



Mayor and City Council Regular Meeting

Thursday, December 01, 2022 at 7:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes from the Regular Council Meeting on November 3, 2022
2. Approval of the Minutes from the First Budget Public Hearing on November 3, 2022
3. Bid results for Maple Creek Park playground improvements
4. Refund authorization request
5. Change order for McMillan Road stormwater improvements

OLD BUSINESS:

NEW BUSINESS:

6. Adoption of the FY-2023 Proposal and Revised FY-2022 Budget Adjustment
7. **PUBLIC HEARING: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CD-AA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.
8. **Change of Conditions Application: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CD-AA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.
9. **PUBLIC HEARING:** Ordinance to amend Article IX and Article XVII of the Zoning Resolution
10. Ordinance to amend Article IX and Article XVII of the Zoning Resolution

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

ADJOURNMENT:

CITY OF DACULA

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

COUNCIL MEETING MINUTES

November 3, 2022

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the November 3, 2022 Council Meeting to order at 7:01 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

City Council Present:

Trey King, Mayor
Sean Williams, Council
Daniel Spain, Council
Ann Mitchell, Council

Absent – Denis W. Haynes, Jr., Council

City Staff Present:

Heather Coggins, Acting City Administrator
Jack Wilson, City Attorney
Brittini Nix, Director of Planning & Economic Development
Courtney Mahady, Administrative Assistant
Angelica Schaper, Court Administrator
Amy Morris, Accounts Payable
Dana Stump, Administrative Assistant for Planning & Zoning
Alethia Hyman, City Tax Clerk
Amy White, City Marshal

II. INVOCATION:

Pastor Mark Chandler gave invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Regular Meeting on October 6, 2022

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2. Approval of the Minutes from the Special Called Meeting on October 17, 2022
3. Approval of the Minutes from the Special Called Meeting on October 20, 2022
4. Road safety proposal
5. Refund authorization request
6. Ordinance to amend Chapter 13, Section 13-74 and Chapter 20, Section 20-93
7. Bid package for Brookton Station subdivision improvements
8. Amend personnel manual to update vacation leave

Councilman Williams motioned to approve the Consent Agenda items. Councilman Spain seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 9. PUBLIC HEARING: 2022-CD-VAR-04,** Applicant: Adolphus Acolatse, Owner: Adolphus Acolatse requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 308, Parcel 093 of the 5th District and contains 0.58 acres more or less.

Councilman Spain motioned to open the public hearing. Councilwoman Mitchell seconded. Motion passed unanimously.

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the application for a variance to reduce the minimum lot size requirements. Ms. Nix stated staff recommend approval with conditions.

Michelson Judy, 599 Tanner Road, Dacula, Georgia 30019, inquired about the project.

Mayor King stated that the subject lot is a wooded area and the applicant is requesting to build a home on the lot.

Councilman Spain motioned to close the public hearing. Councilwoman Mitchell seconded. Motion passed unanimously.

- 10. Variance Application: 2022-CD-VAR-04,** Applicant: Adolphus Acolatse, Owner: Adolphus Acolatse requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 308, Parcel 093 of the 5th District and contains 0.58 acres more or less.

Councilman Williams motioned to approve the application with the staff recommended conditions [listed below]. Councilman Spain seconded. Motion passed unanimously.

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1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the surrounding dwellings with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
2. The minimum heated floor area shall be 1,600 square feet for a one-story unit and 1,800 square feet for a two-story unit.
3. All yards (front, side, rear) shall be sodded.
4. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.
5. A maximum of four (4) bedrooms shall be permitted per Gwinnett County Environmental Health approval dated September 29, 2022.

VII. STAFF COMMENTS:

Heather Coggins, Acting City Administrator, acknowledged Chris Parks and the maintenance department for their diligent work to make improvements to Second Avenue by adding new mulch, replacing old bushes, and pressure washing the caps on the columns that line the sidewalk.

Alethia Hyman, City Tax Clerk, thanked her coworkers for all the help and support they provided with the roll-out of the taxes.

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilman Spain thanked the Gwinnett County police for being on Tanner Road.

Councilman Williams thanked the City Staff for their hard work.

IX. PUBLIC COMMENTS:

None

X. ADJOURNMENT:

Councilwoman Mitchell motioned to adjourn. Councilman Williams seconded. Motion passed unanimously. Meeting adjourned at 7:14 p.m.

Minutes approved _____
Date

Signature

CITY OF DACULA
442 Harbins Rd
P. O. Box 400
Dacula, GA, 30019

FIRST BUDGET PUBLIC HEARING
MINUTES
November 3, 2022

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the November 3, 2022 first budget public hearing to order at 6:30 p.m. and a roll call of the members was taken. A quorum was present.

Council Members Present

Trey King, Mayor
 Sean Williams, Council
 Daniel Spain, Council
 Ann Mitchell, Council

Absent – Denis W. Haynes, Jr., Council

City Staff Present:

Heather Coggins, Acting City Administrator
 Brittini Nix, Director of Planning & Economic Development
 Courtney Mahady, Administrative Clerk
 Angelica Schaper, Court Administrator
 Amy Morris, Accounts Payable
 Dana Stump, Administrative Assistant for Planning & Zoning
 Alethia Hyman, City Tax Clerk
 Amy White, City Marshal
 Chris Parks, Public Works Supervisor

II. NEW BUSINESS:

1. Presentation of the FY-2023 Proposed Budget and FY-2022 Budget Adjustment

Acting City Administrator, Heather Coggins, presented the FY-2022 amended and FY-2023 proposed budget.

2. Public Hearing: FY-2023 Proposed Budget and FY-2022 Budget Adjustment

Councilwoman Mitchell motioned to open the public hearing. Councilman Williams seconded. Motion passed unanimously.

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Henrietta Acolatse, 1200 Del Mar Club Drive, Dacula, Georgia 30019, inquired about whether city funds or HOA funds were used to improve subdivision streets and/or playgrounds.

Mayor King replied that the City’s Maintenance Department do surveys of the city streets to get a projection of when improvements need to be made. If it is determined the streets need to be improved, city funds are used to make the repairs/improvements.

Councilman Spain motioned to close the public hearing. Councilwoman Mitchell seconded. Motion passed unanimously.

III. ADJOURNMENT:

Councilwoman Mitchell motioned to adjourn. Councilman Williams seconded. Motion passed unanimously. Meeting adjourned at 6:56 p.m.

Minutes approved

Date

Signature

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, Director of Planning & Economic Development
DATE: November 18, 2022
SUBJECT: Bid results for Maple Creek Park playground improvements

The City requested bids for the approved Maple Creek Park playground improvements project. Improvements include a new shaded playground for school-aged children, shaded toddler playground, shaded swing set, and fitness station. Accessory items include concrete tiered steps with handrails, benches, solar power phone charging station, picnic table, trash receptacle, and stormwater improvements.

The bid results are below:

Zaveri Enterprises, Inc. - \$821,000
Allied Paving Contractors, Inc. - \$825,400
Willow Construction, Inc. - \$978,000
The Dickerson Group, Inc. - \$1,298,578

Bowman Consulting Group Ltd. reviewed the submitted bids and it appears the lowest qualified bid was from Zaveri Enterprises, Inc. for \$821,000. The two lowest bids are within \$4,400 of each other, which suggests a competitive bid. Considering the above, staff recommends awarding Zaveri Enterprises, Inc. the bid at \$821,000 and authorizing the Mayor and Acting City Administrator to execute all necessary documents to implement the subject project.

Best Regards,

Brittni Nix, Director of Planning & Economic Development

4174 Silver Peak Parkway, Suwanee, GA 30024

Office 770.932.6550 • Fax 770.932.6551 • bowman.com

November 17, 2022

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

RE: Bid Evaluation & Recommendation
22-0306_Maple Creek Park New Playground Addition

Dear Mayor & Council,

We have reviewed the bids which were submitted to the City of Dacula on November 15, 2022 for the Maple Creek Park New Playground Addition. 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	Addenda #2 Attached	Bid Bond Attached	Total Bid
** Zaveri Enterprises, Inc.	X	X	X	\$821,000.00
Allied Paving Contractors, Inc.	X	X	X	\$825,400.00
Willow Construction, Inc.	X	X	X	\$978,000.00
The Dickerson Group, Inc.	X	X	X	\$1,298,578.00

**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 "Maple Creek Park New Playground Addition" Project be awarded to **Zaveri Enterprises, Inc.** with a Total Bid in the amount of **Eight-Hundred Twenty-One Thousand, and 00/100 Dollars (\$821,000.00)** with said amounts determined as representing the lowest, responsive, responsible bid for the Work as illustrated by the Specifications and Drawings entitled "Maple Creek Park New Playground Addition" prepared by

City of Dacula

Maple Creek Park New Playground Addition
Page 2 of 2

Bowman Consulting Group, Ltd. dated October 28, 2022.

