation:

Based upon the application, the requested change of conditions is recommended for **approval with the following conditions.**

The Department notes the Planning Commission unanimously recommended approval with staff's recommendations conditions for the requested special use permit at the Public Hearing on April 24, 2023. Said conditions are below.

Changes from 2021-CD-RZ-01 and 2021-CD-VAR-01 zoning conditions are below.
 Additions are shown in **bold** and deletions in ~~strikethrough~~.

1. The property shall be developed in accordance with the ~~conceptual~~ site plan prepared by **Foresite Group dated May 23, 2022** ~~Hayes, James & Associates dated January 4, 2021~~. 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. All building exteriors shall be constructed of brick, stone, glass or stucco. All buildings shall have flat roofs with architectural treatments to include canopies and parapets. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split faced block. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall be varied in depth and parapet height. Final architectural plans and color palate shall be submitted to the City for approval.
3. No outdoor storage shall be permitted.
4. A 10-foot wide landscape strip shall be provided along the commercial tract frontage of Dacula Road. The landscape strip shall be planted so as to not impede site distance along Dacula Road. A landscape plan shall be submitted to the City for approval prior to the issuance of a development permit.
5. The required 50-foot undisturbed buffer on the side property lines shall be eliminated and replaced with a 15-foot wide landscape strip. Landscape strips shall be planted with a single row of Leyland Cypress trees, planted 30-foot on center.
6. The required 50-foot undisturbed buffer on the rear property line shall be **eliminated and replaced with a 25-foot landscape strip with a minimum planting of Leyland Cypress trees, planted 20-foot on center, and understory plantings.** ~~reduced to a 20-foot undisturbed buffer.~~ Encroachment for one (1) perpendicular sewer line shall be permitted subject to review and approval. ~~A landscape strip shall be required along the rear of the property and with a minimum planting of Leyland Cypress trees, planted 20-foot on center.~~
7. Opaque fencing along the rear of the property shall be required. The fence shall be a 6-foot high black chain link fence with opaque green, brown, or black slats or a 6-foot high green, brown, or black vinyl fence. Fencing shall be located behind the tree line with location subject to review and approval by the Department of Planning and Development.
8. A parking lot landscape plan shall be 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.

9. One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with a brick or stacked stone base of at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited.
10. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
11. 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.
12. A 5-foot wide sidewalk shall be constructed/replaced on the property frontage of Dacula Road.
13. A standard deceleration lane with 50-foot taper and 40-foot right-of-way from the centerline shall be required, reviewed, and approved by Gwinnett County Department of Transportation prior to the issuance of a development permit. The developer shall be limited to one curb cut. Prior to the issuance of a development permit, a sight distance certification shall be provided. Minimum separation from a driveway, public road, or side street shall be provided as specified in the Gwinnett County Unified Development Ordinance.
14. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
15. 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.
16. 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

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>EVAA, LLC</u>	NAME <u>EVAA, LLC</u>
ADDRESS <u>1030 Duluth Hwy</u>	ADDRESS <u>1030 Duluth Hwy</u>
CITY <u>Lawrenceville</u>	CITY <u>Lawrenceville</u>
STATE <u>GA</u> ZIP <u>30043</u>	STATE <u>GA</u> ZIP <u>30043</u>
PHONE <u>770-891-9142</u> FAX _____	PHONE <u>770-891-9142</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Nooredin Nurami
 COMPANY NAME EVAA, LLC
 ADDRESS 1030 Duluth Hwy
Lawrenceville, GA 30043
 PHONE (770) 891-9142 FAX _____

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

PRESENT ZONING DISTRICT(S) O+I REQUESTED ZONING DISTRICT _____
 LAND LOT(S) 303 PARCEL # 004+007 DISTRICT(S) 5th ACREAGE 1.84
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED *change of conditions*
Request to landscape 20-ft undisturbed buffer
at the rear of the property.

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS _____ DWELLING UNIT SIDE (SQ. FT.) _____
 NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS 1 TOTAL GROSS SQ. FEET ~~12,417~~ 12,253

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 2023-CD-COC-01

March 1, 2023

City of Dacula
PO Box 400
Dacula, GA 30019

Re: **Letter of Intent**
Rezoning Application
Tax Parcel R303-007
Tax Parcel R303-004

Dear Sir or Madam:

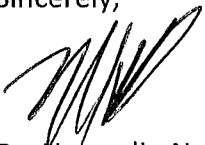
Please consider this as our Letter of Intent to change approved condition of previous rezoning case: 2021-CD-R2-01 & 2021-CD-VAR-01 located at 335 Dacula Road.

We would like to change condition #6 (20-foot buffer at rear of property) from undisturbed to a 20-foot landscaped strip. We feel this will beautify the property by removing the eyesore of the undisturbed buffer. We do not intend on removing any large trees. The adjoining residential property currently has a 6-foot wood fence for privacy. In addition, the plans will also require opaque fencing and Leyland Cypress trees planted at 20-foot on center.

We are also requesting a variance to allow for grading within the 20-foot undisturbed buffer to allow for the construction of the retaining wall.

Thank you for your consideration.

Sincerely,



Dr. Nooredin Nurani
EVAA, LLC
1030 Duluth Highway
Lawrenceville, GA 30043

- GENERAL NOTES:**
- NOTIFY THE CITY OF DACULA INSPECTION 24 HOURS BEFORE BEGINNING EVERY STAGE OF CONSTRUCTION (PER 88-302).
 - NO CONSTRUCTION OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENT HAVE BEEN COMPLETED.
 - ALL CONSTRUCTION TO COMPLY WITH CITY OF DACULA STANDARDS.
 - ALL PROPOSED DIMENSIONS USED TO SHOW THE EXISTING LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN ON THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE PROPOSED LAYOUT OF THE PROPOSED BUILDING FOOTPRINT ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CURBLINE. ALL CURB RISES ARE GIVEN AT THE FACE OF CURB.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT DISCREPANCIES, WALLS, AND UTILITIES.
 - CONTRACTOR TO CONTACT UTILITIES LOCATIONS AT SUR 100 OR TQM WEST LOCK AT 878.633.8814 PRIOR TO ANY LINE CLOSURES OR OPEN CUTS.

- SITE NOTES:**
- TRACT IS ZONED: O4 (OFFICE INSTITUTIONAL)
 - SEE ADJACENT CURB LINE OF BUILDING 1 FOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - HIGH INTENSITY HOUSING AND THE CITY SHALL BE SO AWARE THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC OR PHOTOGRAPHIC FLASH AND FLASH PLAYS.
 - ALL RISES, 18" OR SAVER, AREAS, AND UNIFORMITY OF AREAS SHALL BE CLEARLY INDICATED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - NO OUTDOOR STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLES, EQUIPMENT, PRODUCTS, ETC.
 - SHOW LOCATION, NUMBER AND SIZE, AND NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR OUTDOOR STORAGE.
 - ALL FURNITURE AND SIGNAGE TO COMPLY WITH COUNTY DOT SPECIFICATIONS.
 - ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. NOTIFY A CONTRACTOR/ENGINEER OF ANY CHANGES PERTAINING TO ANY PERMIT APPLICATION.
 - ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - MAXIMUM CUT OR FILL SHALL BE 4:1.
 - THE CITY OF DACULA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR ADA ACT.
 - 24 HOUR CONTACT: NOOREEN NURANI (770) 854-4142
 - CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER, JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING SPECIAL REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 14 DAYS PRIOR TO ANTICIPATED COMMENCEMENT OF CONSTRUCTION. ANY OTHER PERMIT REQUIREMENTS APPROVAL OF CERTIFICATIONS BY THE ENGINEER.
 - GRADING CONSTRUCTION AND OVERLAPMENT ACROSS ROADWAYS CONSTRUCTED OR TO BE CONSTRUCTED SHALL BE CAPABLE OF SUPPORTING 11,500 POUNDS GROSS WEIGHT SHALL BE MET FOR INTERNATIONAL FIRE CODE, CHAPTER 1 SECTION 903.2.3, APPENDIX C, 2021 IBC SECTION 1025.1.

- LEGEND**
- STANDARD DUTY ASPHALT PAVING
 - HEAVY DUTY ASPHALT PAVING
 - DOT SPECIFICATION ASPHALT PAVING
 - CONCRETE SIDEWALK PAVING
 - HEAVY DUTY CONCRETE PAVING
 - PROPERTY LINE
 - PARKING CURB
 - TRAFFIC SIGN
 - PAINTED TRAFFIC ARROWS
- SITE DATA**
- OWNER: O4 (OFFICE INSTITUTIONAL)
 PERMIT IDENTIFICATION NUMBER: 2021-CD-RZ-01
 TOTAL SITE AREA: 1.83 AC
 IMPROVED AREA: 1.83 AC
 UNIMPROVED AREA: 0.00 AC
 PAVED AREA: 1.83 AC
 PAVED SIDEWALK AREA: 0.00 AC
- LANDSCAPE STRIP**
- | | |
|-------|-------|
| FRONT | 10 FT |
| SIDE | 10 FT |
| REAR | 10 FT |
- BUILDING SETBACK**
- | | |
|-------|-------|
| FRONT | 50 FT |
| SIDE | 10 FT |
| REAR | 10 FT |
- LANDSCAPE BUFFER**
- | | |
|-------|-------|
| FRONT | 10 FT |
| SIDE | 10 FT |
| REAR | 10 FT |
- BUILDING FOOTPRINT**
- | | |
|-------|-----------|
| FRONT | 12.353 SF |
| REAR | 12.353 SF |
| SIDE | 12.353 SF |
| TOTAL | 37.059 SF |
- PARKING SPACES REQUIRED**
- | | |
|--------|-----------|
| OFFICE | 7 SPACES |
| REAR | 10 SPACES |
| FRONT | 10 SPACES |
| TOTAL | 27 SPACES |
- ACCESSIBLE PARKING SPACES**
- | | |
|-------|----------|
| FRONT | 3 SPACES |
| REAR | 3 SPACES |
| TOTAL | 6 SPACES |

SHORT DISTANCE CERTIFICATION

The undersigned hereby certifies that the short distance for the project is designed with adequate drainage to the adjacent street, and the surrounding area is not subject to flooding. The proposed short distance provides visibility of 300 ft to the left and 300 ft to the right. The short distance shall be measured from a point of 15 ft from the edge of pavement and 11 ft 7 inches above the roadway.

DATE: 02/23/23

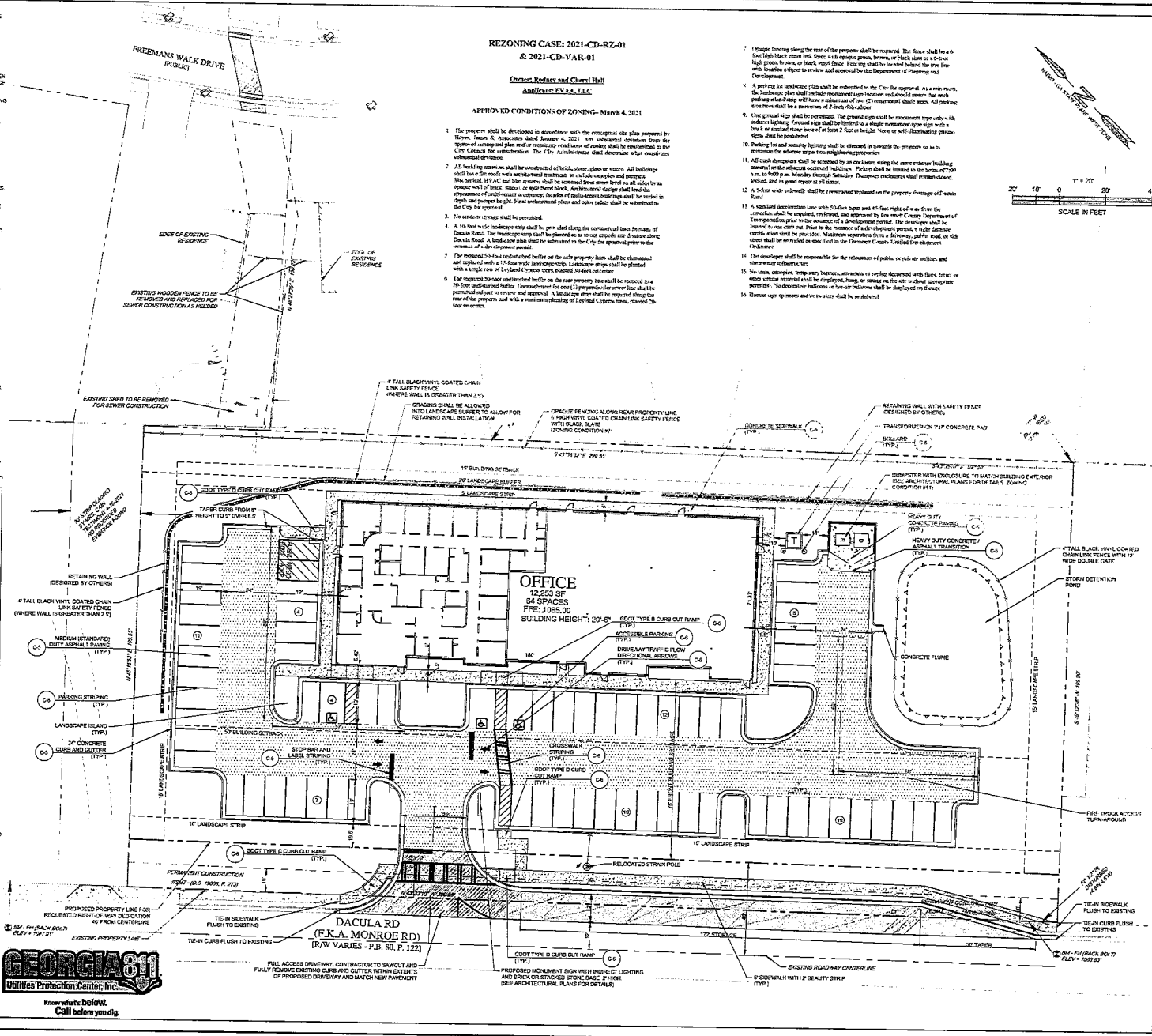
CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

ALL REQUIREMENTS OF THE CITY OF DACULA DEVELOPMENT REGULATIONS RELATIVE TO THE SUBMISSION AND SUBMISSION OF A SITE PLAN SHALL BE FULLY APPLIED. THE REQUIRED FEES, SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN RECEIVED AND APPROVED BY ALL RELEVANT CITY DEPARTMENTS AND AGENCIES AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS AND THE CITY ENGINEER OF CONSTRUCTION HAS REVIEWED AND APPROVED THE DEVELOPMENT PLANS. APPROVAL IS HEREBY GRANTED. IN THIS SITE PLAN, ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PLAN, SUBJECT TO THE CITY ENGINEER'S PROVISIONS OF ROAD DEVELOPMENT AND OTHER EXISTING CITY REGULATIONS.

FOR THE CITY OF DACULA

DATE: 02/23/23

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A SEPARATE PERMIT IS ISSUED.