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 to 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 or as agreed upon by the City.

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

Sincerely,

Bowman Consulting Group, Ltd.



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

(P: 2022/0306/Bid/RE BID-11-10-2022/Letter of Recommendation

memo

To: Mayor and City Council of Dacula
From: Alethia Hyman, Tax Clerk
Date: November 23, 2022
Re: Refund Authorization Request – Overpayment of Property Taxes

During the month of November, mortgage companies made payments on behalf of their mortgage account holders, resulting in several overpayments, for a total of: \$2,857.00

As the Mayor and City Council are the taxing authority for the City, staff is requesting you approve the request to refund the following payments:

- | | |
|--------------------------|---|
| 1. Parcel ID: R5308 076 | John and Shirley Herbst - \$496.20 |
| 2. Parcel ID: R5276 148 | Sanchez Liliana - \$418.52 |
| 3. Parcel ID: R5299 168 | Lyons Beverly - \$1024.86 |
| 4. Parcel ID: R5311 060 | Whitener Justin Levi - \$898.94 |
| 5. Parcel ID: R5298 1798 | Napier - New American Funding, C/O Lereta - \$18.48 |

ZAVERI ENTERPRISES, INC.
2184 Sugar Springs Drive
Lawrenceville, GA 30043-5041
(678) 978-9887

November 30, 2022

Heather Coggins,
Assistant City Administrator, Dacula
442 Harbins Road
Dacula, GA 30019

Reference: McMillan Road Drainage Improvement Project, Dacula, Georgia
Subject: Request for approval of change order #002

Dear Ms. Coggins,

I am submitting this request for change order #002 for the following additions for your review and approval. This is for the items discussed during the site visit on 11/29/22.

- 1) Furnishing and installation of 40’ of 24” HDPE and two 24” headwalls, grading the embankment with approximately 50 tons of type III riprap for erosion control.
 - a) 40’ of 24” HDPE pipe @ \$80/lf \$3,200.00
 - b) Two 24” Headwalls @ \$1,000 each \$2,000.00
 - c) 50 tons of type III riprap hauled in @\$50/ton \$2,500.00
 - d) Grading embankment and compacting \$2,000.00
 - e) Removal of unsuitable material \$1,600.00

Total for item a) through e) above: \$11,300.00

- 2) Removing unsuitable material from approximately 300’ of storm drainage line, about 8’ wide between headwall 1-A to 1-E, hauling in fill dirt and compacting in place.
 - a) 70 truckloads of fill dirt hauled in at \$350/truckload \$24,500.00

b) 70 truckloads of unsuitable material hauled out	\$24,500.00
c) Landfill disposal fees, 70 loads @\$70/each	\$ 4,900.00
d) Excavator to load/unload and spread the dirt	\$ 8,900.00
e) Miscellaneous crew time, supervision etc.	<u>\$ 3,000.00</u>

Total for item a) through e) above: \$65,800.00

Total of items 1 and 2 above: \$77,100.00

If you have any questions, I can be reached at (678) 978-9887.

Sincerely,

Shirish M. Gandhi

Shirish M. Gandhi

President



FY 2023 BUDGET

City of Dacula



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Budget Memo

CITY OF DACULA

OFFICE OF
THE MAYOR

442 Harbins Road
Post Office Box 400
Dacula, GA 30019

Telephone: 770-963-7451

Fax: 770-513-2187

Website: www.daculaga.gov

Memo

Dear Citizens:

I am pleased to present to you the Annual Operating and Capital Budget for the 2023 Fiscal Year. In accordance with Georgia Law and the Code of Ordinances for the City of Dacula, this budget is presented for adoption by the City Council on December 1, 2022, for Fiscal Year 2023 beginning January 1 and ending December 31.

Citizen input for this budget will be received at public hearings on November 3 and December 1, 2022.

The City Council and I have made a concentrated effort to look toward the future with the knowledge of the continued growth coming to Dacula. As such, this budget has strategic plans for progress and solutions for challenges which may arise.

Below are some of these plans:

- The property tax millage rate will remain at 4.806 mills as it has since 2017.
- Dacula's in-house recycling service will continue in its successful efforts to provide higher quality service at a lower cost to our citizenry.
- The Sanitation Department will order a Freightliner for the anticipated residential development in the City. Additionally, this department has a position open to fill when necessary.
- In-house real estate tax collection and sanitation billing services have begun and are successful.

The City has funding allotted for several capital projects. This includes upgrades to the stormwater system on McMillan Road funded through the American Rescue Plan Act (ARPA). Maple Creek Park is also scheduled to have extensive playground upgrades with money provided by an endowment received from former Mayor Jimmy Wilbanks' Estate.

A number of persons contributed many hours of effort in the development of the budget. My thanks go to every department for their input, as well as, the Acting City Administrator, and the Finance Department for their supportive efforts during the budget process.

My thanks also go to each member of the Council for their hard work, thoroughness, and thoughtful contributions during the development of the FY 2023 Budget.

Very truly yours,

Hugh D. King, III

FISCAL YEAR 2023 BUDGET CALENDAR

DATE(S) / TIMELINE	ACTIVITY
Phase 1	PHASE 1—STRATEGY FORMULATION (FY 2023 BUDGET PREP DISTRIBUTION)
July 25	FY2023 Budget request worksheets, instructions, and guidelines are distributed to department heads.
Phase 2	PHASE 2—NEEDS ASSESSMENT, REVIEW & DEVELOPMENT OF FY 2023 BUDGET
August 15 - August 19	The Finance Department hold conferences with the department heads to finalize any changes with the individual budgets.
August 22 – September 9	Finance Director assembles budget requests, compares with revenue estimates, and compiles a preliminary budget document.
September 12 – September 29	The Finance Department meet with Mayor & Council to review Departmental FY2023 budget requests and make any adjustments deemed necessary.
September 21	Advertise FY2023 Budget information and availability of budget; public hearing dates and planned date adoption for Nov. 3 rd first public hearing & Dec. 1 2 nd public hearing.
Phase 3	PHASE 3—CITY COUNCIL BUDGET DISCUSSIONS & FINAL BUDGETARY DECISIONS FOR FY 2023
October 6	Present preliminary budget to council.
October 10 – October 27	FY2023 Budget Meetings as needed to refine the 2023 Budget and 2022 Amended Budget.
November 3	FY2023 Proposed Budget submitted to Mayor & Council and made available to the public. First Public Hearing.
Phase 4	PHASE 4 – ADOPTION & IMPLEMENTATION OF FY 2023 BUDGET
December 1	2 nd Public Hearing. FY2023 Budget – Final Review and any last revisions. Adopt FY2023 Budget Resolution
December 2	Print final Budget Document and send copies to department heads and Council members.
January 1, 2023	FY2023 Budget is in effect.

CITY OF DACULA, GEORGIA
FISCAL YEAR 2022 BUDGET ADJUSTMENTS (FY22) & 2023 (FY23)
BUDGET REVIEW & ADOPTION

PUBLIC HEARING ON FY22 BUDGET ADJUSTMENTS & FY23 BUDGET: A Public Hearing on the Proposed FY23 Budget and the FY22 Budget Adjustments is scheduled for Thursday, November 3, 2022 at 6:30 p.m. in the City Hall Council Chambers located at 442 Harbins Road, Dacula, Georgia. At this meeting, the Mayor and Council will receive both written and oral comments about the Annual Operating and Capital Budget for the City of Dacula, Georgia. All citizens are urged to attend.

RECOMMENDED BUDGET AVAILABLE FOR REVIEW: The Proposed FY23 Budget and the FY22 Budget Adjustments will be available for public review during normal office hours Monday-Friday between 8:30 a.m. - 5:00 p.m. at Dacula City Hall.

BUDGET REVIEW: The Mayor and Council of the City of Dacula are scheduled to review and receive public comments on the Proposed FY23 Budget and the FY22 Budget Adjustments on the following dates:

November 3, 2022 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

December 1, 2022 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

BUDGET ADOPTION: The Mayor and Council of the City of Dacula are scheduled to adopt the FY23 Budget and the FY22 Budget Adjustments at their regular monthly meeting on Thursday, December 1, 2022. The meeting will be held at 7:00 p.m. in the City Hall Chambers located at 442 Harbins Road, Dacula, Georgia.

Dates of Publication: October 12, 2022; October 26, 2022; November 9, 2022; & November 23, 2022

CITY OF DACULA

5 - YEAR CAPITAL IMPROVEMENTS PROGRAM

(2022 - 2026)



Capital Improvements Program

5 - Year Capital Improvements Program (2022 – 2026)

A five-year capital improvements program (CIP) is a list of all capital improvements proposed and completed within a specified five-year period (2022 – 2026). The CIP contains project descriptions, need assessments, cost estimates, financing methods, projected time lines, and estimated annual maintenance for each listed project. Staff continually updates the City's CIP as projects progress and as the City's needs evolve. All future projects within the CIP are projections and are subject to revision based on need assessments.

Staff is presenting the current five-year capital improvements program concurrently with the FY-2023 Budget and FY-2022 Budget Adjustment as a tool to anticipate the future financial needs of upcoming projects.

Year One - 2022

Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Maple Creek Park	New playground equipment Exercise stations Other convenience improvements	Update equipment Increase exercise capability	\$750,000	Endowment	Winter 2022 / Spring 2023	\$2,000 - \$3,000
McMillan Road stormwater	Repair and redesign storm system	Existing storm system is failing	\$750,000	ARPA	Fall / Winter 2022	\$500 - \$1,000
2nd Avenue stormwater	Redesign storm system to capture run off water	Storm runoff sheets flows onto buildings, streets and parking. Redesign would capture runoff into storm system	\$350,000	SPLOST	Summer 2022	\$500 - \$1,000
Sewer connection	Connect City Hall to sewer	Connect new sewer line to City Hall and decommission existing septic system	\$150,000	ARPA	Fall 2022	\$500
Broadband	Install broadband at Maple Creek Park and Dacula Maintenance Facility	Broadband is not available at the subject location. Broadband would be available for public use	\$10,000	ARPA	Summer / Fall 2022	\$12,000

Year Two - 2023

Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/ Operation Cost
Dacula Crossing Subdivision Dacula Ridge Drive Dacula Court	Asphalt replacement	Replacement of aging roadways.	\$350,000	LMIG SPLOST	Spring 2023	\$750 - \$1,000
Brookton Station Fortune Drive Luna Court Charlyne Way Alton Frank Way Charesa Lane Kale Court	Asphalt replacement Sidewalk repair as needed Storm drainage improvements	Repairs needed due to age of road and sidewalk repair as needed for vehicular and pedestrian safety.	\$800,000	CDBG SPLOST LMIG	Spring / Summer 2023	\$2,500
Gateway Signage	Beautify right-of-ways Designate City boundaries	Determine locations, sign style, and color	\$100,000	Endowment	Summer / Fall 2023	\$750
Garbage Truck	New garbage truck	Older trucks are in need of replacement	\$250,000	General Fund	2023-2024	\$5,000
Small equipment	Small equipment for maintenance	Replace small equipment (edger, weed eaters, etc.) as needed	\$5,000	General Fund	2023	\$1,000
Plotter with scanner	Plotter with large scanner	Replace aging plotter	\$22,000	General Fund	Spring 2023	\$750
Office equipment	Replace office computers Replace office furniture	Replace outdated office equipment and Council chamber chairs	\$15,000	General Fund	2023	None

Year Three - 2024

Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/ Operation Cost
Brookton Place Subdivision (Phase I) Williams Farm Drive Torrey Place Hannah Court	Patch and re-top as needed	Repairs needed due to age of road	\$498,308.00	SPLOST LMIG	Spring / Summer 2024	\$2,500
Brookton Place Subdivision (Phase II) Kristi Beth Court Katie Lynne Lane Nathan Timothy Court Winky Bluff James Henry Drive Sam Calvin Drive Peter Josiah Court Carly Joanna Court Ben Arron Drive	Patch and re-top as needed	Repairs needed due to age of road	\$921,312.00	TBD	Summer / Fall 2024	\$3,000
McMillan Road	Asphalt and stormwater improvements	Repairs needed due to age of road	\$600,000	CDBG	Spring / Summer 2024	\$2,000
Sewer connection	Connect sewer to 431 Harbins Road	Sewer connection needed to develop site	\$300,000	SPLOST IGA		\$500

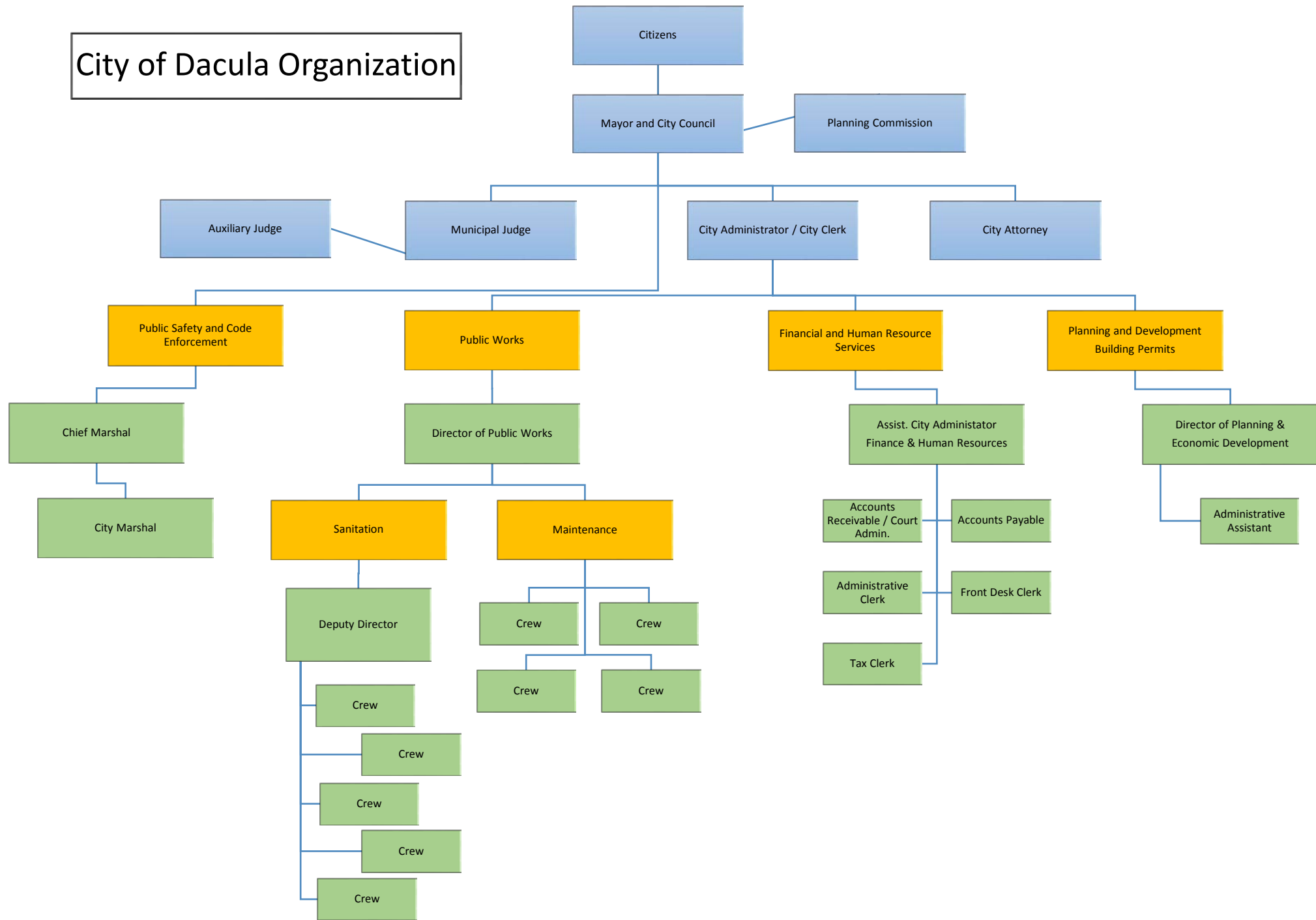
Year Four - 2025

Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/Operation Cost
Brookton Downs Subdivision Brookton Drive Brookton Lane Brookton Woods Way	Patch and re-top as needed	Improvements needed due to age of road	\$498,308.00	SPLOST LMIG	Spring / Summer 2025	\$2,500
Unidentified Road	Asphalt and/or stormwater improvements	Improvements needed due to age of road	\$600,00	CDBG	2025	\$2,000
Marshal vehicle	New marshal vehicle	Older vehicle is in need of replacement	\$70,000	SPLOST	2025	\$2,000
Public Works vehicle	New public works vehicle	Older vehicle is in need of replacement	\$70,000	SPLOST	2025	\$2,000
Office equipment	Replace office computers Replace office furniture	Replace outdated office equipment	\$15,000	General Fund	2025	None