REZONING CASE: 2021-CD-RZ-01
& 2021-CD-VAR-01

Owner: Reddy and Cheryl Hill
 Applicant: EVA, LLC

APPROVED CONDITIONS OF ZONING: MARCH 4, 2021

- The property shall be developed in accordance with the conceptual site plan prepared by Steven James Associates dated January 4, 2021. Any substantial deviation from the approved conceptual site plan and/or conditions of zoning shall be submitted to the City Council for consideration. The City Administrator shall determine what conditions shall be required.
- All building structures shall be constructed of brick, stone, glass or masonry. All buildings shall have a finished roof with architectural treatment to include gables and porches. The finished roof shall be a minimum of 12:12 pitch. The roof shall be a minimum of 12:12 pitch. The roof shall be a minimum of 12:12 pitch. The roof shall be a minimum of 12:12 pitch.
- The proposed 50-foot landscaped buffer on the side property line shall be a minimum of 50 feet wide and shall be planted with a minimum of 10 trees per 100 lineal feet. The trees shall be a minimum of 10 feet tall at the time of planting. The trees shall be a minimum of 10 feet tall at the time of planting.
- The proposed 10-foot landscaped buffer on the rear property line shall be a minimum of 10 feet wide and shall be planted with a minimum of 10 trees per 100 lineal feet. The trees shall be a minimum of 10 feet tall at the time of planting. The trees shall be a minimum of 10 feet tall at the time of planting.
- The proposed 10-foot landscaped buffer on the front property line shall be a minimum of 10 feet wide and shall be planted with a minimum of 10 trees per 100 lineal feet. The trees shall be a minimum of 10 feet tall at the time of planting. The trees shall be a minimum of 10 feet tall at the time of planting.

ENGINEER

FORESITE

Foresite Group, LLC
 2177036.1739
 1179368.1944
 Suite 102
 Peachtree Corners, GA 30092
 www.foresitegroup.com

DEVELOPER

EVA, LLC

1033 DULUTH HWY
 LAWRENCEVILLE, GA 30043
 (770) 878-6162
 NOOREEN@EVAHOLD.COM

CONTACT: NOOREEN NURANI

PROJECT: DACULA RD MEDICAL OFFICE

335 DACULA RD.
 DACULA, GA 30019
 L.L. 300.5TH DIST.

PARCEL: 0850808 & 8530300, 2021-CD-RZ-01

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER

1/27/23

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER: ENR

DESIGNED BY: JAH

JURISDICTION: DACULA, GA

DATE: 2023-02-23

SCALE: 1" = 20'

TITLE: SITE & PAVING PLAN

SHEET NUMBER: C-1

ISSUED FOR CONSTRUCTION

JOB FILE NUMBER: 1436.006

335 Dacula Road

All that tract or parcel of land lying and being in Land Lot 303 of the Fifth Land District, City of Dacula, Gwinnett County, Georgia and as shown on a survey prepared for EVAA, LLC by Carter Engineering Consultants, Inc. dated November 30, 2020, having the following description:

COMMENCING at a point at the approximate centerline intersection of Freeman's Walk Drive and Dacula Road,

Thence South 48 degrees 08 minutes 32 seconds East for a distance of 295.44 feet to a point on the northern right of way margin of Dacula Road,

Thence along the right of way margin of Dacula Road, South 43 degrees 33 minutes 10 seconds East for a distance of 299.95 feet to a point, said point being the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** Thence leaving the northern right of way margin of Dacula Road, North 46 degrees 08 minutes 54 seconds East for a distance of 199.85 feet to a point;

Thence South 43 degrees 35 minutes 07 seconds East for a distance of 100.20 feet to a point;

Thence South 46 degrees 12 minutes 36 seconds West for a distance of 199.90 feet to a point on the right of way margin of Dacula Road;

Thence, along the right of way margin of Dacula Road, North 43 degrees 33 minutes 10 seconds West for a distance of 99.98 feet to the **POINT OF BEGINNING**.

Said tract or parcel contains 0.459 acres, more or less.

355 Dacula Road

All that tract or parcel of land lying and being in Land Lot 303 of the Fifth Land District, City of Dacula, Gwinnett County, Georgia and as shown on a survey prepared for EVAA, LLC by Carter Engineering Consultants, Inc. dated November 30, 2020, having the following description:

COMMENCING at a point at the approximate centerline intersection of Freeman's Walk Drive and Dacula Road,

Thence South 48 degrees 08 minutes 32 seconds East for a distance of 295.44 feet to a point on the northern right of way margin of Dacula Road, said point being the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** Thence leaving the northern right of way margin of Dacula Road, North 46 degrees 15 minutes 52 seconds East for a distance of 199.55 feet to a point;

Thence South 43 degrees 36 minutes 32 seconds East for a distance of 299.55 feet to a point;

Thence South 46 degrees 08 minutes 54 seconds West for a distance of 199.85 feet to a point on the right of way margin of Dacula Road;

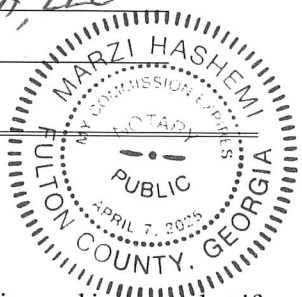
Thence, along the right of way margin of Dacula Road, North 43 degrees 33 minutes 10 seconds West for a distance of 299.95 feet to the **POINT OF BEGINNING**

Said tract or parcel contains 1.374 acres, more or less.

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.

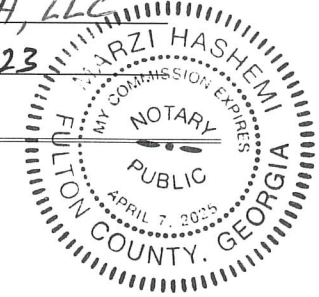
Signature of Applicant [Signature] Date 3-2-23
Type or Print Name/Title Nooredin Nurani, Member EVAA, LLC
Notary Public [Signature] Date 3-2-23



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 3-2-23
Type or Print Name/Title Nooredin Nurani, Member EVAA, LLC
Notary Public [Signature] Date 3-2-23



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 3-6-23 RECEIVED BY BN FEE 1000 RECEIPT # 160785
LAND LOT 303 DISTRICT 5 PARCEL # 004* 007 HEARING DATE 5-4-2023

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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

** Change of condition only **

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 3-2-2023 APPLICANT EVAA, LLC

A Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, change of condition will enhance and beautify property

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Better ~~use~~ economic use now that the property has been rezoned to O+I.


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: None

CONFLICT OF INTEREST CERTIFICATION

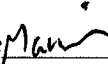
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant  Date 3-2-2023

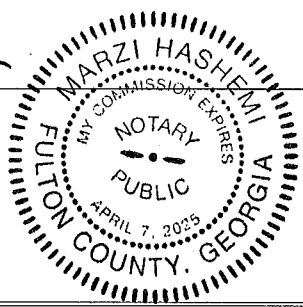
Type or Print Name/Title Nooredin Nurani, Member EN/AD, LLC

Signature of Applicant' Attorne _____ Date _____

Type or Print Name/Title _____

Notary Public  Date 3-2-23

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No

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

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

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

Yes No

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

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

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

Memorandum

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

From: Brittni Nix, City Administrator

Date: April 14, 2023

Subject: Special Use Permit Case: 2023-CD-SUP-02

Proposed Zoning: PMUD (Planned Mixed-Use District)

Existing Zoning: PMUD (Planned Mixed-Use District)

Size: 6.37 acres

Proposed Use: Self-Storage Facility with Watchman's Quarters

Applicant: WREG Harbins Land, LLC
1958 Monroe Dr NE
Atlanta, Georgia 30324
404-920-5067

Owner: WREG Harbins Land, LLC
1958 Monroe Dr NE
Atlanta, Georgia 30324
404-920-5067

Location: LL 300 - 5th District, Parcel 139

Existing Land Use and Zoning:

The subject property totals 6.37 acres and is located on the north side of Davis Rock Drive, currently addressed 2544 Davis Rock Drive. The site is a tract of land within a planned mixed-use development known as Harbins 316. In 2021, the property was zoned PMUD (Planned Mixed-Use District) pursuant to 2020-CD-RZ-03 and was formally known as Inland Pass.

As the property is part of a planned mixed-use development, it is adjacent to PMUD zoned properties. The abutting approved uses include senior living, multi-family apartments, and retail. The surrounding area includes properties within unincorporated Gwinnett County and are zoned C-2 (General Business District), R-100 (Single-Family Residence District), and RA-200 (Agriculture-Residence District). These uses include a gas station/ convenience food mart, single-family residential, and undeveloped property. To the south is a commercially zoned property, C-1 (Neighborhood Commercial District), located within the City limits. Across Harbins Road is a vacant home care facility within the City limits zoned O-I (Office-Institutional District).

The Proposed Development:

The applicant, WREG Harbins Land, LLC, is controlled by Watkins Real Estate Group, which is the developer of the Harbins 316 planned mixed-use development. They have requested a special use permit to allow a 4-story self-storage facility with watchman's quarters within the planned mixed-use development per the 2020-CD-RZ-03 zoning conditions. The proposed self-storage facility is 348,000 sf with 94 parking spaces and is anticipated to occupy 3.72 acres of the subject property, which is located in the middle of Harbins 316. As such, the proposed location would have less visibility from Harbins Road.

Application materials state the self-storage facility could be an amenity for potential residents within the planned mixed-use development and the adjacent community. Self-storage facilities are commonly used by seniors and apartment renter for storage.

Summary:

The proposed special use permit for a self-storage facility with watchman's quarters could be considered suitable at this location as it would be contained within the structure and provide a service to existing and future residents. Furthermore, the site is located interior of the planned development and not along Harbins Road. As such, the Department recommends the requested special use permit be approved with conditions at this location.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Community Mixed Activity Use Center on the Future Land Use Map. Community Mixed Use land uses are defined as "relatively large-scale (40,000 to 100,000 square feet) of commercial, office, and institutional facilities which serve surrounding neighborhoods. They may include some mix of uses, including commercial areas that primarily cater to the community as a whole" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.14). The proposed planned mixed-use development follows the description of Community Mixed Use.

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

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

Yes, the proposed use of the site could be considered suitable at this location.

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

The special use permit would not be expected to negatively impact surrounding properties.

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

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

4. Whether the proposed special use permit 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 increase the burden of use for existing streets, transportation facilities, utilities, or schools.

5. Whether the proposed special use permit is in conformity with the policy and intent of the Land Use Plan?

The City of Dacula's Future Land Use Map designates the property for community mixed activity use center. As such, the proposed use and variance could be considered suitable at this location.

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 special use permit?

The proposed self-storage facility with watchman's quarters could be a complementary use with the approved multi-family apartments and senior living. Furthermore, the use would be less visible from Harbins Road as it is set back within the development.

Recommendation:

Based upon the application, the requested special use permit is recommended for **approval with the following conditions.**

The Department notes the Planning Commission unanimously recommended approval with staff's recommendations conditions for the requested special use permit at the Public Hearing on April 24, 2023. Said conditions are below.

*Changes from 2020-CD-RZ-03 zoning conditions are below. Additions are shown in **bold** and deletions in **strikethrough**.*

Condition Set #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA)

Attachment A - GRTA General Conditions

Pedestrian, Bicycle, and Transit Facilities

- 1) Provide pedestrian connectivity between all buildings and uses.

2) Install sidewalks along the entire property frontage of Harbins Road
Harbins Road at W Drowning Creek Road

- 3) Install a traffic signal, if and when warranted, per Gwinnett County Department of Transportation standards and approval.
- 4) Install a southbound left turn lane.
- 5) Install a northbound right turn deceleration lane.
- 6) Install a northbound left turn lane.

**Attachment B - Required Elements of the DRI Plan of Development:
Conditions Related to Altering Site Plan after GRTA Notice of Decision**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not require re-review from GRTA so long as the following GRTA conditions are included as part of any changes:

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

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- 8) Provide pedestrian connectivity between all buildings and uses.
- 9) Install sidewalks along the entire property frontage of Harbins Road.

Roadway Improvement Conditions to GRTA Notice of Decision:

Harbins Road at W Drowning Creek Road

- 10) Install a traffic signal, if and when warranted per Gwinnett County Department of Transportation standards and approval.
- 11) Install a southbound left turn lane.
- 12) Install a northbound right turn deceleration lane.
- 13) Install a northbound left turn lane.

Section 2:

Pedestrian, Bicycle and Transit Facilities

- 14) Include pedestrian connections from the proposed apartment and senior living tracts to the proposed community park on the eastern portion of the project.
- 15) Include pedestrian connections from the proposed apartment tract to the proposed retail/grocer and shops tract.

Harbins Road at W Drowning Creek Road

- 16) Install an eastbound left turn lane.
- 17) Install a southbound right turn deceleration lane.

Harbins Road at New Hope Road

- 18) Monitor traffic conditions and identify needed improvements, as necessary.

Condition Set #2

Conditions of the City of Dacula

Concept Plan and Land Use

- 1) The property shall be developed in accordance with the conceptual site plan prepared by Doulgerakis Consulting Engineers, Inc entitled **Harbins 316: Inland Pass: A Planned Mixed-Use Development dated April 7, 2023** ~~revised on June 17, 2021~~. 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 PMUD Zoning District shall be prohibited and made part of the owner's restrictive covenants: adult entertainment establishments, log 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, title loan and check cashing facilities, 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 PMUD Zoning District shall be allowed with the approval of a Special Use Permit by the Mayor and City Council of the City of Dacula: contractor's offices with outdoor storage, machine/welding/radiator or muffler repair shops, vehicle rental (without driver), churches and/or religious facilities that are not located in a standalone building or structure, automotive sales lots, general auto repair, tire stores, muffler shops, boat sales establishments, crematories as an accessory to a funeral home, equipment rental sales or service (excluding heavy equipment) with associated outside storage, helicopter landing pads, mini-warehouse / personal storage facilities, fleet vehicle parking lots, tattoo and body piercing parlors, pool or billiard halls, liquor and/or package stores, van, moving or truck rental (i.e. U-Haul, Ryder) 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 approval by the Mayor and City Council. Garages within the multifamily and senior living projects shall be allowed.
- 5) Only one (1) fast food restaurant with or without drive-thru windows and/or curb service shall be permitted. A fast food restaurant shall be defined as any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers. Said definition

shall exclude restaurants with drive-thru services whose primary product focuses on specialty coffees or donuts.

- 6) The senior living facility shall include improvements to accommodate and assist the senior age group. Necessary improvements and services include elevators, interior corridors, larger hallways (minimum width of 72 inches or compliant with ADA requirements, whichever is greater), resident programming, on-site staff to assist with the needs of residents, and off-site transit / shuttle bus services for residents. In addition, seven (7) of the following amenities / services shall be provided: social clubs, a weekly schedule of activities, nail and hair salon, on-site physical therapy, water aerobics, massage and meditation rooms, wine bar, game rooms, movie theatre, and/or a community concierge.
- 7) The maximum number of senior living units shall not exceed 180.

Architectural Design

- 8) The fronts and visible sides of non-residential building exteriors shall be constructed of brick, stone, stacked stone, stucco, EIFS, tilt-up concrete, and/or glass. The rear of the structures shall be finished with brick, stone, stucco, tilt-up concrete, glass, split faced block (CMU), painted block on the rear of the structures, or any combination thereof. Non-residential structures may contain accents of fiber-cement siding in addition to the primary construction materials. The Department of Planning and Development shall decide what is considered rear of the structure (if any). All non-residential buildings shall be constructed with flat roofs with architectural treatments to include canopies and varying parapet heights. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. The appearance of flat roof structures shall be avoided. Mansard style roofs shall be prohibited. Ground mounted mechanical, HVAC and like systems shall be screened on all sides by an opaque wall of brick, stucco, split faced block or wood. Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or surface parking areas of the development. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall have varied parapet height. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval.
- 9) Residential building exteriors shall, at a minimum, be constructed of fiber cement siding with accents of brick, stone, stacked stone, stucco, or cedar shake on all sides. Vinyl siding shall be prohibited except as used for maintenance free accent elements such as soffits, and window casings. Residential buildings shall be constructed with a pitched roof, minimum 4 to 12 pitch, or flat roof with architectural treatments to include canopies and parapets of varying heights to avoid the appearance of a flat roof. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. Ground mounted mechanical, HVAC and like systems shall be screened from public view by an opaque wall of brick, stucco, split faced block or wood, or landscaping.

Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or parking areas of the development. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval.

- 10) Architectural design of multi-family and senior living facilities shall be developed in accordance with the elevations/renderings received on March 28, 2021. Any substantial deviation shall be resubmitted to the City Council for consideration. The City Administrator or his/her designee shall determine what constitutes substantial deviation. Color changes shall not constitute a substantial deviation.
- 11) Multi-family and senior living facilities shall be limited to a maximum of 5-stories.
- 12) Attached residential units shall be a minimum of 720 square feet for single bedroom, 1,000 square feet for two bedroom, and 1,200 square feet for three bedrooms.
- 13) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- 14) Chain link fence shall be prohibited except around the stormwater management ponds and the multifamily and senior living dog parks. All chain link fences shall be black vinyl.
- 15) 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

- 16) A ten (10) foot wide landscape strip from the proposed ROW shall be provided along the entire tract frontage of Harbins Road. The landscape strip shall be planted so as to not impede site distance along Harbins Road.
 - a. Provide non-ornamental shade trees spaced 30-feet on-center along the Harbins Road right-of-way and both sides of the private drive. 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 and Gwinnett Department of Transportation.

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

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

- 17) A fifty (50) foot wide landscape strip measured from the property line shall be provided along the southern property line of the multi-family tract. The landscape strip shall be planted with a minimum of two (2), 6-foot high trees staggered every 15 linear feet and supplemented with understory plantings.
- 18) Provide a 20-foot wide landscaped buffer along the rear boundary line of the retail tract as shown on the concept plan. The landscape buffer shall be planted with a row of Leyland Cypress or Cryptomeria trees, planted 20-foot on center, and include a 6-foot height decorative fence. Said fence shall be maintained by the property owner and be in good repair at all times.
- 19) 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 or Cryptomeria trees, planted 30-foot on center. The buffer can be eliminated after a Building Permit has been issued on adjacent property.
- 20) 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 insure that each parking island/strip will have a minimum of one (1) ornamental shade tree per 25 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.
- 21) Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties.
- 22) Natural vegetation shall remain on the property until issuance of a land disturbance permit.

Signage and Advertising

- 23) The subject site shall be limited to two (2) planned multi-use center signs along Harbins Road. Each sign is limited to a maximum 150-square foot of advertising space. Monument signs shall not exceed a maximum 20-foot in height for Harbins Road, signs shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. Signs shall be located so as to not impede site distance along Harbins Road. Internally illuminated and indirect lighting shall be allowed for signage at the project entrance(s) along Harbins Road. Sign location and design criteria are subject to review and approval by the City of Dacula.
- 24) Ground signage shall be limited to one monument-type sign for each commercial out lot / out parcel fronting Harbins Road and one monument-type sign per road frontage abutting each of the specified tracts: retail/grocer tract, office/commercial/industrial tract, multi-family tract, and senior living tract. **One monument sign shall be permitted for each subdivided lot of the office/commercial/industrial tract. Tract names refer to the 2020-CD-RZ-02 approved concept plan.** 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 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 Harbins Road and located so as to not impede site distance along Harbins Road. Sign location and design subject to review and approval by the City of Dacula.

- 25) 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.
- 26) 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.
- 27) 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. Yard and sail signs shall be permitted for residential leasing purposes only.
- 28) 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

- 29) 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 and Gwinnett County Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. review and approval.
- 30) Provide a Signal Warrant Study for the signalization of the intersection of West Drowning Creek Road and Harbins Road to the City of Dacula and Gwinnett County Department of Transportation for review. If it is determined by the signal warrant study that a signal is warranted, and the signal is approved by the Gwinnett County D.O.T., The developer shall incur all costs of the required signal including studies, design with interconnect to adjoining signals, any additional right of way/easements, utility relocations and construction. The developer shall also contract for the installation of the signal by a D.O.T. approved contractor. All design and construction will be subject to Gwinnett County D.O.T. review and approval. The signal will be installed and operational prior to the issuance of the first certificate of occupancy. The developer shall provide documentation to the City verifying payment for materials and installation of the traffic signal.
- 31) Include Interconnect with the signalized intersections of SR 316 and Harbins Road.

- 32) Coordinate with the Georgia Department of Transportation (DOT) for their project PI#0013899 located on SR 316 University Parkway
- 33) All intersection/street widening/entrance plans for Harbins Road shall be submitted and are subject to review and approval by the City of Dacula and the Gwinnett County Department of Transportation.
- 34) Street widening and road improvements, to include the first 400 linear feet of the new two-lane private drive with planted median, shall be installed and functional prior to the issuance of a certificate of occupancy for any portion of the development.
- 35) 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.
- 36) 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.
- 37) All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 38) 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.
- 39) Provide inter-parcel access (curb cuts) where possible to contiguous parcels of the mixed use development.
- 40) 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.
- 41) A five-foot sidewalk shall be required adjacent to Harbins Road right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Gwinnett County Department of Transportation.
- 42) Five-foot wide sidewalks shall be required adjacent to both sides of the proposed private drive. 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 containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula.
- 43) Provide decorative light poles / fixtures along Harbins Road right-of-way and the interior private drive. Streets 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. The property owner shall be responsible for street light maintenance and lighting fees. A separate lighting plan showing type of light and locations shall be submitted to the City for review and approval.

- 44) Applicant shall construct a southbound right turn deceleration lane along Harbins Road at W Drowning Creek Road with any modification or variation from design approved in writing by the Director of Gwinnett Department of Transportation.

Private Access

- 45) The free-standing multi-family residential and senior living portion(s) of the mixed use development may be gated, with controlled resident access, both vehicular and pedestrian.
- 46) It is the responsibility of the owner and/or developer to provide pass codes, keys, and/or up to date contact information for controlled entrance locations to the Dacula Marshal's Department, Gwinnett County Police Department, and Gwinnett County Fire Department.
- 47) Contact information for any maintenance associations, homeowner associations, and/or private security company's shall be submitted and updated regularly with the Dacula Marshal's Department.
- 48) Provide controlled access for all residential apartment pods. Controlled access shall consist of gates, swing fences, entry posts, or other similar mechanism to control vehicular or pedestrian movement within residential (apartment) pods.

Grading and Phasing

- 49) Prior to the issuance of a Land Disturbance Permit or Development Permit for mass grading, 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 Harbins Road and both sides of the private drive shall include non-ornamental shade trees spaced 30-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, 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.

- 50) Site grading adjacent to the main project entrance shall be consistent in elevation to the right-of-way of Harbins Road to ensure adequate sight distance.

Condition Set #3

Approved Conditions of requested variances, variations, and waivers to City ordinances and regulations.

- 1) The maximum number of multi-family units shall not exceed 320.

Condition Set #4

Approved Conditions of the requested special use permit.

- 1) **A special use permit for a self-storage facility with watchman's quarters is granted. The self-storage facility shall be interior access only and a maximum of 4-stories. The building exterior shall be constructed primarily of brick, stone, stacked stone, and/or glass.**
- 2) **A self-storage facility with watchman's quarters shall be developed in accordance with the conceptual site plan prepared by Doulgerakis Consulting Engineers, Inc entitled Self-Storage Building at Harbins 316: A Planned Mixed-Use Development revised on April 7, 2023. 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.**

3) One (1) parking space per 3,000 square feet of gross storage space and one (1) parking space per 250 square feet of gross office area shall be required.



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

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

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

APPLICANT *	PROPERTY OWNER *
NAME <u>WREG Harbins Land, LLC</u>	NAME <u>WREG Harbins Land, LLC</u>
ADDRESS <u>1958 Monroe Dr NE</u>	ADDRESS <u>1958 Monroe Dr NE</u>
CITY <u>Atlanta</u>	CITY <u>Atlanta</u>
STATE <u>GA</u> ZIP <u>30324</u>	STATE <u>GA</u> ZIP <u>30324</u>
PHONE <u>404-920-5067</u> FAX _____	PHONE <u>404-920-5067</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

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

CONTACT PERSON Robbie Swan
 COMPANY NAME Watkins Real Estate Group
 ADDRESS 1958 Monroe DR NE
Atlanta, GA 30324
 PHONE 404-920-5067 FAX _____
 EMAIL rswan@watkinsreg.com

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT PMUD
 LAND LOT(S) 300 PARCEL # 139 DISTRICT(S) 5 ACREAGE 6.37

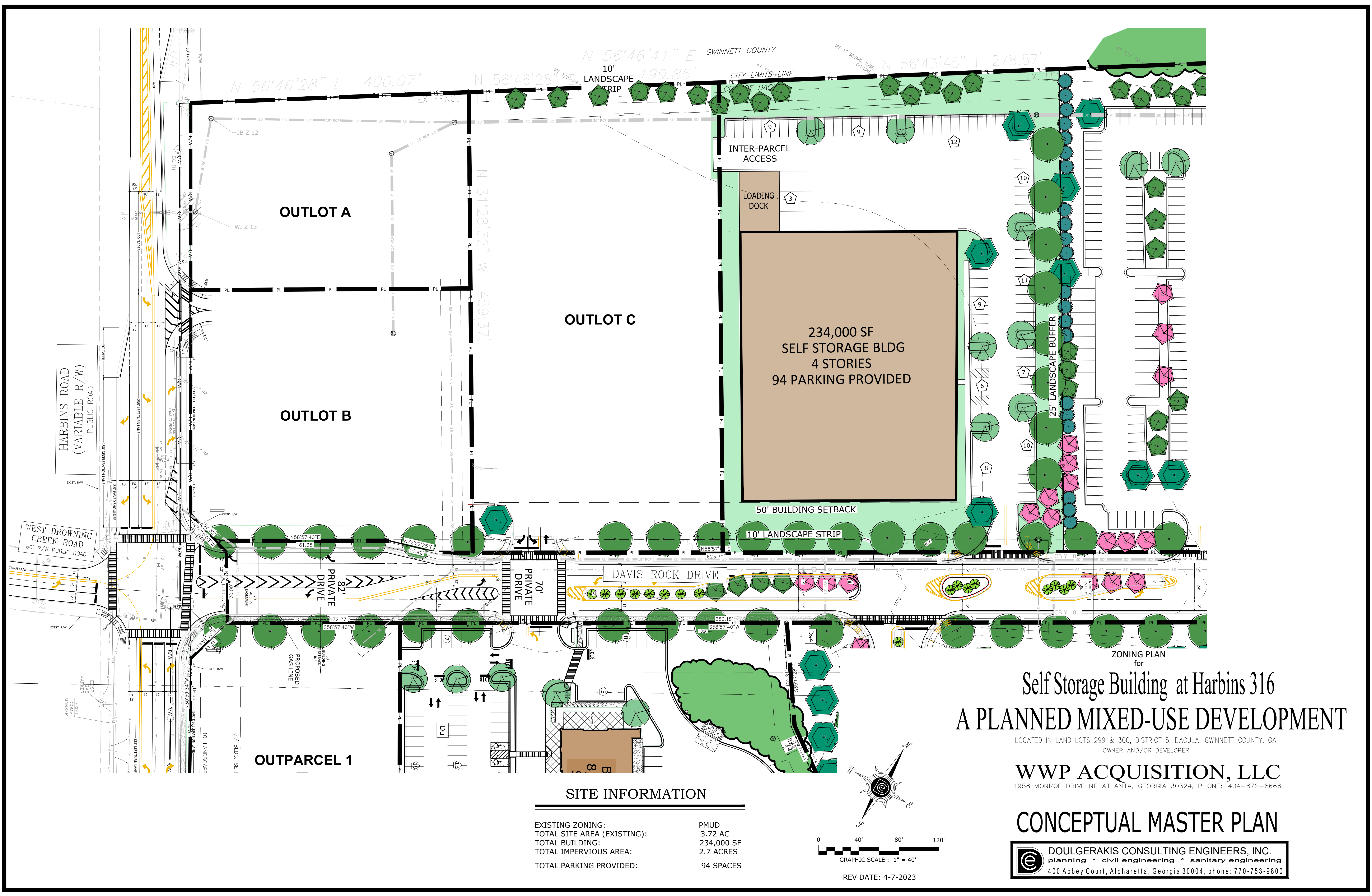
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____
 Requesting special use for maximum 4 story 384,000 sq ft climate controlled self storage facility with parking of 2 spaces for the office and 1 per 5000 sq ft.

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS _____ DWELLING UNIT SIDE (SQ. FT.) _____
 NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS 1 TOTAL GROSS SQ. FEET 384,000

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

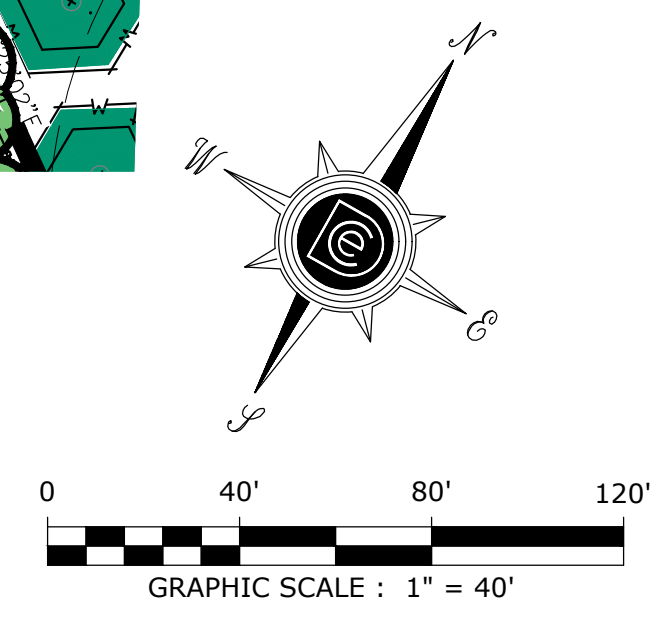
*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER



SITE INFORMATION

EXISTING ZONING:	PMUD
TOTAL SITE AREA (EXISTING):	3.72 AC
TOTAL BUILDING:	234,000 SF
TOTAL IMPERVIOUS AREA:	2.7 ACRES
TOTAL PARKING PROVIDED:	94 SPACES



REV DATE: 4-7-2023

Self Storage Building at Harbins 316
A PLANNED MIXED-USE DEVELOPMENT

LOCATED IN LAND LOTS 299 & 300, DISTRICT 5, DACULA, GWINNETT COUNTY, GA
 OWNER AND/OR DEVELOPER:

WWP ACQUISITION, LLC
 1958 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666

CONCEPTUAL MASTER PLAN

DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Letter of Intent – Special Use Permit – Self Storage

This Special Use Permit request is for the 6.37 acres on the north side of Davis Rock Drive in the mixed use development known as Harbins 316 (“Subject Property”) to allow a maximum 4 story self-storage facility up to 384,000 sq ft with a minimum parking requirement 2 per office plus 1 space per 5,000 sq ft.