Year Five - 2026

Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/ Operation Cost
New City Hall	Build a new City Hall at 431 Harbins Road	The current Dacula City Hall has reached maximum capacity	\$5,500,000	SPLOST	2026-2028	\$200,000
Unidentified Road	asphalt and/or stormwater improvements	Improvements needed due to age of road	\$600,000	CDBG LMIG	2026	\$2,500

City of Dacula Organization



BUDGET FY 2023				
REVENUE	GENERAL FUND - 100			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
311100	Real Property Taxes - Current Year	\$ 1,300,000.00	\$ 1,100,000.00	\$ 1,100,000.00
311300	Personal Property Taxes - Current Year	\$ 60,000.00	\$ 50,000.00	\$ 50,000.00
319000	Penalties & Interest Real & Personal Property	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
311310	Motor Vehicle Taxes	\$ 238,000.00	\$ 230,000.00	\$ 200,000.00
311320	Mobile Home Taxes	\$ 150.00	\$ 280.00	\$ 100.00
311340	Recording Tax (Intangibles)	\$ 50,000.00	\$ 48,000.00	\$ 45,600.00
311600	Real Estate Transfer Tax	\$ 20,000.00	\$ 18,000.00	\$ 15,600.00
311700	Franchise Taxes	\$ 467,000.00	\$ 450,000.00	\$ 400,000.00
314200	Alcohol Beverage Excise Tax	\$ 240,000.00	\$ 220,000.00	\$ 240,000.00
314300	Alcohol Beverage Tax by the Drink	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
316100	Occupational Tax (Business Licenses)	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
316200	Insurance Premium Tax	\$ 575,000.00	\$ 574,255.00	\$ 360,000.00
316300	Financial Institution Tax	\$ 40,000.00	\$ 38,000.00	\$ 45,000.00
321100	Alcohol Licenses	\$ 75,000.00	\$ 70,000.00	\$ 62,400.00
321700	Insurance Company Licenses	\$ 14,000.00	\$ 13,000.00	\$ 12,000.00
322200	Permits issued by Planning Dept.	\$ 350,000.00	\$ 335,000.00	\$ 335,000.00
331152	CDBG	\$ 1,274,060.00	\$ -	\$ 675,000.00
334100	LMIG Georgia DOT	\$ -	\$ 72,863.00	\$ -
341910	Elections - Qualifying Fee	\$ 600.00	\$ -	\$ -
351160	Municipal Fines	\$ 20,000.00	\$ 10,000.00	\$ 20,000.00
361000	Interest Revenues	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00
GENERAL FUND Revenue Totals:		\$ 4,847,510.00	\$ 3,353,098.00	\$ 3,684,400.00
BUDGET FY 2023				
EXPENDITURES	GENERAL FUND - 100			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
	DEPARTMENT: COUNCIL			
1110	Council: Salaries	\$ 28,400.00	\$ 28,400.00	\$ 28,400.00
1110	Council: Taxes: FICA, FUTA, Medicare	\$ 2,382.00	\$ 2,382.00	\$ 2,382.00
1110	Council: Travel Expenditures	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
1110	Council: Education/Training	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
1110	Council: Community Outreach Supplies	\$ 5,000.00	\$ -	\$ -
	DEPARTMENT: CITY ADMINISTRATOR			

1130	City Administrator: Salary	\$ 145,000.00	\$ 50,000.00	\$ 120,000.00
1130	City Administrator: Taxes: FICA, FUTA, Medicare	\$ 14,500.00	\$ 5,000.00	\$ 9,380.00
1130	City Administrator: Group Health Ins	\$ 22,600.00	\$ 5,500.00	\$ 20,000.00
1130	City Administrator: Retirement	\$ -	\$ 8,000.00	\$ 8,000.00
1130	City Administrator: Travel Expenditures	\$ 3,000.00	\$ 500.00	\$ 3,000.00
1130	City Administrator: Education/Training	\$ 2,000.00	\$ 500.00	\$ 2,000.00
	DEPARTMENT: MAYOR			
1310	Mayor: Salaries	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00
1310	Mayor: Taxes: FICA, FUTA, Medicare	\$ 687.00	\$ 687.00	\$ 687.00
1310	Mayor: Travel Expenditures	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00
1310	Mayor: Education/Training	\$ 2,000.00	\$ 1,700.00	\$ 2,000.00
	DEPARTMENT: ELECTIONS			
1400	Elections: Poll Worker Salaries	\$ 4,000.00	\$ -	
1400	Election: General Supplies	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00
1400	Elections: Training	\$ 500.00	\$ -	
	DEPARTMENT: FINANCIAL			
1510	Administration: Salary	\$ 380,000.00	\$ 345,000.00	\$ 335,000.00
1510	Administration: Group Health Ins	\$ 123,000.00	\$ 119,000.00	\$ 119,000.00
1510	Administration: Taxes: FICA, FUTA, Medicare	\$ 35,000.00	\$ 30,000.00	\$ 30,000.00
1510	Administration: Retirement	\$ 41,616.00	\$ 32,000.00	\$ 32,000.00
1510	Administration: Travel Expenditures	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
1510	Administration: Education/Training	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
1510	Purchase Services - Accounting, Audits	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
1510	Tax Administration	\$ 15,000.00	\$ 20,000.00	\$ 8,000.00
1510	Contract Labor	\$ 5,000.00	\$ -	\$ 10,000.00
1510	Purchase Services - ADP, Dues & Fees, Security	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00
1510	Insurance: Worker's Comp, Fleet, Structure	\$ 150,000.00	\$ 140,600.00	\$ 140,800.00
1510	Communications: Telephones, Fax & Internet	\$ 30,000.00	\$ 25,000.00	\$ 20,000.00
1510	Advertising	\$ 10,000.00	\$ 7,000.00	\$ 7,000.00
1510	Other Purchase Services	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
1510	Purchase Services - Technical	\$ 90,000.00	\$ 83,000.00	\$ 83,000.00
1510	Purchase of Land			
1510	Settlement of Claims		\$ 500.00	
1510	CDBG	\$ 1,274,060.00	\$ -	\$ 675,000.00
1510	LMIG GA DOT	\$ 143,357.48	\$ -	\$ 91,644.18
1510	Contingency	\$ 465,587.52	\$ 876,829.00	\$ 272,046.82
	DEPARTMENT: LEGAL			