WREG Harbins Land, LLC is the owner and applicant and is controlled by Watkins Real Estate Group (“Watkins”), who is the master developer. Watkins is also the current developer for the Publix anchored shopping center and out parcels associated with Harbins 316 and has been actively developing the project for over a year.

Since Harbins 316 was rezoned on July 1 2021, Watkins has been marketing the master development and Subject Property for retail uses. The demand for the Publix anchored shopping center and out parcels that front onto Harbins Road has been well received, however the Subject property has been slower to gain interest due to its lack of visibility location further back into the master development. Watkins has worked with several retail tenants who have ultimately turned the site down due to the above referenced limitation of the site.

During the marketing a development of the master site, Watkins has received great interest for a first-class self-storage facility. This is due to the lack of inventory in the market and potential for self-storage need generated from the 320 apartments and 180 senior living apartments within Harbins 316. Apartment renters are more likely to need self-storage facilities due to the smaller apartment square footage.

Watkins, being the prospective developer for the multifamily and senior living communities, believes the self-storage facility will be a great amenity for the potential renters and also for the surrounding community as well as help acceleration the full development of the Harbins 316 project. The commercial use will have little to no impact on local community services such as police, fire, transportation, and schools. The building design standards will be first class in nature and governed by not only this rezoning but also the Harbins 316 property owners’ association.

In closing, we believe the use to be consistent with the future land use map and current zoning as a commercial use. The location of the facility will be back off Harbins Road and the architectural standards will be consistent with the design elements used throughout Harbins 316 to ensure a constant design. The storage facility is needed not only in the community but also within the Harbins 316 development and will be an amenity for the apartment residents. It has been a pleasure working in Dacula and we appreciate your consideration.

Legal Description

That tract or parcel of land lying and being situated in Gwinnett County, Georgia and being more particularly described the "Commercial/Office/Industrial Tract" in Plat Book 156, Page 254-256, filed October 10, 2022.

Examples





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 James G. Levy Date 3/9/2023
Type or Print Name/Title James G. Levy / Manager
Notary Public [Signature] Date 03/09/2023



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 James G. Levy Date 3/9/2023
Type or Print Name/Title James G. Levy / Manager
Notary Public [Signature] Date 03/09/2023



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: _____

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

FROM: WREG Harbins, Land LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 300 Parcel 139

LOCATION/ADDRESS: 2544 Davis Rock Dr, Dacula, GA 30019

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

The proposed rezoning is contiguous to your property.

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

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

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

Thank you.

Adjoining Property Owners List

WREG Harbins Land, LLC

Special Use Permit

Adjoining Property Owner / Tax Parcel	Mailing Address
WREG Harbins Land LLC / 5300 141	1958 Monroe Dr. NE, Atlanta, GA 30324
WREG Harbins Land LLC / 5300 140	1958 Monroe Dr. NE, Atlanta, GA 30324
WREG Harbins Land LLC / 5300 145	1958 Monroe Dr. NE, Atlanta, GA 30324
Lynn and Tai Bing Chang / 5300 074	1598 Brandon SQ, Lawrenceville, GA 30044

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 *James G. Levy* Date 3/9/2023

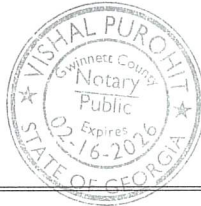
Type or Print Name/Title James G. Levy / Manager

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public *[Signature]* Date 03/09/2023

(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

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 3/8/2023 APPLICANT WREG Harbins Land, LLC

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, the use will provide a commercial service that will be needed not only within our development, but also the surrounding area. The use is consistent with the surrounding commercial uses

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, the use will enhance the existing use of nearby properties by providing a needed commercial use.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Owner has marketed the property for its current use and has had no interest, therefore it does not have reasonable economic use as currently zoned.

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, the special use permit will cause less use of existing streets, transportation facilities, utilities, and no impact on schools.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes. Future land use is Community Mixed Activity Use Center. This is a commercial use that would fit into that description.

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 use would serve a huge need not only in the Harbins 316 Development but also the surrounding area. The subject use is also internal to the site and will have architectural standards to ensure the highest quality and consistency throughout the development.



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No

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

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

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

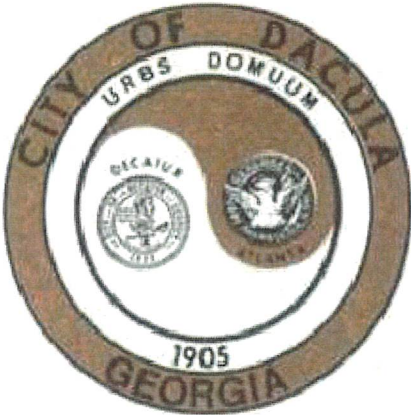
Yes No

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

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

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

**Economic and Community Infrastructure Facilities Impact
Worksheet**



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

Date Received: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: Harbins 316 – Self Storage 6 Acres
Developer/Applicant: WREG Harbins Land, LLC
Telephone: 404-920-5067
Fax:
Email(s): rswan@watkinsreg.com

Economic Impacts

Estimated Value at Build-Out:
\$15 M

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 population increases. Five total jobs. All major infrastructure is in place.

How many short-term and /or long-term jobs will the development generate?
Max 5 long term jobs.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
150,000

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

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
Gwinnett County

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

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

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

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

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

Wastewater Disposal

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

Name of wastewater treatment provider for this site:
Gwinnett County

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

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

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

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

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?
The original Daily Trips for the overall Harbins 316 Project was estimated at 10,319 trips, which included the subject property. The proposed use would have less trips than originally planned.

List any traffic and/or road improvements being made and how they would affect the subject area.
Developer is already planning on widening Harbins Road and W Drowning Creek Road and installing a traffic light at Harbins and W Drowning Creek. No further improvements are needed.

Solid Waste Disposal

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

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?

74.8%

Is the site located in a water supply watershed?

Yes

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

Alcovy and Apalachee

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: The master project has water quality and storm water management basins per the guidelines of the Georgia Storm water management manual. This site would drain into those basins.

Environmental Quality

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

1. Water supply watersheds?

Alcovy and Apalachee

2. Significant groundwater recharge areas?

No

3. Wetlands?

No

4. Protected river corridors?

No

5. Floodplains?

No

6. Historic resources?

No

7. Other environmentally sensitive resources?

No

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

N/A

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

None

Libraries?

None

Fire, Police, or EMS

Given the self storage business we think this would have less of an impact when compared to other commercial uses.

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

None

Additional Comments:

Memorandum

To: City of Dacula Mayor and City Council

From: Brittini Nix, City Administrator

Date: April 18, 2023

Subject: Variance Case: 2023-CD-VAR-01

Existing Zoning: C-2 (General Business District)

Size: 8.06 acres

Applicant: CHA – Matt Meo
6745 Sugarloaf Parkway, Suite 100
Duluth, GA 30097

Owner: QuikTrip Corporation – Michael Burk
4705 S 129th East Avenue
PO Box 3475
Tulsa, OK 74101

Location: LL - 242/271, 5th District

Existing Land Use and Zoning:

The subject property is zoned C-2 (General Business District) and is located in the northeastern quadrant of the Winder Highway and SR 316 intersection. The site totals 8.06 acres and has an existing QuikTrip, a 1,728 sf vacant restaurant and undeveloped wood. The applicant anticipates that the site will be the location of the proposed relocated QuikTrip.

In 2014, the property was legislatively annexed and zoned C-2 General Business District pursuant to 2014-CD-AA-01 and 2014-CD-RZ-01. Properties zoned C-2 (General Business District) are adjacent to the northeast. Across Winder Highway to the south and east are vacant properties zoned M-1 (Light Manufacturing District) and PMUD (Planned Mixed-Use District).

The Proposed Rezoning & Development:

The applicant has requested two variances to allow for the anticipated relocation of the QuikTrip on Winder Highway to accommodate right-of-way acquisitions by GDOT. These right-of-way acquisitions are to facilitate the off-grade SR 316 and Winder Highway interchange project and future extension of Fence Road. The variances have been requested to compensate for the property's hardships such as lot depth, topography, and three road/railway frontages. Per the application materials, property conditions restrict the ability to design a site that meets necessary standards for optimal maneuverability and for the safety of vehicles and pedestrian.

The first variance is to reduce the minimum front yard setback. Per Section 906 of the Zoning Resolution, a 50-foot front yard setback from the right-of-way is required. The applicant is requesting to reduce the front yard setback from 50 feet to 12 feet. The reduction would allow the primary structure to be located closer to Winder Highway and allow the building, and not parking, to be the focal point. Accessory uses and structures such as parking areas and gas pumps would be located in the rear and side yards.

The second variance request is to allow a 5-foot encroachment of the required 10-foot wide landscape strip along Winder Highway. Encroachment would be limited to 5 feet for drive surfaces, parking spaces, and the primary structure. Application materials do not request a decrease in landscaping and plantings required by the existing zoning conditions and the Buffer, Landscape, and Tree Ordinance.

Granting both variance requests would permit the site to be designed as shown on the proposed concept plan.

Summary:

Site conditions constrain the applicant's ability to design a site to meet the standards of the use for maneuverability and safety. As such, the requested variance could be considered suitable. The Department recommends the requested variance be approved with conditions at this location.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Community Mixed Activity Use Center on the Future Land Use Map. Community Mixed Use land uses are defined as "relatively large-scale (40,000 to 100,000 square feet) of commercial, office, and institutional facilities which serve surrounding neighborhoods. They may include some mix of uses, including commercial areas that primarily cater to the community as a whole" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.14). The proposed planned mixed-use development follows the description of Community Mixed Use.

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

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

Yes, the proposed use of the site would remain consistent with the existing use of the site and would thus be suitable at this location.

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

The variance would not be expected to negatively impact surrounding properties.

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

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

4. Whether the proposed variance 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 increase the burden of use for existing streets, transportation facilities, utilities, or schools.

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

The City of Dacula's Future Land Use Map designates the property for community mixed activity use center and neighborhood commercial. As such, the proposed use and variance would be considered suitable at this location.

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 variance?

Existing site conditions limit design options. The proposed site design promotes efficiency and safety of the use and is only achievable with the requested variances.

Recommendation:

*Based upon the application, the requested variance is recommended for **approval with the following conditions.***

*Changes from the 2014-CD-AA-01 and 2014-CD-RZ-01 zoning conditions are below. Additions are shown in **bold** and deletions in ~~strikethrough~~.*

1. Transportation/Infrastructure

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

1.B. All new utility lines shall be located underground.

1.C. Sidewalks shall be required adjacent to all public rights-of-way. The location of sidewalks shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. It is required that a minimum five-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative,

commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way.

1.E. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Light Fixtures which are utilized shall be as follows:

-Fixture Head Pole Type (Streetlight)

-Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.

1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

2. Landscaping Requirements

2.A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with the Dacula Buffer Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.

2.B. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape and Tree Ordinance.

2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted in accordance with the Dacula Buffer, Landscape and Tree Ordinance.

2.D. Provide **at minimum two (2)** non-ornamental shade trees **and two (2) shrubs** spaced 50-feet on-center or grouped at 120-feet on-center along the right of way Highway 29. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted ~~six feet from~~ **with a minimum of a 25 square foot planting area and set back from the** back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation.

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

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

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

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

3. Parking/Yard, Height & Setback

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

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

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

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

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

4. Signage; Temporary Uses; Peddling

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

5. Architectural Design

- 5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:
- (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multistory office (3-stories or greater) or hotel development subject to review and approval of the City of Dacula.
 - (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
 - (3) Metal sided or portable buildings shall be prohibited.
 - (4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
 - (5) Buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.

(6) Roofing materials for pitched or mansard roofs shall be limited to the following:

- * Metal standing seam of red, green or silver in color.
- * Tile, slate or stone.
- * Wood shake.
- * Shingles with a slate, tile or metal appearance.

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

(8) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

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

(1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.

(2) Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.

(3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.

(4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers.

(5) Building design shall include minimum one foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet.

(6) Building design shall include a minimum one foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten feet.

5.C. The City Administrator or his or her designee shall have the authority to grant variances for properties contained within the subject area. For clarification purposes, all variance requests within the subject area are considered administrative in nature and shall not require Mayor and City Council Approval.

All appeals to requests of variances shall revert to the pre-existing variance process as outlined in the City of Dacula Zoning Resolution.

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

6. Variance

- 6.A. The property shall be developed in accordance with the concept site plan entitled QuikTrip No. 0766. prepared by CHA dated November 1, 2021. Any substantial deviation from the concept plan and / or conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.**
- 6.B. The minimum front yard setback shall be reduced to 12-feet from the right-of-way along Winder Highway.**
- 6.C. The Winder Highway landscape strip may be encroached up to 5-feet as shown on the concept site plan entitled QuikTrip No. 0766. prepared by CHA dated November 1, 2021.**
- 6.D. The façade of the primary structure facing Winder Highway shall have the appearance of a front building elevation. Architectural design is subject to review and approval of the City of Dacula.**



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

APPLICATION

City Council
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Variance

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>CHA - Matt Meo</u>	NAME <u>QuikTrip Corporation - Michael Burk</u>
ADDRESS <u>6745 Sugarloaf Parkway, Suite 100</u>	ADDRESS <u>PO Box 3475 / 4705 S 129th East Ave</u>
CITY <u>Duluth</u>	CITY <u>Tulsa</u>
STATE <u>GA</u> ZIP <u>30097</u>	STATE <u>OK</u> ZIP <u>74101 / 74134</u>
PHONE <u>(678) 405-3131</u> FAX _____	PHONE <u>(770) 325-6720</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

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

CONTACT PERSON Matt Meo

COMPANY NAME CHA

ADDRESS 6745 Sugarloaf Parkway, Suite 100
Duluth, GA 30097

PHONE (678) 405-3131 FAX _____

PRESENT ZONING DISTRICT(S) C-2 LAND LOT(S) 242 & 271 DISTRICT(S) 5

ADDRESS OF PROPERTY 1750/1800/1831 Winder Hwy ACREAGE 8.06 (total)

Describe your request in detail and state justification/hardship: _____

See attached Letter of Intent.

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: _____

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: _____



March 9, 2023

Letter of Intent for Variance Application of QuikTrip Corporation

QuikTrip Corporation (the “Applicant”) submits this Letter of Intent and attached variance application for the purpose of requesting variances from requirements of the Zoning Resolution of the City of Dacula (the “Zoning Resolution”) and the City of Dacula Buffer, Landscape, and Tree Ordinance (the “Landscape Ordinance”).

The requested variance is related to the proposed relocation of an existing QuikTrip to an adjacent tract of approximately 3.47 acres located at the north quadrant of the intersection of Winder Highway and the future extension of Fence Road (portions of 1750/1800/1831 Winder Hwy after anticipated GDOT right-of-way acquisitions) (the “Property”) due to the needs of GDOT to obtain right of way and access rights from the existing store’s property for the off-grade SR-316 and Winder Hwy interchange project. The Property is zoned C-2 for commercial use and the current zoning classification allows for the development of a convenience store with fuel pumps. A portion of the property is currently developed.

The Applicant proposes to develop the Property by constructing a new QuikTrip store. The proposed QuikTrip store will consist of a 5,312 square foot building, an auto fuel canopy, and a diesel fuel canopy. The development of this site also provides for a QuikTrip Kitchen café and additional amenities to serve customers in the area. However, there are constraints on the Property that discourage the proposed development. Therefore, the Applicant requests the approval of the following variances:

- (1) Variance to reduce the minimum front yard setback to 12 feet from right-of-way on Winder Highway:

Pursuant to Section 906 of the Zoning Resolution, a 50-foot front yard setback is required for developments zoned C-2 (General Business District). The Applicant is requesting the minimum front yard setback on Winder Highway be reduced from 50-foot to 12-foot to allow the convenience store building to be closer to the right-of-way. Due to the configuration of the parcel and location of the fuel canopy, a variance is necessary to develop the property in a manner consistent with the submitted site plan and will provide optimal maneuverability and safety for the customers, both pedestrian and vehicular. The site plan provided also considers the substantial amount of topographic relief across the subject site and will allow for acceptable proposed slopes within driveways, parking, and canopy areas.

(2) Variance to allow encroachments within the landscape strip:

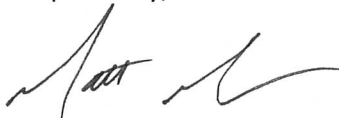
Pursuant to Article 4.1.1 of the Landscape Ordinance, non-residential uses shall provide landscape plantings in a landscape strip 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage. Per the definition of a landscape strip in the Landscape Ordinance, limited encroachments are authorized. The Applicant is requesting the convenience store building, parking spaces, and driveway surface be authorized to encroach within the landscape strip along Winder Highway. Due to the configuration of the parcel and location of the fuel canopies, a variance is necessary to develop the property in a manner consistent with the submitted site plan and will provide optimal maneuverability and safety for the customers, both pedestrian and vehicular. The Applicant is proposing encroachments not to exceed 5 feet.

The Applicant has submitted a site plan depicting the proposed development. However, constraints on the property prevent development without the referenced variances. According to Section 706 of the Zoning Resolution, The City Administrator and the Mayor and City Council may approve variances to the minimum or maximum requirements unless prohibited in the Ordinance. The requested variances are the minimum necessary to afford the Applicant relief so that the Property may be developed in accordance with the intent of the site plan which is attached hereto and included herein. Additionally, granting relief would not cause substantial detriment to the public good. By granting relief, the Property may be developed in a safe manner to better serve the public and surrounding land uses.

QuikTrip is the standard that all convenience stores and gas stations should be striving to achieve. They have built a brand with an unparalleled reputation for clean, well-lit stores, staffed by friendly and helpful employees. The Applicant is committed to developing a quality convenience store to continue to serve the City of Dacula's residents and visitors.

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

Respectfully,



Matt Meo

Section Manager/Land Development



Know what's Below.
Call before you dig.

NOTICE: UNLESS OTHERWISE NOTED, THE PLAT IS TO BE CONSIDERED AS A PRELIMINARY PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE PLAT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA OR THE CORRECTNESS OF THE PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE PLAT.

DATE: 09-01-2016

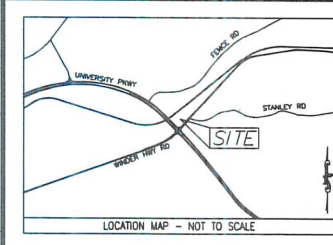
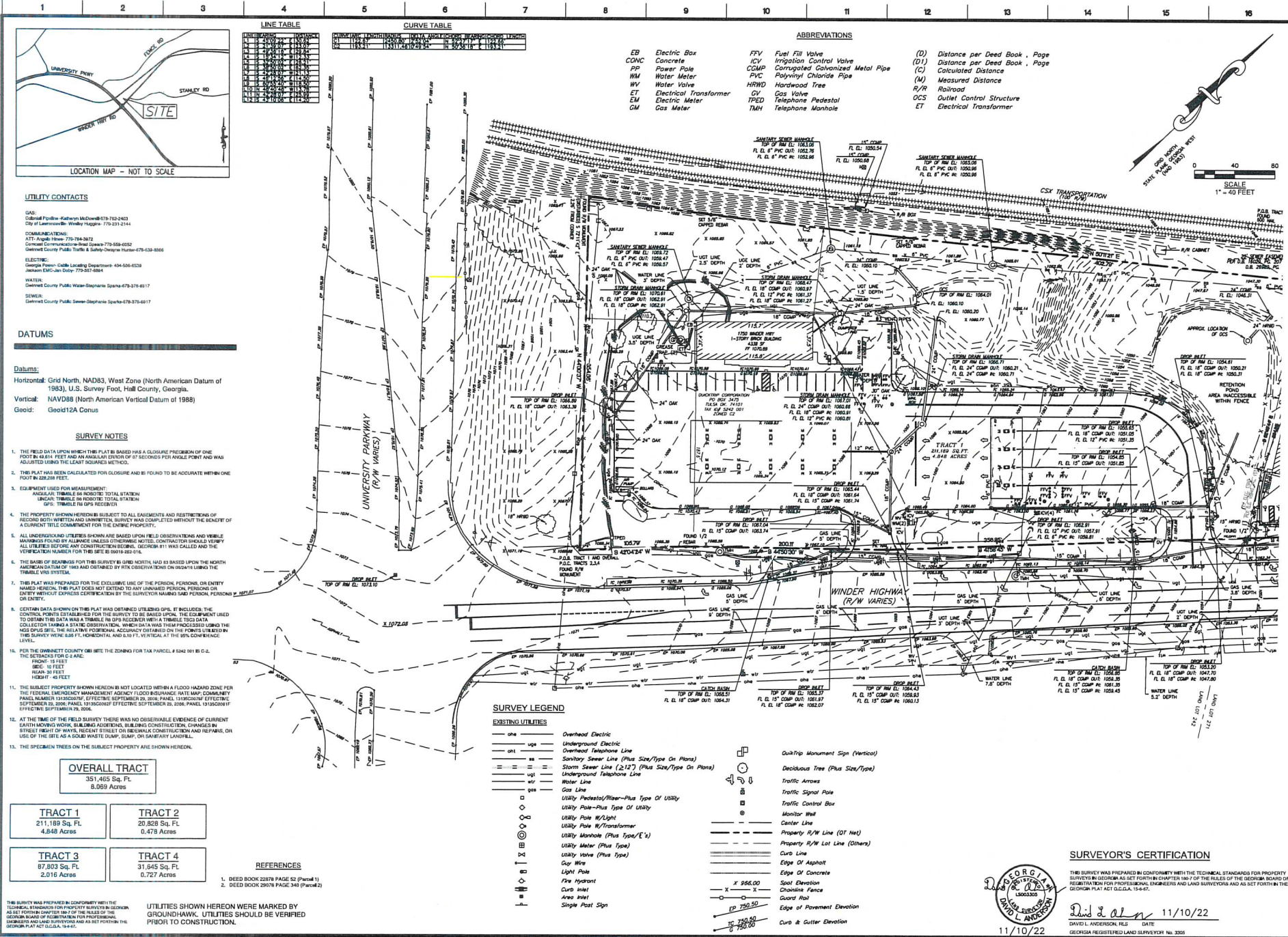
REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. M.C.B. | CH. CRE
P.M. D.L.A.
BOOK --
JOB 22202
SHEET NO. 1 OF 3

LOCATED IN
LAND LOT 242 & 271
5TH DISTRICT
QUINN COUNTY, GEORGIA

QUICKTRIP CORPORATION
BOUNDARY AND TOPOGRAPHIC SURVEY
1750 WINDER HIGHWAY
Dacula, Georgia
TAX PARCELS: 5271-102
5271-104 5271-102



UTILITY CONTACTS

GAS:
Caldwell Pipeline - Kathryn McDowell 770-733-0423
City of Lawrenceville - Wanda Haggren 770-231-2144

COMMUNICATIONS:
AT&T - Hugh Hines 770-794-3872
Comcast Communications - Brad Spawr 770-859-6552
Gwinnett County Public Traffic & Safety - Cheyenne Hunter 678-538-0555

ELECTRIC:
Georgia Power - Chris Lougheed - Department 404-506-6339
Johnson Electric - John Taylor 770-837-4884

WATER:
Gwinnett County Public Water - Stephanie Sparks 678-276-4917

SEWER:
Gwinnett County Public Sewer - Stephanie Sparks 678-276-4917

DATUMS

Datums:
Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Hall County, Georgia.
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12A Conus

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 85.81 FEET AND AN ANGULAR ERROR OF 10" PER SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85.81 FEET.
- EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE 810 HORIZON TOTAL STATION
LENGTH: TRIMBLE 810 HORIZON TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN. SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE ENTIRE PROPERTY.
- ALL UNDERGROUND UTILITIES SHOWN HEREON WERE BASED UPON FIELD OBSERVATIONS AND VISIBLE MARKINGS FOUND BY ALLIANCE UNLESS OTHERWISE NOTED. CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS. RECORD # 811 WAS CALLED AND THE VERIFICATION NUMBER FOR THIS SITE IS 50619-281-516.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, AND IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 AND OBTAINED BY RTK OBSERVATIONS ON 08/26/16 USING THE TRIMBLE V5 SYSTEM.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THE PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMED SAND PERSON, PERSONS OR ENTITY.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IF INCLUDED, THE CONTROL POINTS ESTABLISHED FOR THE SURVEY TO BE BASED UPON. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A TRIMBLE R10 GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR USING A STATIC OBSERVATION. WHICH DATA WAS THEN PROCESSED USING THE HIPS 6020 SET. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.05 FT. HORIZONTAL AND 0.10 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
- FOR THE GWINNETT COUNTY OBI WRITE THE ZONING FOR TAX PARCELS # 626 901 B1 & C1. THE DIMENSIONS FOR C1 ARE:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 30 FEET
HEIGHT: 45 FEET
- THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD RATE MAP: COMMUNITY FLOOD HAZARD IDENTIFICATION EFFECTIVE SEPTEMBER 26, 2016. PANEL 133502001 EFFECTIVE SEPTEMBER 26, 2006. PANEL 131502002 EFFECTIVE SEPTEMBER 26, 2006. PANEL 131502003 EFFECTIVE SEPTEMBER 26, 2006. PANEL 131502004 EFFECTIVE SEPTEMBER 26, 2006. PANEL 131502005 EFFECTIVE SEPTEMBER 26, 2006.
- AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS, BUILDING CONSTRUCTION, CHANGES IN STREET RIGHT OF WAY, RECENT STREET OR SIDEWALK CONSTRUCTION AND REPAIRS, OR USE OF THE SITE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- THE SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN HEREON.

OVERALL TRACT
351,465 Sq. Ft.
8.089 Acres

TRACT 1 211,189 Sq. Ft. 4.848 Acres	TRACT 2 20,828 Sq. Ft. 0.478 Acres
TRACT 3 87,803 Sq. Ft. 2.016 Acres	TRACT 4 31,845 Sq. Ft. 0.727 Acres

REFERENCES

- DEED BOOK 22878 PAGE 52 (Parcel 1)
- DEED BOOK 29078 PAGE 346 (Parcel 2)

UTILITIES SHOWN HEREON WERE MARKED BY GROUND-HAWK. UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LINE TABLE

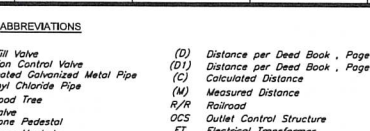
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CURVE TABLE

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24	2+30.00	2+40.00	10.00	2+30.00	2+40.00	2+35.00	2+40.00	2+30.00	2+40.00	N 89.97° E	10.00
25	2+40.00	2+50.00	10.00	2+40.00	2+50.00	2+45.00	2+50.00	2+40.00	2+50.00	N 89.97° E	10.00
26	2+50.00	2+60.00	10.00	2+50.00	2+60.00	2+55.00	2+60.00	2+50.00	2+60.00	N 89.97° E	10.00
27	2+60.00	2+70.00	10.00	2+60.00	2+70.00	2+65.00	2+70.00	2+60.00	2+70.00	N 89.97° E	10.00
28	2+70.00	2+80.00	10.00	2+70.00	2+80.00	2+75.00	2+80.00	2+70.00	2+80.00	N 89.97° E	10.00
29	2+80.00	2+90.00	10.00	2+80.00	2+90.00	2+85.00	2+90.00	2+80.00	2+90.00	N 89.97° E	10.00
30	2+90.00	3+00.00	10.00	2+90.00	3+00.00	2+95.00	3+00.00	2+90.00	3+00.00	N 89.97° E	10.00

ABBREVIATIONS

EB Electric Box	FFV Fuel Fill Valve	(D) Distance per Deed Book - Page
CONC Concrete	ICV Irrigation Control Valve	(D1) Distance per Deed Book - Page
PP Power Pole	COMP Corrugated Galvanized Metal Pipe	(C) Calculated Distance
WM Water Meter	PVC Polyvinyl Chloride Pipe	(M) Measured Distance
WV Water Valve	HRWD Hardwood Tree	R/R Railroad
ET Electrical Transformer	GV Gas Valve	OCG Outlet Control Structure
EM Electric Meter	TPED Telephone Pedestal	ET Electrical Transformer
GM Gas Meter	TMV Telephone Manhole	



SURVEY LEGEND

	Overhead Electric		QuikTrip Monument Sign (Vertical)
	Underground Electric		Deciduous Tree (Plus Size/Type)
	Overhead Telephone Line		Traffic Arrow
	Sanitary Sewer Line (Plus Size/Type on Plans)		Traffic Signal Pole
	Storm Sewer Line (2-12" Plus Size/Type on Plans)		Traffic Control Box
	Water Line		Monitor Well
	Gas Line		Center Line
	Utility Pole/Post-Plus Type of Utility		Property R/W Lot Line (OT Net)
	Utility Pole-Plus Type of Utility		Property R/W Lot Line (Others)
	Utility Pole W/Transformer		Curb Line
	Utility Manhole (Plus Type/L)		Edge of Asphalt
	Utility Meter (Plus Type)		Edge of Concrete
	Utility Valve (Plus Type)		Spot Elevation
	Day Wire		Chain Link Fence
	Light Pole		Guard Rail
	Fire Hydrant		Edge of Pavement Elevation
	Curb Inlet		Curb & Cutter Elevation
	Area Inlet		
	Single Post Sign		

SURVEYOR'S CERTIFICATION

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.