1530	Professional Legal Services	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
1530	Official Code of Georgia yearly update	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
1530	CIVICPLUS: Codification of Ordinances	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
	DEPARTMENT: CITY HALL			
1565	Office Supplies	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
1565	Water	\$ 5,500.00	\$ 4,000.00	\$ 1,500.00
1565	Natural Gas	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
1565	Electricity	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00
1565	Building Maintenance Supplies	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
1565	Repairs and Maintenance	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
1565	Other supplies not otherwise categorized	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00
1565	Capital Outlay/Furniture & Fixtures	\$ 5,000.00	\$ 7,600.00	\$ 7,600.00
1565	Capital Outlay Computers	\$ 10,000.00	\$ 6,000.00	\$ 3,000.00
1565	Capital Outlay Equipment	\$ 7,000.00	\$ 10,000.00	\$ 10,000.00
	DEPARTMENT: MUNICIPAL COURT			
2650	Judicial: Salaries	\$ 6,160.00	\$ 3,000.00	\$ 10,400.00
2650	Judicial: Taxes: FICA, FUTA, Medicare	\$ 493.00	\$ 300.00	\$ 560.00
2650	Judicial: Travel Expenditures	\$ 1,000.00	\$ -	\$ 2,000.00
2650	Judicial: Education/Training	\$ 2,000.00	\$ 200.00	\$ 2,000.00
2650	Judicial: Dues/Fees (State Surcharges)	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
2650	Judicial: Court Computers/Equipment	\$ -	\$ -	\$ -
2650	Judicial: Supplies	\$ 300.00	\$ -	\$ 300.00
	DEPARTMENT: PUBLIC SAFETY			
3200	Marshal: Salary	\$ 136,600.00	\$ 115,000.00	\$ 115,000.00
3200	Marshal: Group Health Ins	\$ 45,174.00	\$ 40,000.00	\$ 40,000.00
3200	Marshal: Taxes: FICA, FUTA, Medicare	\$ 13,000.00	\$ 8,100.00	\$ 8,100.00
3200	Marshal: Retirement	\$ 13,872.00	\$ 16,000.00	\$ 16,000.00
3200	Marshal: Travel Expenditures	\$ 3,500.00	\$ 3,500.00	\$ 3,000.00
3200	Marshal: Education/Training	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
3200	Marshal: Uniforms	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00
3200	Marshal: Purch Svc Repairs & Maintenance	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
3200	Marshal: Gen Supplies (Purch Svc)	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
3200	Marshal: Gasoline	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
3200	Marshal: Supplies	\$ 500.00	\$ 500.00	\$ 500.00
3200	Marshal: Dues & Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
3200	Marshal: Capital Outlay	\$ 7,000.00	\$ 8,400.00	\$ 7,000.00
	DEPARTMENT: PUBLIC WORKS			
4200	Streets & Maintenance: Salary	\$ 252,000.00	\$ 158,000.00	\$ 229,400.00

4200	Streets & Maintenance: Group Health Ins	\$ 100,000.00	\$ 68,000.00	\$ 100,000.00
4200	Streets & Maintenance: Taxes: FICA, FUTA, Medicare	\$ 20,000.00	\$ 13,000.00	\$ 18,000.00
4200	Streets & Maintenance: Retirement	\$ 20,808.00	\$ 24,000.00	\$ 24,000.00
4200	Streets & Maintenance: Travel Expenditures	\$ 1,000.00	\$ 500.00	\$ 1,000.00
4200	Streets & Maintenance: Education/Training	\$ 6,000.00	\$ 2,000.00	\$ 2,000.00
4200	Streets & Maintenance: Uniforms	\$ 20,000.00	\$ 18,000.00	\$ 18,000.00
4200	Streets & Maintenance: Purch Svc Repairs & Maintenance	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00
4200	Streets & Maintenance: Gasoline	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
4200	Streets & Maintenance: Supplies	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
4200	Streets & Maintenance: Dues & Fees	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4200	Capital Outlay Small Equipment (weed eaters, etc.)	\$ 5,000.00	\$ 7,000.00	\$ 5,000.00
4200	Capital Outlay (Large Machinery, Trucks, and Computers)	\$ -	\$ 95,000.00	\$ 95,000.00
4200	Right of Way Maintenance	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	DEPARTMENT: STORMWATER			
4250	Stormwater & DIP	\$ 22,600.00	\$ 22,600.00	\$ 22,600.00
4250	Storm Drainage & System Improvements	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	DEPARTMENT: PARKS			
6200	Culture and Recreation - Other Supplies	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00
6200	Repairs and Maintenance - Park	\$ 10,000.00	\$ 4,000.00	\$ -
6200	Employee Salary (Open & Close Park)	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
6200	General Supplies	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
	DEPARTMENT: PLANNING & ZONING			
7400	Planning: Salary	\$ 143,000.00	\$ 125,000.00	\$ 115,000.00
7400	Planning: Group Health Ins	\$ 45,174.00	\$ 40,000.00	\$ 40,000.00
7400	Planning: Taxes: FICA, FUTA, Medicare	\$ 10,440.00	\$ 8,100.00	\$ 8,100.00
7400	Planning: Retirement	\$ 13,872.00	\$ 8,000.00	\$ 8,000.00
7400	Planning: Travel Expenditures	\$ 1,500.00	\$ 1,250.00	\$ 1,250.00
7400	Planning: Education/Training	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
7400	Planning: Mileage Reimbursement	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00
7400	Planning: Prof Svc (Bldg. Inspections)	\$ 200,000.00	\$ 137,000.00	\$ 137,000.00
7400	Professional Engineers (General)	\$ 80,000.00	\$ 75,000.00	\$ 75,000.00
7400	Planning: Dues & Subscriptions	\$ 750.00	\$ 750.00	\$ 750.00
7400	Planning: Revised Zoning Map (Prof Svcs)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7400	Planning: Comprehensive Plan	\$ 75,000.00		
7400	Planning: Purchase Services Technical	\$ 8,500.00		
7400	Planning: Supplies	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00
7400	Capital Outlay	\$ 25,677.00	\$ -	\$ 300.00
	DEPARTMENT: DOWNTOWN DEVELOPMENT AUTHORITY			

7550	General	\$ 6,000.00	\$ -	\$ 6,000.00
GENERAL FUND Expenditure Totals:		\$ 4,847,510.00	\$ 3,353,098.00	\$ 3,684,400.00
	GENERAL FUND 100 REVENUE TOTALS	\$ 4,847,510.00		
	GENERAL FUND 100 EXPENDITURE TOTALS	\$ 4,847,510.00		

BUDGET FY 2023				
REVENUE	TREE BANK FUND - 100			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
100	DONATION		\$ 2,500.00	
100	TRANSFER FROM FUND ACCOUNT	\$ 2,500.00		
TREE BANK FUND Revenue Totals:		\$ 2,500.00	\$ 2,500.00	\$ -
BUDGET FY 2023				
EXPENDITURES	TREE BANK FUND - 100			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
6240	TREE BANK	\$ 2,500.00		
6240	CONTINGENCY FUND		\$ 2,500.00	
TREE BANK FUND Expenditure Totals:		\$ 2,500.00	\$ 2,500.00	\$ -
TREE BANK FUND 100 REVENUE TOTALS		\$ 2,500.00		
TREE BANK FUND 100 EXPENDITURE TOTALS		\$ 2,500.00		

BUDGET FY 2023				
REVENUE	AMERICAN RESCUE PLAN ACT FUNDS (ARPA) 230			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
230	AMERICAN RESCUE PLAN ACT FUNDS		\$ 1,187,015.44	\$ 1,185,656.56
230	TRANSFER IN FROM RESERVES	\$ 549,880.00		
230	INTEREST INCOME	\$ 120.00	\$ 120.00	\$ 240.00
ARPA FUND Revenue Totals:		\$ 550,000.00	\$ 1,187,135.44	\$ 1,185,896.56
BUDGET FY 2023				
EXPENDITURES	AMERICAN RESCUE PLAN ACT FUNDS (ARPA) 230			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
230	SEWER LINE	\$ 50,000.00	\$ 150,000.00	\$ 600,000.00
230	STORMWATER	\$ 500,000.00	\$ 750,000.00	
230	PREMIUM PAY		\$ 52,500.00	
230	BROADBAND		\$ 20,000.00	
230	CONTINGENCY FUND		\$ 214,515.44	\$ 585,896.56
ARPA FUND Expenditure Totals:		\$ 550,000.00	\$ 1,187,015.44	\$ 1,185,896.56
ARPA FUND 230 REVENUE TOTALS		\$ 550,000.00		
ARPA FUND 230 EXPENDITURE TOTALS		\$ 550,000.00		

BUDGET FY 2023				
REVENUE	ENDOWMENT FUND - 300			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
300	DONATION		\$ 1,005,000.00	
300	INTEREST INCOME	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
300	TRANSFER IN FROM RESERVES	\$ 849,000.00	\$ 24,000.00	\$ 599,000.00
ENDOWMENT FUND Revenue Totals:		\$ 850,000.00	\$ 1,030,000.00	\$ 600,000.00
BUDGET FY 2023				
EXPENDITURES	ENDOWMENT FUND - 300			
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
300	CAPITAL OUTLAY: BEAUTIFICATION, PARKS & RECREATION	\$ 850,000.00	\$ 60,000.00	\$ 600,000.00
300	CONTINGENCY FUND		\$ 970,000.00	
ENDOWMENT FUND Expenditure Totals:		\$ 850,000.00	\$ 1,030,000.00	\$ 600,000.00
ENDOWMENT FUND 300 REVENUE TOTALS		\$ 850,000.00		
ENDOWMENT FUND 300 EXPENDITURE TOTALS		\$ 850,000.00		