David L. Anderson 11/10/22
DAVID L. ANDERSON, RLS DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 3305

Overall Legal Description

A Tract of land situated in Land Lots 242 and 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Begin at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar; thence continue along the last described course for a distance of 164.79 feet to a set 5/8 inch capped rebar, said point lying on the continuation of the centerline of a creek; thence run along the centerline of said creek the following calls:

South 45 degrees 09 minutes 22 seconds East for a distance of 30.62 feet;
 South 21 degrees 39 minutes 07 seconds East for a distance of 23.07 feet;
 South 49 degrees 36 minutes 16 seconds East for a distance of 29.84 feet;
 South 15 degrees 34 minutes 12 seconds West for a distance of 12.33 feet;
 South 32 degrees 50 minutes 02 seconds East for a distance of 26.21 feet;
 South 38 degrees 50 minutes 02 seconds East for a distance of 62.35 feet to a point, said point lying on the intersection of said centerline with the aforementioned Westerly Right of Way of Winder Highway; thence leaving said centerline run South 42 degrees 28 minutes 07 seconds West along said Westerly Right of Way for a distance of 21.13 feet to a found Right of Way Monument; thence run South 46 degrees 12 minutes 56 seconds East along said Right of Way for a distance of 14.50 feet to a found Right of Way Monument; thence run South 41 degrees 31 minutes 48 seconds West along said Right of Way for a distance of 133.25 feet to a found 1/2 inch rebar; thence run South 42 degrees 00 minutes 11 seconds West along said Right of Way for a distance of 173.42 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 55 minutes 40 seconds West along said Right of Way for a distance of 18.50 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 02 seconds West along said Right of Way for a distance of 90.00 feet to a found 1/2 inch rebar; thence run North 48 degrees 40 minutes 48 seconds West along said Right of Way for a distance of 13.78 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 51 seconds West along said Right of Way for a distance of 97.97 feet to a Found PK nail in asphalt; thence run South 42 degrees 01 minutes 05 seconds West along said Right of Way for a distance of 95.00 feet to a found 1/2 inch rebar; thence run South 41 degrees 58 minutes 45 seconds West along said Right of Way for a distance of 356.85 feet to a set PK nail in asphalt; thence run South 44 degrees 50 minutes 30 seconds West along said Right of Way for a distance of 200.11 feet to a found 1/2 inch rebar; thence run South 42 degrees 04 minutes 24 seconds West for a distance of 105.79 feet to the POINT OF BEGINNING. Said Tract contains 351,465 Square Feet or 8.069 Acres.

Legal Description Tract 1

A Tract of land situated in Land Lot 242 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Begin at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail said point lying on the intersection of said CSX Transportation Right of Way and the Land Lot Line common to Land Lots 242 and 271; thence leaving said CSX Transportation Right of Way run South 32 degrees 46 minutes 44 seconds East along said Land Lot Line for a distance of 264.36 feet to a found 1/2 inch rebar lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 41 degrees 58 minutes 45 seconds West along said Right of Way for a distance of 356.85 feet to a set PK nail in asphalt; thence run South 44 degrees 50 minutes 30 seconds West along said Right of Way for a distance of 200.11 feet to a found 1/2 inch rebar; thence run South 42 degrees 04 minutes 24 seconds West for a distance of 105.79 feet to the POINT OF BEGINNING. Said Tract contains 211,189 Square Feet or 4.848 Acres.

Legal Description Tract 2

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail said point lying on the intersection of said CSX Transportation Right of Way and the Land Lot Line common to Land Lots 242 and 271, said point being the POINT OF BEGINNING of the tract herein described; thence run North 50 degrees 11 minutes 27 seconds East along said CSX Transportation Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence leaving said Right of Way run South 37 degrees 53 minutes 39 seconds East for a distance of 249.00 feet to a Found PK Nail in asphalt, said point lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 42 degrees 01 minutes 05 seconds West along said Right of Way for a distance of 95.00 feet to a found 1/2 inch rebar, said point lying on the intersection of said Right of Way and the Land Lot Line common to Land Lots 242 and 271; thence leaving said Right of Way run North 32 degrees 46 minutes 44 seconds West along said Land Lot Line for a distance of 264.36 feet to the POINT OF BEGINNING. Said Tract contains 20,828 Square Feet or 0.478 Acres.

Legal Description Tract 3

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar said point being the POINT OF BEGINNING of the Tract herein described; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar; thence leaving said CSX Transportation Right of Way run South 39 degrees 49 minutes 55 seconds East for a distance of 214.57 feet to a found 1/2 inch rebar, said point lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 42 degrees 00 minutes 11 seconds West along said Right of Way for a distance of 173.42 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 55 minutes 40 seconds West along said Right of Way for a distance of 18.50 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 02 seconds West along said Right of Way for a distance of 90.00 feet to a found 1/2 inch rebar; thence run North 48 degrees 40 minutes 48 seconds West along said Right of Way for a distance of 13.78 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 51 seconds West along said Right of Way for a distance of 97.97 feet to a Found PK nail in asphalt; thence leaving said Right of Way run North 37 degrees 53 minutes 39 seconds West for a distance of 249.00 feet to the POINT OF BEGINNING. Said tract contains 87,803 Square Feet or 2.016 Acres.

Legal Description Tract 4

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar, said point being the POINT OF BEGINNING of the Tract herein described; thence continue along the last described course for a distance of 164.79 feet to a set 5/8 inch capped rebar, said point lying on the continuation of the centerline of a creek; thence run along the centerline of said creek the following calls:

South 45 degrees 09 minutes 22 seconds East for a distance of 30.62 feet;

South 21 degrees 39 minutes 07 seconds East for a distance of 23.07 feet;

South 49 degrees 36 minutes 16 seconds East for a distance of 29.84 feet;

South 15 degrees 34 minutes 12 seconds West for a distance of 12.33 feet;

South 32 degrees 50 minutes 02 seconds East for a distance of 26.21 feet;

South 38 degrees 50 minutes 02 seconds East for a distance of 62.35 feet to a point, said point lying on the intersection of said centerline with the aforementioned Westerly Right of Way of Winder Highway;

thence leaving said centerline run South 42 degrees 28 minutes 07 seconds West along said Westerly Right of Way for a distance of 21.13 feet to a found Right of Way Monument; thence run South 46 degrees 12 minutes 56 seconds East along said Right of Way for a distance of 14.50 feet to a found Right of Way Monument; thence run South 41 degrees 31 minutes 48 seconds West along said Right of Way for a distance of 133.25 feet to a found 1/2 inch rebar; thence leaving said Right of Way run North 39 degrees 49 minutes 55 seconds West for a distance of 214.57 feet to the POINT OF BEGINNING. Said Tract contains 31,645 Square Feet or 0.727 Acres.



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 to the Mayor and/or a member of the City Council.

Yes No

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

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

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

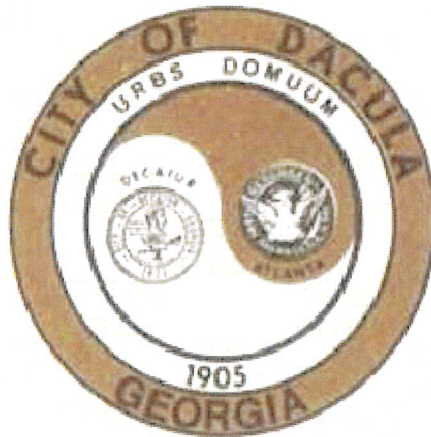
Yes No

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

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

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

Economic and Community Infrastructure Facilities Impact Worksheet



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

Date Received: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: QuikTrip #766
 Developer/Applicant: QuikTrip Corporation/CHA
 Telephone: (678) 405-3131
 Fax: N/A
 Email(s): mmeo@chacompanies.com

Economic Impacts

Estimated Value at Build-Out:
\$6MM

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?

Relocation of existing facility, no improvements needed.

How many short-term and /or long-term jobs will the development generate?
Relocation of existing facility, only short term construction related jobs are expected.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
Relocation of existing facility, increased property taxes on the expected build-out values.

Is the regional work force sufficient to fill the demand created by the proposed project?
Relocation of existing facility, no additional workforce is needed

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
Relocation of existing facility. no additional demand expected

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

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

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

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

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?
Relocation of existing facility. no additional demand expected

Name of wastewater treatment provider for this site:
Gwinnett County

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

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

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

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

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?
Relocation of existing facility, No additional traffic is expected. Proposed driveway locations have been coordinated with GDOT.
List any traffic and/or road improvements being made and how they would affect the subject area.
GDOT is planning to extend Fence Road across the railroad and the subject parcel to provide a connection to SR8. GDOT will acquire right-of-way from QuikTrip Corporation and effectively split the parcel. Additional improvements will occur in the SR8 right-of-way. The site will be accessible by SR8 and Fence Road.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?
Relocation of existing facility. no additional demand expected

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?

55 percent (or 1.95 acres)

Is the site located in a water supply watershed?

Yes

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

Alcovy

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:

An underground detention system will be provided.

Environmental Quality

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

1. Water supply watersheds?

No

2. Significant groundwater recharge areas?

None known at this time.

3. Wetlands?

None known at this time.

4. Protected river corridors?

None known at this time.

5. Floodplains?

No

6. Historic resources?

None known at this time.

7. Other environmentally sensitive resources?

None known at this time.

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

N/A

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No

Libraries?

No

Fire, Police, or EMS

No

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

No

Additional Comments:

Memorandum

To: City of Dacula Mayor and City Council

From: Brittni Nix, City Administrator

Date: March 29, 2023

Subject: Variance Case: 2023-CD-VAR-02

Existing Zoning: PMUD (Planned Mixed-Use District)

Size: 1.14 acres

Applicant: Integrity Engineering & Development Services, Inc.
3615 Braselton Highway, Suite 201
Dacula, GA 30019

Owner: WREG Harbins Retail, LLC
1958 Monroe Drive NE
Atlanta, GA 30324

Location: LL - 299/300, 5th District

Existing Land Use and Zoning:

The subject property totals 1.14 acres and is located in the southeast quadrant of the Harbins Road and Davis Rock Road intersection. The site is an outparcel of a planned mixed-use development known as Harbins 316. In 2021, the property was zoned PMUD (Planned Mixed-Use District) pursuant to 2020-CD-RZ-03.

As the property is part of a planned mixed-use development, it is adjacent to PMUD zoned properties. The abutting uses include grocery and retail. Additional uses within the development include multi-family apartments and senior living. The surrounding area includes properties within unincorporated Gwinnett County and zoned C-2 (General Business District), R-100 (Single-Family Residence District), and RA-200 (Agriculture-Residence District). These uses include a gas station/ convenience food mart, single-family residential, and undeveloped property. To the south is a commercially zoned property, C-1 (Neighborhood Commercial District), located within the City limits. Across Harbins Road is a vacant home care facility within the City limits zoned O-I (Office-Institutional District).

The Proposed Rezoning & Development:

McDonald's USA, LLC has submitted development plans for a 4,588 sf restaurant with two-lane drive throughs. Per the City's Zoning Resolution, the minimum number of parking spaces for the proposed use and building size would be 62 parking spaces.

The applicant has requested a variance to reduce the number of parking spaces by 25% and proposes having 48 parking spaces on-site. Application materials indicate that 44 parking spaces are required to accommodate the anticipated employees and dine-in customers. The majority of the customers (70%-75%) are estimated to utilize the two-lane drive through and would not need a parking space.

Staff notes the site has internal access drives to a neighboring parcel that has parking spaces in close proximity.

Summary:

The anticipated drive through and dine-in customer ratio could support reducing the number of parking spaces. As such, the requested variance could be considered suitable. The Department recommends the requested variance be approved with conditions at this location.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Community Mixed Activity Use Center on the Future Land Use Map. Community Mixed Use land uses are defined as "relatively large-scale (40,000 to 100,000 square feet) of commercial, office, and institutional facilities which serve surrounding neighborhoods. They may include some mix of uses, including commercial areas that primarily cater to the community as a whole" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.14). The proposed planned mixed-use development follows the description of Community Mixed Use.

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

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

Yes, the proposed use of the site would remain consistent with neighboring properties and would thus be suitable at this location.

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

The variance would not be expected to negatively impact surrounding properties.

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

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

4. Whether the proposed variance 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 increase the burden of use for existing streets, transportation facilities, utilities, or schools.

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

The City of Dacula's Future Land Use Map designates the property for community mixed activity use center and neighborhood commercial. As such, the proposed use and variance would be considered suitable at this location.

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 variance?*

The Planned Mixed-Use District encourages uses to share off-street parking to reduce the total number of parking spaces where appropriate.

Recommendation:

*Based upon the application, the requested variance is recommended for **approval with the following conditions.***

1. The property shall be developed in accordance with the development site plan prepared by Integrity Engineering & Development Services, Inc. entitled McDonald's USA, LLC dated December 16, 2022. Any substantial deviation from the development 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 minimum number of parking spaces required shall be reduced to 48 spaces for a 4,558 sf restaurant with two-lane drive through.
3. Adherence to all 2020-CD-RZ-03 Zoning Conditions for the planned mixed-use development is required.



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

APPLICATION

City Council
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Variance

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Integrity Engineering & Development Services, Inc.</u>	NAME <u>WREG Harbins Retail, LLC.</u>
ADDRESS <u>3615 Braselton Highway, Suite 201</u>	ADDRESS <u>1958 Monroe Drive NE</u>
CITY <u>Dacula</u>	CITY <u>Atlanta</u>
STATE <u>Georgia</u> ZIP <u>30019</u>	STATE <u>Georgia</u> ZIP <u>30324</u>
PHONE <u>770-601-6879</u> FAX _____	PHONE <u>678-467-8958</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

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

CONTACT PERSON Waylon Hoge, P.E.

COMPANY NAME Integrity Engineering & Development Services, Inc.

ADDRESS 3615 Braselton Highway, Suite 201
Dacula, GA 30019

PHONE 770-601-6879 FAX _____

PRESENT ZONING DISTRICT(S) PMUD LAND LOT(S) 299/300 DISTRICT(S) 5th
ADDRESS OF PROPERTY 912 Harbins Road, Dacula, GA 30019 ACREAGE 1.14 AC

Describe your request in detail and state justification/hardship: See Attached

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: N/A

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER:



January 18th 2023

City of Dacula
Department of Planning & Development
442 Harbins Road
Dacula, Georgia 30019

Attn: Brittini Nix

RE: Letter of Intent
Parking Variance Request for McDonald's Restaurant
912 Harbins Road, Dacula, GA 30019

Ms. Nix,

As you are aware, our firm represents the property owner and developer concerning the above-captioned Application for Variance. The Application will be scheduled to be heard and considered by the Board of Appeals on Thursday, April 24th, 2023.

McDonald's USA, LLC is currently under contract to ground lease the subject property from WREG Harbins Retail, LLC. The subject property contains 1.14-acres and is an outparcel of the Inland Pass development fronting Harbins Road. The site is accessed by a private driveway on Davis Rock Drive and a private driveway on Harbins Road.

McDonald's USA, LLC intends to develop the property and construct a new 4,588 square foot building and associated parking lot containing 48 parking spaces as shown on the attached site plan. The proposed construction of the new restaurant is planned to begin in 2023 and the build time will be approximately 90 days.

The City of Dacula Zoning Ordinance states that one (1) parking space is required for every 75 s.f. of gross floor area for restaurants or similar establishments serving food or beverages and providing patron use area. With a gross floor area of 4,588 square feet, this results in a total of 62 parking spaces being required

For this location, the projected percentage of drive-thru customers will be 70-75%. Since the majority of McDonald's customers will be using the drive-thru lane instead of the indoor dining area, it can be concluded that the amount of parking needed to support a McDonald's restaurant is less than that needed to support a restaurant of equal gross floor area but no drive-thru.

It is for these reasons that McDonald's USA, LLC is seeking the following variances from Article 10, Section 1002 (W) of the Zoning Ordinance:

- 1. Article 10, Section 1002 (W): Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area. One (1) space for each 75 square feet of gross floor area.**

Request to decrease the minimum allowed parking by 25%:

- Parking Required: $[4,588 \text{ s.f.}] / [1 \text{ space}/75 \text{ s.f.}] \sim 62 \text{ spaces}$
- Parking Spaces Requested:
 - Required Parking = 62 spaces
 - $62 \text{ spaces} * 0.25 \sim 15 \text{ spaces}$
 - Total = $62 \text{ spaces} - 15 \text{ spaces} = \mathbf{48 \text{ spaces}}$

The McDonald's proposed for this location will have a maximum of 14 employees working during peak shifts and 60 seats for dine-in customers. With an average of 2 seats per vehicle and 14 employees per shift, 44 spaces are required to accommodate employees and customers.

The approval of the requested variance will not be injurious to the public health, safety, morals, or general welfare of the community. The community will benefit from the redevelopment of the property by providing jobs, tax revenue, and food services for the City of Dacula. The proposed use for the redevelopment is appropriate for the surrounding businesses and will have a positive affect on neighboring property values.

Please do not hesitate to call me should you or the staff require any further information or documentation prior to the formulation of your analysis and recommendations to the Zoning Board of Appeals.

Sincerely,
Integrity Engineering & Development Services, Inc.



Waylon Hoge, P.E.
Principal

CC: Daryl Groet, McDonald's USA, LLC

RECORD DESCRIPTION - PARENT PARCEL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 299 AND 300 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 1/2 FLAT IRON BAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF HARBINS ROAD (HAVING A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING 398.11 FEET AS MEASURED ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF COURTNEY RENE DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF HARBINS ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 29 DEGREES 20 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 193.56 FEET TO A POINT; THENCE NORTH 30 DEGREES 15 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 226.69 FEET TO A POINT; THENCE NORTH 29 DEGREES 39 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 242.61 FEET TO A POINT; THENCE NORTH 30 DEGREES 20 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 170.41 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 111.83 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 60 DEGREES 55 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 9.62 FEET TO A 1/2 INCH REBAR FOUND, AT WHICH POINT SAID RIGHT-OF-WAY BECOMES AN 80 FOOT RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 31 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 502.02 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 56 DEGREES 45 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 400.03 FEET TO 1/2 INCH REBAR FOUND; THENCE NORTH 56 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 199.83 FEET TO A 1 1/4 INCH CRIMP TOP PIPE FOUND; THENCE NORTH 56 DEGREES 43 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 361.85 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 56 DEGREES 47 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 128.24 FEET TO A 1 INCH SQUARE BAR FOUND; THENCE NORTH 57 DEGREES 32 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 545.99 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE NORTH 57 DEGREES 33 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 247.54 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE 316 (A.K.A. UNIVERSITY PARKWAY, RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 19 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 802.73 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE OLD CENTERLINE OF THE ROADBED FOR WEST DROWNING CREEK ROAD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 54 DEGREES 26 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 203.52 FEET TO A POINT; THENCE SOUTH 44 DEGREES 14 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 227.57 FEET TO A POINT; THENCE SOUTH 49 DEGREES 49 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 145.46 FEET TO A POINT; THENCE SOUTH 41 DEGREES 31 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 50.99 FEET TO A POINT AT THE INTERSECTION OF SAID ROADBED AND THE CENTERLINE OF DROWNING CREEK; THENCE LEAVING SAID ROADBED AND ALONG SAID CREEK THE FOLLOWING EIGHTY (80) COURSES AND DISTANCES: SOUTH 35 DEGREES 34 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 17.64 FEET TO A POINT; THENCE SOUTH 21 DEGREES 47 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 15.48 FEET TO A POINT; THENCE SOUTH 19 DEGREES 54 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 38.41 FEET TO A POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 22.85 FEET TO A POINT; THENCE SOUTH 12 DEGREES 12 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 22.99 FEET TO A POINT; THENCE SOUTH 28 DEGREES 40 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 39.65 FEET TO A POINT; THENCE SOUTH 35 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 22.76 FEET TO A POINT; THENCE SOUTH 32 DEGREES 53 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 28.73 FEET TO A POINT; THENCE SOUTH 17 DEGREES 54 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 14.43 FEET TO A POINT; THENCE SOUTH 26 DEGREES 49 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 9.08 FEET TO A POINT; THENCE SOUTH 70 DEGREES 14 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 9.64 FEET TO A POINT; THENCE SOUTH 65 DEGREES 53 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 19.49 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 8.09 FEET TO A POINT; THENCE SOUTH 61 DEGREES 00 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.77 FEET TO A POINT; THENCE SOUTH 71 DEGREES 13 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 9.93 FEET TO A POINT; THENCE NORTH 46 DEGREES 02 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 7.05 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 11.61 FEET TO A POINT; THENCE NORTH 88 DEGREES 44 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 11.89 FEET TO A POINT; THENCE SOUTH 66 DEGREES 33 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 13.99 FEET TO A POINT; THENCE SOUTH 54 DEGREES 25 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 13.90 FEET TO A POINT; THENCE SOUTH 71 DEGREES 48 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 21.41 FEET TO A POINT; THENCE SOUTH 66 DEGREES 00 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 21.52 FEET TO A POINT; THENCE SOUTH 49 DEGREES 03 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 22.62 FEET TO A POINT; THENCE SOUTH 42 DEGREES 57 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 16.88 FEET TO A POINT; THENCE SOUTH 46 DEGREES 58 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 17.53 FEET TO A POINT; THENCE SOUTH 25 DEGREES 25 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 19.34 FEET TO A POINT; THENCE SOUTH 38 DEGREES 46 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 21.33 FEET TO A POINT; THENCE SOUTH 45 DEGREES 44 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 13.87 FEET TO A POINT; THENCE SOUTH 85 DEGREES 52 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 7.52 FEET TO A POINT; THENCE NORTH 24 DEGREES 27 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 6.11 FEET TO A POINT; THENCE NORTH 50 DEGREES 29 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 4.73 FEET TO A POINT; THENCE SOUTH 84 DEGREES 47 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 3.50 FEET TO A POINT; THENCE

SOUTH 82 DEGREES 45 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 23.42 FEET TO A POINT; THENCE SOUTH 73 DEGREES 30 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 21.37 FEET TO A POINT; THENCE SOUTH 70 DEGREES 19 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 5.64 FEET TO A POINT; THENCE SOUTH 59 DEGREES 48 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39 DEGREES 29 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 18.27 FEET TO A POINT; THENCE SOUTH 38 DEGREES 00 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 15.66 FEET TO A POINT; THENCE SOUTH 55 DEGREES 34 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 12.96 FEET TO A POINT; THENCE NORTH 66 DEGREES 19 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 11.51 FEET TO A POINT; THENCE NORTH 81 DEGREES 02 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 9.72 FEET TO A POINT; THENCE NORTH 48 DEGREES 36 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 7.11 FEET TO A POINT; THENCE SOUTH 69 DEGREES 56 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 5.75 FEET TO A POINT; THENCE SOUTH 82 DEGREES 25 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 24.56 FEET TO A POINT; THENCE SOUTH 74 DEGREES 30 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 19.21 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 13.89 FEET TO A POINT; THENCE SOUTH 60 DEGREES 23 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 15.43 FEET TO A POINT; THENCE SOUTH 67 DEGREES 48 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 54 DEGREES 07 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 71 DEGREES 56 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 26.97 FEET TO A POINT; THENCE SOUTH 68 DEGREES 50 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 10.37 FEET TO A POINT; THENCE SOUTH 44 DEGREES 29 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 12.47 FEET TO A POINT; THENCE SOUTH 18 DEGREES 59 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 9.97 FEET TO A POINT; THENCE SOUTH 53 DEGREES 02 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 11.39 FEET TO A POINT; THENCE SOUTH 59 DEGREES 41 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 6.66 FEET TO A POINT; THENCE SOUTH 26 DEGREES 15 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 5.51 FEET TO A POINT; THENCE SOUTH 04 DEGREES 07 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 15.87 FEET TO A POINT; THENCE SOUTH 14 DEGREES 25 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 11.11 FEET TO A POINT; THENCE SOUTH 44 DEGREES 45 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE SOUTH 71 DEGREES 47 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 10.39 FEET TO A POINT; THENCE NORTH 84 DEGREES 28 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 11.12 FEET TO A POINT; THENCE SOUTH 52 DEGREES 43 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 10.61 FEET TO A POINT; THENCE SOUTH 35 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 30.50 FEET TO A POINT; THENCE SOUTH 38 DEGREES 27 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 21.18 FEET TO A POINT; THENCE SOUTH 27 DEGREES 36 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 13.78 FEET TO A POINT; THENCE SOUTH 49 DEGREES 27 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 9.16 FEET TO A POINT; THENCE SOUTH 68 DEGREES 12 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 12.82 FEET TO A POINT; THENCE SOUTH 78 DEGREES 43 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 11.70 FEET TO A POINT; THENCE NORTH 80 DEGREES 14 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 13.11 FEET TO A POINT; THENCE SOUTH 76 DEGREES 44 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 12.36 FEET TO A POINT; THENCE SOUTH 46 DEGREES 07 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 12.58 FEET TO A POINT; THENCE SOUTH 33 DEGREES 20 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE SOUTH 30 DEGREES 24 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 9.80 FEET TO A POINT; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 9.18 FEET TO A POINT; THENCE NORTH 72 DEGREES 44 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 14.09 FEET TO A POINT; THENCE NORTH 76 DEGREES 52 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 19.11 FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 14.47 FEET TO A POINT; THENCE SOUTH 44 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 22.45 FEET TO A POINT; THENCE SOUTH 32 DEGREES 47 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 10.56 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 10.19 FEET TO A POINT; THENCE LEAVING SAID CREEK SOUTH 59 DEGREES 15 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 453.73 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 10 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 423.25 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 58 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 25.81 FEET TO A 1 INCH STEEL ROD FOUND; THENCE SOUTH 59 DEGREES 37 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 94.12 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 18 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 1369.86 FEET TO A 2 1/2 INCH FLAT IRON BAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF HARBINS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.



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 to the Mayor and/or a member of the City Council.

Yes No

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

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

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

Yes No

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

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

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

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 1/17/2023

TO: WREG Harbins Retail, LLC.
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Integrity Engineering & Development Services, Inc.

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 299/300 Parcel 5299 284

LOCATION/ADDRESS 912 Harbins Road, Dacula, GA 30019

You are hereby notified that an application for variance _____

_____ to _____ has been submitted to the City of

Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,

Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

REZONING CASE: 2020-CD-RZ-03

Owner: IMCC Harbins, LLC c/o Inland Mortgage Capital, LLC

Applicant: WWP Acquisition, LLC c/o Andersen, Tate & Carr, P.C.

APPROVED CONDITIONS OF ZONING– July 1, 2021

Condition Set #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA)

Attachment A - GRTA General Conditions

Pedestrian, Bicycle, and Transit Facilities

- 1) Provide pedestrian connectivity between all buildings and uses.
- 2) Install sidewalks along the entire property frontage of Harbins Road.

Harbins Road at W Drowning Creek Road

- 3) Install a traffic signal, if and when warranted, per Gwinnett County Department of Transportation standards and approval.
- 4) Install a southbound left turn lane.
- 5) Install a northbound right turn deceleration lane.
- 6) Install a northbound left turn lane.

Attachment B - Required Elements of the DRI Plan of Development: Conditions Related to Altering Site Plan after GRTA Notice of Decision

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not require re-review from GRTA so long as the following GRTA conditions are included as part of any changes:

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

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- 8) Provide pedestrian connectivity between all buildings and uses.
- 9) Install sidewalks along the entire property frontage of Harbins Road.

Roadway Improvement Conditions to GRTA Notice of Decision:

Harbins Road at W Drowning Creek Road

- 10) Install a traffic signal, if and when warranted per Gwinnett County Department of Transportation standards and approval.
- 11) Install a southbound left turn lane.
- 12) Install a northbound right turn deceleration lane.
- 13) Install a northbound left turn lane.

Section 2:Pedestrian, Bicycle and Transit Facilities

- 14) Include pedestrian connections from the proposed apartment and senior living tracts to the proposed community park on the eastern portion of the project.
- 15) Include pedestrian connections from the proposed apartment tract to the proposed retail/grocer and shops tract.

Harbins Road at W Drowning Creek Road

- 16) Install an eastbound left turn lane.
- 17) Install a southbound right turn deceleration lane.

Harbins Road at New Hope Road

- 18) Monitor traffic conditions and identify needed improvements, as necessary.

Condition Set #2

Conditions of the City of Dacula

Concept Plan and Land Use

- 1) The property shall be developed in accordance with the conceptual site plan prepared by Doulgerakis Consulting Engineers, Inc entitled Inland Pass: A Planned Mixed-Use Development revised on June 17, 2021. 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 PMUD Zoning District shall be prohibited and made part of the owner's restrictive covenants: adult entertainment establishments, log 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, title loan and check cashing facilities, 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 PMUD Zoning District shall be allowed with the approval of a Special Use Permit by the Mayor and City Council of the City of Dacula: contractor's offices with outdoor storage, machine/welding/radiator or muffler repair shops, vehicle rental (without driver), churches and/or religious facilities that are not located in a standalone building or structure, automotive sales lots, general auto repair, tire stores, muffler shops, boat sales establishments, crematories as an accessory to a funeral home, equipment rental sales or service (excluding heavy equipment) with associated outside storage, helicopter landing pads, mini-warehouse / personal storage facilities, fleet vehicle parking lots, tattoo and body piercing parlors, pool or billiard halls, liquor and/or package stores, van, moving or truck rental (i.e. U-Haul, Ryder) 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 approval by the Mayor and City Council. Garages within the multifamily and senior living projects shall be allowed.
- 5) Only one (1) fast food restaurant with or without drive-thru windows and/or curb service shall be permitted. A fast food restaurant shall be defined as any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable

- wrapping or containers. Said definition shall exclude restaurants with drive-thru services whose primary product focuses on specialty coffees or donuts and exclude restaurants without a drive thru in a multi-tenant building.
- 6) The senior living facility shall include improvements to accommodate and assist the senior age group. Necessary improvements and services include elevators, interior corridors, larger hallways (minimum width of 72 inches or compliant with ADA requirements, whichever is greater), resident programming, on-site staff to assist with the needs of residents, and off-site transit / shuttle bus services for residents. In addition, seven (7) of the following amenities / services shall be provided: social clubs, a weekly schedule of activities, nail and hair salon, on-site physical therapy, water aerobics, massage and meditation rooms, wine bar, game rooms, movie theatre, and/or a community concierge.
 - 7) The maximum number of senior living units shall not exceed 180.

Architectural Design

- 8) The fronts and visible sides of non-residential building exteriors shall be constructed of brick, stone, stacked stone, stucco, EIFS, tilt-up concrete, and/or glass. The rear of the structures shall be finished with brick, stone, stucco, tilt-up concrete, glass, split faced block (CMU), painted block on the rear of the structures, or any combination thereof. Non-residential structures may contain accents of fiber-cement siding in addition to the primary construction materials. The Department of Planning and Development shall decide what is considered rear of the structure (if any). All non-residential buildings shall be constructed with flat roofs with architectural treatments to include canopies and varying parapet heights. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. The appearance of flat roof structures shall be avoided. Mansard style roofs shall be prohibited. Ground mounted mechanical, HVAC and like systems shall be screened on all sides by an opaque wall of brick, stucco, split faced block or wood. Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or surface parking areas of the development. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall have varied parapet height. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval.
- 9) Residential building exteriors shall, at a minimum, be constructed of fiber cement siding with accents of brick, stone, stacked stone, stucco, or cedar shake on all sides. Vinyl siding shall be prohibited except as used for maintenance free accent elements such as soffits, and window casings. Residential buildings shall be constructed with a pitched roof, minimum 4 to 12 pitch, or flat roof with architectural treatments to include canopies and parapets of varying heights to avoid the appearance of a flat roof. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. Ground mounted mechanical, HVAC and like systems shall be screened from public view by an opaque wall of brick, stucco, split faced block or

- wood, or landscaping. Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or parking areas of the development. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval.
- 10) Architectural design of multi-family and senior living facilities shall be developed in accordance with the elevations/renderings received on March 28, 2021. Any substantial deviation shall be resubmitted to the City Council for consideration. The City Administrator or his/her designee shall determine what constitutes substantial deviation. Color changes shall not constitute a substantial deviation.
 - 11) Multi-family and senior living facilities shall be limited to a maximum of 5-stories.
 - 12) Attached residential units shall be a minimum of 720 square feet for single bedroom, 1,000 square feet for two bedroom, and 1,200 square feet for three bedrooms.
 - 13) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
 - 14) Chain link fence shall be prohibited except around the stormwater management ponds and the multifamily and senior living dog parks. All chain link fences shall be black vinyl.
 - 15) 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

- 16) A ten (10) foot wide landscape strip from the proposed ROW shall be provided along the entire tract frontage of Harbins Road. The landscape strip shall be planted so as to not impede site distance along Harbins Road.
 - a. Provide non-ornamental shade trees spaced 30-feet on-center along the Harbins Road right-of-way and both sides of the private drive. 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 and Gwinnett Department of Transportation.