BUDGET FY 2023

BUDGET FY 2023				
REVENUE				
SPLOST 2017 FUND - 320				
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
320	SPECIAL PURPOSE LOCAL OPTION SALES TAX	\$ 400,000.00	\$ 850,000.00	
320	INTEREST INCOME	\$ 150.00	\$ 300.00	\$ 400.00
320	TRANSFER IN FROM RESERVES	\$ 794,850.00	\$ 249,850.00	\$ 725,600.00
SPLOST 2017 FUND Revenue Totals:		\$ 1,195,000.00	\$ 1,100,150.00	\$ 726,000.00
BUDGET FY 2023				
EXPENDITURES				
SPLOST 2017 FUND - 320				
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
320	CAPITAL OUTLAY: FEES		\$ 150.00	\$ -
320	CAPITAL OUTLAY: ADMIN FACILITIES		\$ 140,000.00	\$ 115,000.00
320	CAPITAL OUTLAY: PUBLIC SAFETY	\$ 45,000.00	\$ 60,000.00	\$ 11,000.00
320	CAPITAL OUTLAY: PARKS & RECREATION			\$ -
320	CAPITAL OUTLAY: TRANSPORTATION	\$ 1,150,000.00	\$ 900,000.00	\$ 600,000.00
320	CAPITAL OUTLAY: WATER & SEWER			\$ -
SPLOST 2017 FUND Expenditure Totals:		\$ 1,195,000.00	\$ 1,100,150.00	\$ 726,000.00
SPLOST 2017 FUND 320 REVENUE TOTALS		\$ 1,195,000.00		
SPLOST 2017 FUND 320 EXPENDITURE TOTALS		\$ 1,195,000.00		

BUDGET FY 2023

BUDGET FY 2023				
ENTERPRISE FUND - 540				
REVENUE				
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
540	Utilities: Refuse Collection Charge	\$ 576,000.00	\$ 576,000.00	\$ 466,000.00
540	Other Charges (Penalties)	\$ 500.00	\$ 500.00	\$ 500.00
540	Interest Revenue	\$ 400.00	\$ 400.00	
540	Transfers In	\$ 464,716.00	\$ 183,300.00	\$ 513,300.00
ENTERPRISE FUND Revenue Totals:		\$ 1,041,616.00	\$ 760,200.00	\$ 979,800.00
BUDGET FY 2023				
ENTERPRISE FUND - 540				
EXPENDITURES				
Account #	Account Description	2023 Proposed Budget	2022 Amended Budget	2022 Current Budget
4520	Sanitation: Salary	\$ 305,000.00	\$ 272,000.00	\$ 272,000.00
4520	Sanitation: Group Health Ins	\$ 86,000.00	\$ 94,000.00	\$ 94,000.00
4520	Sanitation: Taxes: FICA, FUTA, Medicare	\$ 23,000.00	\$ 24,000.00	\$ 24,000.00
4520	Sanitation: Retirement	\$ 41,616.00	\$ 40,000.00	\$ 40,000.00
4520	Sanitation: Travel Expenditures	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00
4520	Sanitation: Education/Training	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
4520	Sanitation: Uniforms	\$ 25,000.00	\$ 10,000.00	\$ 20,000.00
4520	Sanitation: Purch Svc Repairs & Maintenance	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
4520	Sanitation: Gasoline	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
4520	Sanitation: Supplies	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
4520	Sanitation: Dues & Fees	\$ 1,000.00	\$ 1,000.00	\$ 600.00
4520	Sanitation: Disposal Fees	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00
4520	Sanitation: Recycling	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00
4520	Inventory (Trash & Recycle Cans)	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00
4520	Sanitation: Contract Labor	\$ 20,000.00	\$ 25,000.00	\$ 20,000.00
4520	Small Machinery & Equipment	\$ -	\$ -	\$ -
4520	Capital Outlay	\$ 250,000.00	\$ -	\$ 205,000.00
ENTERPRISE FUND Expenditure Totals:		\$ 1,041,616.00	\$ 760,200.00	\$ 979,800.00
ENTERPRISE FUND 540 REVENUE TOTALS		\$ 1,041,616.00		
ENTERPRISE FUND 540 EXPENDITURE TOTALS		\$ 1,041,616.00		

A RESOLUTION

TO APODT THE FISCAL YEAR 2023 BUDGET & 2022 BUDGET ADJUSTMENT FOR EACH FUND OF THE CITY OF DACULA, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/ EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING AVAILABLE

WHEREAS, sound governmental operations require a budget in order to plan financing of services for residents of the City of Dacula; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced budget for the City’s fiscal year, which runs from January 1 to December 31 of each year; and

WHEREAS, the Mayor and City Council of the City of Dacula have reviewed the proposed FY23 budget as presented by the Mayor; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses; and

WHEREAS, the Mayor and City Council wishes to adopt this proposal as the Fiscal Year 2023 Annual Budget, effective from January 1, 2023 through December 31, 2023

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Dacula, Georgia as follows:

Section 1. That the proposed Fiscal Year 2023 Budget, attached hereto and incorporated herein as a part of this Resolution is hereby adopted as the Budget for the City of Dacula, Georgia for the Fiscal Year 2023, which begins January 1, 2023 and ends on December 31, 2023.

Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments named in each fund.

Section 3. That the “legal level of control” as defined in OCGA § 36-81 is set at the departmental level, meaning that the Mayor in his capacity is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without further Budget amendment approved by the Mayor and City Council.

Section 4. That all appropriations shall lapse at the end of the fiscal year.

Section 5. That this Resolution shall be and remain in full force and effect from and after it date of adoption.

Adopted this 1st day of December, 2022.

CITY OF DACULA, GEORGIA

By: Trey King, Mayor

Attest: Heather Coggins, Acting City Administrator

(AFFIX SEAL)

Memorandum

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

From: Brittni Nix, Director of Planning and Economic Development

Date: November 18, 2022

Subject: 2022-CD-COC-02

Proposed Zoning: PMUD (Planned Mixed-Use District, City of Dacula)

Existing Zoning: PMUD (Planned Mixed-Use District, City of Dacula)

Size: 113.845 acres

Proposed Use: Planned Mixed-Use Development

Applicant: Maple Multi Family Land c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043

Owner: Walton Georgia, LLC
8800 N. Gainey Center Drive, Ste 345
Scottsdale, Arizona 85258

Location: LL 270, 271 & 275 - 5th District

Existing Land Use and Zoning:

The subject property totals 113.845 acres and is located along both sides of the Stanley Road prescriptive easement. The site is located in the southeastern quadrant of the Winder Hwy and SR 316 intersection and extends to the western boundary of the Lindenwood subdivision. The property was annexed and zoned PMUD (Planned Mixed-Use District) in February 2013 for a multi-use development including a hotel, conference center, office / commercial, and attached residential pursuant to 2012-CD-AA-01 and 2012-CD-RZ-03. The site was never developed.

The property is in close proximity to the Winder Hwy and SR 316 intersection as well as the commercial and manufacturing zoning districts located along the Winder Highway corridor to the north. Proceeding eastward along Stanley Road are single-family residential and mobile home uses. Single-family residential uses are towards the south along Pipeline Road. Furthermore, the property is adjacent to a proposed office / warehouse industrial project zoned M-1 (Light Manufacturing District) to the north, northwest and a Georgia Power easement transects the site.

The Proposed Development:

The applicant has submitted a change of conditions application to seek approval of the proposed planned mixed-use development. The previously approved planned-mixed use

development incorporated a higher number of uses. These uses included hotel, conference center, office / commercial and 613 units of attached residential. The proposed development contains office / warehouse industrial and attached residential uses. The 603 residential units proposed are split between multi-family apartments (378 units) and townhouses (225 units). Staff notes the previously approved concept plan incorporated an additional 49.25 acres and, as such, the proposed concept plan has different property boundaries.