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

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

- 17) A fifty (50) foot wide landscape strip measured from the property line shall be provided along the southern property line of the multi-family tract. The landscape strip shall be planted with a minimum of two (2), 6-foot high trees staggered every 15 linear feet and supplemented with understory plantings.
- 18) Provide a 20-foot wide landscaped buffer along the rear boundary line of the retail tract as shown on the concept plan. The landscape buffer shall be planted with a row of Leyland Cypress or Cryptomeria trees, planted 20-foot on center, and include a 6-foot height decorative fence. Said fence shall be maintained by the property owner and be in good repair at all times.
- 19) 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 or Cryptomeria trees, planted 30-foot on center. The buffer can be eliminated after a Building Permit has been issued on adjacent property.
- 20) 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 insure that each parking island/strip will have a minimum of one (1) ornamental shade tree per 25 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.
- 21) Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties.
- 22) Natural vegetation shall remain on the property until issuance of a land disturbance permit.

Signage and Advertising

- 23) The subject site shall be limited to two (2) planned multi-use center signs along Harbins Road. Each sign is limited to a maximum 150-square foot of advertising space. Monument signs shall not exceed a maximum 20-foot in height for Harbins Road, signs shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. Signs shall be located so as to not impede site distance along Harbins Road. Internally illuminated and indirect lighting shall be allowed for signage at the project entrance(s) along Harbins Road. Sign location and design criteria are subject to review and approval by the City of Dacula.
- 24) Ground signage shall be limited to one monument-type sign for each commercial out lot / out parcel fronting Harbins Road and one monument-type sign per road frontage abutting each of the specified tracts: retail/grocer tract, office/commercial/industrial tract, multifamily tract, and senior living tract. 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 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 Harbins Road and located so as to not impede

site distance along Harbins Road. Sign location and design subject to review and approval by the City of Dacula.

- 25) 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.
- 26) 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.
- 27) 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. Yard and sail signs shall be permitted for residential leasing purposes only.
- 28) 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

- 29) 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 and Gwinnett County Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. review and approval.
- 30) Provide a Signal Warrant Study for the signalization of the intersection of West Drowning Creek Road and Harbins Road to the City of Dacula and Gwinnett County Department of Transportation for review. If it is determined by the signal warrant study that a signal is warranted, and the signal is approved by the Gwinnett County D.O.T., The developer shall incur all costs of the required signal including studies, design with interconnect to adjoining signals, any additional right of way/easements, utility relocations and construction. The developer shall also contract for the installation of the signal by a D.O.T. approved contractor. All design and construction will be subject to Gwinnett County D.O.T. review and approval. The signal will be installed and operational prior to the issuance of the first certificate of occupancy. The developer shall provide documentation to the City verifying payment for materials and installation of the traffic signal.
- 31) Include Interconnect with the signalized intersections of SR 316 and Harbins Road.

- 32) Coordinate with the Georgia Department of Transportation (DOT) for their project PI#0013899 located on SR 316 University Parkway
- 33) All intersection/street widening/entrance plans for Harbins Road shall be submitted and are subject to review and approval by the City of Dacula and the Gwinnett County Department of Transportation.
- 34) Street widening and road improvements, to include the first 400 linear feet of the new two-lane private drive with planted median, shall be installed and functional prior to the issuance of a certificate of occupancy for any portion of the development.
- 35) 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.
- 36) 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.
- 37) All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 38) 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.
- 39) Provide inter-parcel access (curb cuts) where possible to contiguous parcels of the mixed use development.
- 40) 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.
- 41) A five-foot sidewalk shall be required adjacent to Harbins Road right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Gwinnett County Department of Transportation.
- 42) Five-foot wide sidewalks shall be required adjacent to both sides of the proposed private drive. 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 containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula.
- 43) Provide decorative light poles / fixtures along Harbins Road right-of-way and the interior private drive. Streets 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. The property owner shall be responsible for street light maintenance and lighting fees. A separate lighting plan showing type of light and locations shall be submitted to the City for review and approval.

- 44) Applicant shall construct a southbound right turn deceleration lane along Harbins Road at W Drowning Creek Road with any modification or variation from design approved in writing by the Director of Gwinnett Department of Transportation.

Private Access

- 45) The free-standing multi-family residential and senior living portion(s) of the mixed use development may be gated, with controlled resident access, both vehicular and pedestrian.
- 46) It is the responsibility of the owner and/or developer to provide pass codes, keys, and/or up to date contact information for controlled entrance locations to the Dacula Marshal's Department, Gwinnett County Police Department, and Gwinnett County Fire Department.
- 47) Contact information for any maintenance associations, homeowner associations, and/or private security company's shall be submitted and updated regularly with the Dacula Marshal's Department.
- 48) Provide controlled access for all residential apartment pods. Controlled access shall consist of gates, swing fences, entry posts, or other similar mechanism to control vehicular or pedestrian movement within residential (apartment) pods.

Grading and Phasing

- 49) Prior to the issuance of a Land Disturbance Permit or Development Permit for mass grading, 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 Harbins Road and both sides of the private drive shall include non-ornamental shade trees spaced 30-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, 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.

- 50) Site grading adjacent to the main project entrance shall be consistent in elevation to the right-of-way of Harbins Road to ensure adequate sight distance.

Condition Set #3

Approved Conditions of requested variances, variations, and waivers to City ordinances and regulations.

- 1) The maximum number of multi-family units shall not exceed 320.

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: April 21, 2023
SUBJECT: Bid results for Dacula Crossing subdivision improvements

The City requested bids for the approved Dacula Crossing Subdivision Asphalt Milling and Repaving Improvements Project. The project includes asphalt milling and deep patch milling, repaving, and thermoplastic striping. All disturbed areas will be sodded as needed.

The bid results are below:

Allied Paving Contractors, Inc. - \$267,187.00

East Coast Grading - \$314,905.29

The lowest qualified bid was \$267,187 from Allied Paving Contractors, Inc., which is less than the opinion of probable construction cost of \$327,060.00 dated August 5, 2022. Staff recommends awarding the bid to Allied Paving Contractors, Inc. at \$267,187 and authorizing the Mayor and City Administrator to execute all necessary documents to implement the subject project.

4174 Silver Peak Parkway, Suwanee, GA 30024

Office 770.932.6550 • Fax 770.932.6551 • bowman.com

April 12, 2023

Mayor & Council
City of Dacula
 P.O. Box 400
 Dacula, GA 30019

RE: Bid Evaluation & Recommendation
 Dacula Crossing Subdivision Asphalt Milling and Repaving Project

Dear Mayor & Council,

We have reviewed the bids which were submitted to the City of Dacula on April 11, 2023 for the "Dacula Crossing Subdivision Asphalt Milling and Repaving Project". The Bidders and their bid amounts are listed below beginning with the apparent lowest Bidder for work described in Section 00 300 and set forth as Total Bid in the Bid Proposal Form.

Bid Submitted By:	Addenda #1 Attached	Bid Bond Attached	Total Bid
** Allied Paving Contractors, Inc.	X	X	\$ 267,187.00
East Coast Grading	X	X	\$ 314,905.29

**Bid Bonds verified for authenticity and for bonding capacity for Performance & Payment Bonds.*

***Apparent Low Bidder*

Based on our evaluation of the bids outlined above, we recommend that the City of Dacula issue a "Letter of Intent" stating that the "Dacula Crossing Subdivision Asphalt Milling and Repaving Project" be awarded to Allied Paving Contractors, Inc. with a Total Bid in the amount of **Two Hundred Sixty-Seven Thousand, One Hundred Eighty-Seven and 00/100 Dollars (\$267,187.00)** with said amounts determined as representing the lowest, responsive, responsible bid for the Work as illustrated by the Specifications and Drawings entitled "Dacula Crossing Subdivision Asphalt Milling and Repaving Project" prepared by Bowman Consulting Group and dated February 10, 2023.

It is recommended that the City should state in their "Letter of Intent" to the successful Contractor that the following documentation should be provided to the City prior the processing of any payments for the work. The Letter of Intent shall be accompanied by a "draft" Contract for their review and use in securing Performance and Payment bonds. The successful Contractor shall provide the following documents on or before commencing work.

1. Performance / Payment Bonds for 100% of Contract Amount.
2. Schedule of Values (Breakdown of Bid Amounts).
3. Certificate of Insurance.
4. List of Sub-Contractors to be performing work on this Project.
5. Georgia Security and Immigration Sub-Contractors Affidavit.

The actual Contract will be signed and sealed by the City and the Contractor upon receipt of the above documentation. The "Notice to Proceed" will be issued by a date agreed upon by the City and the Contractor. Once issued by the City and accepted by the successful Contractor, work shall begin within 10 days of the date of the Notice to Proceed.

Should you have any questions, please feel free to call.

Sincerely,

Bowman Consulting Group



Kevin D. Whigham, P.E.
Director of Engineering
KDW/mrf

(P: 2022/1203/Bid/Letter of Recommendation)

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: April 24, 2023
SUBJECT: Change order for Brookton Station improvement project

The City has received a total of \$744,555.52 in grant money from CDBG and LMIG to fund the Brookton Station improvement project. The grant monies received exceeds the project bid amount by \$57,770.52. The entirety of the grant funds allocated for the project must either be spent on the project or be returned to the respective agency.

To maximize the funding received, a change order was approved via verbal consent to expand the scope of the project to include additional sidewalk and curb & gutter replacement. The subject change order equals the remainder of the funds, \$57,770.52.

Staff respectfully requests the subject change order be ratified through council vote.



P. O. Box 509
Pendergrass, GA 30567
(706) 693-4042 (706) 693-4052 Fax

Change Order Request #1

April 24, 2023

RE: Brookton Station

Item	Description	QTY	Units	Unit Price	Total
1	For additional scope of sidewalk and curb & gutter replacement within Brookton Station Subdivision for amount of 2022 CDBG and LMIG funding received above and beyond Allied Paving Contractor's Bid Amount	1	LS	\$57,770.52	\$57,770.52
Total Change Order Amount					\$57,770.52

All other terms and conditions of the original contract will remain in full force.

Thank you for your attention in this matter. Please do not hesitate to call if we may be of further assistance.

Sincerely,

Bryan Jones
Vice President

RESOLUTION
APPOINTMENT OF ELECTION OFFICERS
CITY OF DACULA, GWINNETT COUNTY GEORGIA

WHEREAS, a municipal election within the City of Dacula is scheduled for Tuesday, November 7, 2023; and

WHEREAS, the Georgia Municipal Election Code, requires that the Mayor and Council appoint certain officials prior to the election; including a Superintendent and an Absentee Ballot Clerk;

SECTION 1. APPOINTMENT OCGA 21-2-70.1 and 21-2-380.1

NOW, THEREFORE, the Mayor and Council of the City of Dacula hereby ordain that Courtney Mahady be appointed as the Municipal Election Superintendent, and Absentee Ballot Clerk; Renee Cooke and Amy Morris as Assistant Superintendents, and Assistant Absentee Ballot Clerks for the City of Dacula, effective immediately and their terms of office shall continue indefinitely until replaced by subsequent ordinance of the Mayor and Council of the City of Dacula. The Municipal Superintendent shall have authority to appoint a Poll Manager, Assistant Poll Managers, and such Poll Workers as reasonable and necessary to carry out such election as per the Georgia Municipal Election Code.

SECTION 2. COMPENSATION 21-2-98

The compensation shall be fixed and paid by the governing authority of the City of Dacula. The compensation shall be \$145.00 for the Poll Manager, Assistant Manager and Poll Workers. The Superintendent and other City employees shall be paid for hours above the regular eight hours at overtime rate.

SO RESOLVED THIS _____ DAY OF MAY, 2023.

Mayor Trey King

Councilwoman Ann Mitchell

Councilman Denis W. Haynes, Jr.

Councilman Daniel Spain

Councilman Sean Williams

ATTEST: _____
Brittni Nix, City Administrator

OATH
ELECTION SUPERINTENDENT

I, COURTNEY MAHADY do swear (or affirm) that I will as Superintendent duly attend the ensuing election during the continuance thereof, that I will to the best of my ability prevent any fraud, deceit, or abuse in carrying on the same, that I will make a true and perfect return of the said election, and that I will at all times truly, impartially, faithfully perform my duties in accordance with Georgia laws to the best of my judgment and ability. (O.C.G.A. § 21-2-70)

Courtney Mahady, Superintendent

Date

ATTEST:

Jack Wilson, Dacula City Attorney

OATH
ASSISTANT ELECTION SUPERINTENDENT

I, **RENEE COOKE** do swear (or affirm) that I will as Superintendent duly attend the ensuing election during the continuance thereof, that I will to the best of my ability prevent any fraud, deceit, or abuse in carrying on the same, that I will make a true and perfect return of the said election, and that I will at all times truly, impartially, faithfully perform my duties in accordance with Georgia laws to the best of my judgment and ability. (O.C.G.A. § 21-2-70)

Renee Cooke, Assistant Superintendent

Date

ATTEST:

Jack Wilson, Dacula City Attorney

memo

To: Mayor and City Council of Dacula
 From: Alethia Hyman, Tax Clerk
 Date: May 4, 2023
 Re: Refund Authorization Request – Overpayment of Property Taxes

During the month of April, there were 7 requests for refunds totaling \$973.63

Five refunds are a result of property value reassessments performed by the County’s Tax Assessor’s Office. Two refunds are the result of the overpayment of property taxes and/or interest charges.

As the Mayor and City Council are the taxing authority for the City, staff is requesting your approval for the following:

Mozumder, Mohammed	\$75.36	1186 Trophy Club Ave	MCR Reassessment 3/1/23 to 3/31/23
Leach, James	\$43.64	977 Trophy Club Ave	MCR Reassessment 3/1/23 to 3/31/23
Robert R Cross Trust	\$53.83	2600 Winder Hwy	MCR Reassessment 3/1/23 to 3/31/23
Cuspid Enterprises LLC	\$215.89	100 Dacula Rd	MCR Reassessment 3/1/23 to 3/31/23
Dacula Plaza LLC	\$578.65	465 Dacula Rd	MCR Reassessment 3/1/23 to 3/31/23
Serrano Umpierre LLC	\$5.87	2862 Hill Cir	Overpayment of property taxes
Fox, Doug	\$0.39	865 Tanner Rd	Overpayment of interest charges