Office / Warehouse Industrial (27.38 acres)

The applicant proposed two (2) industrial buildings within parcel E & F, located in the southwestern quadrant of the site. The total square footage of the two building equals 473,000 sf. Parcel E is located at the southwestern quadrant of the Stanley Road and Pipeline Road intersection with two (2) access points. One access point is on Stanley Road and the other is on Pipeline Road. Parcel F is adjacent to the rear of Parcel E and has one access point on Stanley Road. Parcel E and Parcel F are not interconnected. Staff notes, the 172 parking spaces do not meet the City's minimum parking space requirement for the use. The number of spaces required will fluctuate depending on the division of office and warehouse square footage. Staff recommends requiring adherence to the Zoning Resolution's minimum parking space requirements for a warehouse use (Article X, Section 1002(CC)).

The proposed warehouse industrial use is across from a 43.81 acre M-1 (Light Manufacturing District) parcel. Three (3) warehouses were approved for the subject site in 2022. The two developments are divided by the Stanley Road prescriptive easement.

Attached Residential (46.97 acres)

Multi-family Apartments (22.93 acres)

The proposed multi-family residential tract is within Parcel A as shown on the concept plan. Parcel A is located on the northern side of Stanley Road and is adjacent to the Lindenwood subdivision. Fourteen (14) multi-family apartment buildings are shown (3 stories) with a total of 378 units (16.48 units/acre). The complex includes a clubhouse and pool amenity package. The clubhouse will include leasing offices, fitness room, tech lounge, conference room, clubroom, and mailroom. The apartment complex has two access drives along Stanley Road. The proposed 662 parking spaces do not meet the City's minimum parking space requirement for the use (756 spaces). Staff recommends requiring the minimum parking spaces to meet the Zoning Resolution's parking space requirements for a residential use (Article X, Section 1002(U)).

Townhouses (24.04 acres)

Parcels B, C, and D house the townhouse portion of the planned mixed-use development. Said parcels are located on the south side of Stanley Road and are between existing single-family residential lots and the proposed office/warehouse

industrial parcel located across Pipeline Road. The townhouse parcels are comprised of 225 residential units within 40 buildings (9.36 units/acre). Each townhouse parcel has a single access drive on Stanley Road and includes open space intending for passive recreation. The proposed parking spaces meets the Zoning Resolution's minimum parking space requirements for a residential use (Article X, Section 1002(U)).

The subject application has completed a regional review through the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA); the reviewing authorities have recommended approval with conditions.

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Regional Mixed Use on the Future Land Use Map. Regional Mixed Use Activity Centers land uses are defined as "large-scale (Over 100,000 square feet) activity centers with commercial retail, office and employment, and higher density land uses.... should be located near the intersection of major thoroughfares" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.13). The proposed planned mixed-use development follows the description of Regional Mixed Use.

Staff notes that the applicant addressed six out of the eight listed "Implementation Policies" within the Letter of Intent. The two policies that were not directly addressed were, "encourage development of a rational network of commercial activity centers to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roads" and "encourage unique architectural design with articulated facades in order to avoid generic "Big Box" appearance." Staff recommends implementing zoning conditions to ensure the applicant meets the objective(s) of these two policies.

Variance Request

The City of Dacula's Planned Mixed-Use District provides the opportunity for the applicant to request variance(s).

- 1) The applicant has requested a variance to allow the two (2) proposed office / warehouse industrial buildings to be 50-feet in height. Application materials state the property across the street was granted a height variance. The two situations are different due to the proximity of the buildings in relation to the respective right of ways. Building E is approximately 90 feet from the Pipeline Road right-of-way at its closest point. Staff recommends denying the variance as a true hardship has not been presented for consideration.
- 2) The utilization of vinyl coated chain link fences for areas not visible from the right-of-way for the separation from various uses and buildings has been requested in the application materials. A variance is not needed per the City's Ordinances for said request. Staff recommends permitting black vinyl coated chain link fencing around stormwater management ponds, dog parks, and Parcels E & F (office / warehouse industrial use) where not visible from the right-of-way.

- 3) The applicant has requested the Mayor and City Council increase the maximum residential acreage permitted. The applicant requests a variance in order to utilize 46.97 acres) of the 113.845 acres development for residential use.

Article IX, Sec. 916(C) permits residential use to occupy a maximum of 40% of the developed land after the 25% open space requirement has been fulfilled. The variance request of allowing 46.97 acres (55.01%) of residential use is not in the spirit of the ordinance and does not permit a healthy mixture of uses with the development. Staff recommends denying the variance as a true hardship has not been presented for consideration. Adherence to the Ordinance would require limiting the residential acreage to 40% of the developed land after the 25% open space requirement has been fulfilled (34.155 acres).

Summary:

The subject development utilizes multi-family apartments and townhouses to provide a transition between the approved office / warehouse industrial concept and existing single-family residential properties along Stanley Road. Uses are centered along Stanley Road with a central green space located within the power line easement. The proposed development could complement the office and employment center components of the nearby Rowen project.

The proposed planned mixed-use development could be considered acceptable if the development adheres to staff's recommended conditions and Variances #1 and #3 are denied. Conditions should be approved and subject variances denied to ensure a healthy mixture of land uses that enhance the quality of life and provide needed services, provide a cohesive integration within the development, transportation improvements are completed, and aesthetic requirements are upheld. As such, the Department recommends the requested change of conditions application be approved with conditions and Variance #1 and #3 denied.

Comprehensive Plan:

The subject parcels are designated as Regional Mixed Use and Transportation Communications Utilities on the City of Dacula's 2030 Future Development Map.

The analysis of the application should be made based upon the "Standards Governing Exercise of the Zoning Power" as stated in Section 1702 of The 2000 Zoning 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 development could provide a logical transition between the intensity of Winder Highway and established low-density residential developments located along Stanley Road if the proposed mixture of uses adheres to the Planned Mixed-Use District. Therefore, the proposed use with recommendations conditions could be considered suitable as proposed.

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

No, with the recommended conditions, negative impacts on surrounding properties would be mitigated and 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 rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

An increase of traffic, utility use, and school-aged children would be expected from the request. Recommended conditions are designed and expected to lessen potential burden on streets, transportation facilities, and utilities.

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

The requested zoning and affiliated concept plan is consistent with the policies and objectives of the Regional Mixed Use designation of the 2030 Future Land Use Map indicating the requested change of conditions could be considered appropriate as proposed if the proposed PMUD concept aligns with the intention of the City's Planned Mixed-Use District.

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?*

The development could adhere to the Planned Mixed-Use District if an appropriate and healthy mixture of uses are implemented per staff's recommendation to approve the change of conditions with zoning conditions and Variance #1 and #3 denied. The proposed development provides an employment center and housing opportunities.

Recommendation:

Based upon the application, the requested change of conditions is recommended for **approval with the following conditions and Variance #1 and Variance #3 denied.**

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

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

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

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

- **Construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction**
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road
- Install a traffic signal when warranted and approved by GDOT

** City staff recommends amending the subject condition with the following language to be consistent with ARC and GRTA required improvement for DRI #3535 (2021-CD-COC-03), “construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula.” (See Condition Set #2, condition # 50)*

Stanley Road at Village Broad Street / Driveway 9 (Intersection 3)

- Construct Driveway 9 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 1 (Intersection 4)

- Construct Driveway 1 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 2 (Intersection 5)

- Construct Driveway 2 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 3 (Intersection 6)

- Construct Driveway 3 to consist of one (1) ingress lane and one (1) egress lane under side

street stop control

Pipeline Road at Driveway 4 (Intersection 7)

- Construct Driveway 4 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 5 (Intersection 8)

- Construct Driveway 5 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 6 (Intersection 9)

- Construct Driveway 6 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 7 (Intersection 10)

- Construct Driveway 7 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 8 (Intersection 11)

- Construct Driveway 8 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

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:

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

Attachment C – Required Improvements to Serve the DRI

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

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway Improvement Conditions to GRTA Notice of Decision:

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

- **Construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction**
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road
- Install a traffic signal when warranted and approved by GDOT

** City staff recommends amending the subject condition with the following language to be consistent with ARC and GRTA required improvement for DRI #3535 (2021-CD-COC-03), “construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula.”(See Condition Set #2, condition # 50)*

Stanley Road at Village Broad Street / Driveway 9 (Intersection 3)

- Construct Driveway 9 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 1 (Intersection 4)

- Construct Driveway 1 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 2 (Intersection 5)

- Construct Driveway 2 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 3 (Intersection 6)

- Construct Driveway 3 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 4 (Intersection 7)

- Construct Driveway 4 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 5 (Intersection 8)

- Construct Driveway 5 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 6 (Intersection 9)

- Construct Driveway 6 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 7 (Intersection 10)

- Construct Driveway 7 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 8 (Intersection 11)

- Construct Driveway 8 to consist of one (1) ingress lane and one (1) egress lane under side street stop control.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- There are no further recommendations for this project

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 Kimley-Horn entitled TCR - Dacula dated October 3, 2022 with modification required to adhere to the approved zoning conditions. Any discrepancies between the subject concept plan and the approved zoning conditions/City Ordinances shall not be interpreted as an administrative variance. Development plans must adhere to the approved zoning conditions for the site and City Ordinances.

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

- 2) The following uses in the Planned Mixed-Use 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 Planned Mixed-Use 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 multi-family development shall be allowed.

- 5) Fast food restaurants with or without drive-thru windows and/or curb service shall not 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) Master covenants and deed restriction shall be made part of this development and will cover the entire planned mixed-use development. The covenants, at minimum, shall adhere to Section 916(D)(8) of the Zoning Resolution and must be approved by the City prior to final plat approval.
- 7) The open space shall not be subdivided, and the open space shall be owned and maintained by a mandatory property owners' association. The deed to the mandatory property's association shall require that the open space be perpetually maintained as open space subject only to the development of Gwinnett County / City of Dacula trail system and approved utilities easements.
- 8) A natural pedestrian walking trail with location markers connecting Parcel A, Parcel B, Parcel C, and Parcel D to the Central Green Space shall be required. The trail shall follow the natural stream where appropriate.
- 9) The Central Green Space shall be developed in accordance with "Greenspace Option 2" dated November 10, 2022 and a pedestrian walking trail, at minimum.
- 10) Residential acreage shall not exceed 40 percent of the land that can be developed after the 25 percent open space requirement has been satisfied. Detached dwelling units shall not exceed five (5) units per acre. Attached dwelling units shall not exceed thirteen (13) units per acre.
- 11) For any zoning map amendment for which the City Council is not the applicant, and upon which a development permit, building permit, or certificate of occupancy has not been issued within twenty-four (24) months of the date of approval of said amendment, the City Council may review the zoning district classification of the property and determine whether the zoning shall be continued or initiated for rezoning.

Such properties may first be reviewed by the Planning Commission, which shall make such findings and recommendations as it deems appropriate.

Architectural Design

- 12) Architectural design of industrial / warehouse facilities shall comply with the following performance guidelines:
 - (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.

- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

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

- 13) The fronts and visible sides of commercial 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. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide structures with quality materials and pleasing visual interest.
- 14) Townhouse 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 to provide visual interest. Accent materials must be present on each unit with variation between adjoining units.

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. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide quality structures with pleasing visual interest.

- 15) Architectural design of multi-family structures shall be developed in accordance with the elevations/renderings entitled Hammond Center dated January 4, 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.
- 15) Multi-family apartment buildings and facilities shall be limited to a maximum of 3-stories.
- 16) Nonresidential buildings shall be limited to a maximum height of 40-feet.
- 17) Attached residential units shall be a minimum of 750 square feet for single bedroom and 1,100 square feet for two bedroom, and 1,200 square feet for three bedrooms.
- 18) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- 19) Chain link fence shall be prohibited except around the stormwater management ponds, any dog parks, and where not visible from the right-of-way within Parcels E & F (office / warehouse industrial use). All chain link fences shall be black vinyl.
- 20) 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

- 21) A ten (10) foot wide landscape strip from the proposed right-of-way shall be provided along both sides of Stanley Road. The landscape strip shall be planted so as to not impede site distance along Stanley Road.
 - a. Provide non-ornamental shade trees spaced 30-feet on-center along the proposed Stanley Road right-of-way. All street trees shall be a minimum 3-inch caliper (dbh) at the time of planting. Street trees shall be planted at least six-feet from back-of-curb subject to review and approval of the City of Dacula.

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

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

22) A ten (10) foot wide landscape strip from right-of-way shall be provided along both sides of Pipeline Road. The landscape strip shall be planted so as to not impede site distance along Pipeline Road.

- a. Provide non-ornamental shade trees spaced 30-feet on-center along the Pipeline Road right-of-way. All street trees shall be a minimum 3-inch caliper (dbh) at the time of planting. Street trees shall be planted at least six-feet from back-of-curb subject to review and approval of the City of Dacula.

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

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

23) 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.

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

25) 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.

- 26) Parking spaces shall adhere to the minimum requirement as stated in Article X, Section 1002 of the Zoning Resolution.
- 27) Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties. Interior street lights shall be black, decorative, and utilize downward illumination or frosted globes only. Design rendering and lighting specification shall be subject to review and approval by the City Administrator or his/her designee.
- 28) Natural vegetation shall remain on the property until issuance of a land disturbance permit.
- 29) A specimen tree survey shall be provided for review. Specimen trees on-site shall be saved when feasible.

Signage and Advertising

- 30) The subject site shall be limited to one (1) off-site multi-tenant project monument sign located out of the right-of-way at the intersection of Winder Highway and relocated Stanley Road as long as written notarized permission from the property owner is provided to the City prior to permit issuance. The monument sign shall not exceed a maximum of 20-foot in height, is limited to a maximum 150-square foot of advertising space, and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. The sign shall be located so as to not impede site distance along Winder Highway. Neon or self-illuminating ground signs shall be prohibited. Sign location and design criteria are subject to review and approval by the City of Dacula.
- 31) Ground signage shall be limited to one monument-type sign for each parcel. Each sign is limited to a maximum 50-square foot of advertising space. Monument signs shall not exceed a maximum of 6-foot in height and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. Neon or self-illuminating ground signs shall be prohibited. Signs shall be set back 15 feet from Stanley Road and Pipeline Road right-of-way and located so as to not impede site distance along Stanley Road and Pipeline Road. Sign location and design subject to review and approval by the City of Dacula.
- 32) 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.
- 33) 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.

- 34) 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.
- 35) 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

- 36) 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.
- 37) Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Hwy and relocated Stanley Road when warranted.
- 38) The entire section of Stanley Road and Pipeline Road within the development shall be improved and paved with asphalt to the City of Dacula/Gwinnett County performance standards respectively. Stanley Road improvements shall meet existing asphalt to ensure a continuous paved road. Road improvements shall be fully installed and functional prior to the issuance of a certificate of occupancy for any portion of the development.
- 39) The developer/ owner shall, at its expense, construct all improvements associated with a phase of construction including, but not limited to, paving and striping roadways, curb, gutter, road signage, and installation of all water and sewer infrastructure necessary for the development of that phase prior to the issuance of any certificate of occupancy permits for that phase of work.
- 40) 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.
- 41) 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.
- 42) All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 43) 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.
- 44) Provide inter-parcel access (curb cuts) where possible to contiguous parcels of the mixed use development.

- 45) 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.
- 46) A five-foot sidewalk shall be required adjacent to both sides of proposed Stanley Road and Pipeline Road right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Gwinnett County Department of Transportation respectively.
- 47) 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.
- 48) Provide decorative light poles / fixtures along proposed Stanley Road and Pipeline Road right-of-way. Street lights shall be staggered, 150 feet on-center. Light poles shall be black and a maximum 20 feet high. All street lighting shall be subject to review and approval of the City of Dacula and Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Street light service fees and maintenance are the responsibility of the property owners association. A separate lighting plan showing type of light and locations shall be submitted to the City for review and approval.
- 49) A sign prohibiting truck access at the intersection of Stanley Road and Pipeline Road shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.
- 50) Amend ARC and GRTA condition, "construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction" with the following language, "construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula" The amended language is consistent with ARC and GRTA required improvement for DRI #3535 and City Council approved 2021-CD-COC-03.

Private Access

- 51) 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.
- 52) Contact information for any maintenance associations, homeowner associations, property owners association and/or private security company's shall be submitted and updated regularly with the Dacula Marshal's Department and the Dacula Planning and Development Department.

- 53) Controlled access for the multi-family parcel shall consist of gates, swing fences, entry posts, or other similar mechanism to control vehicular or pedestrian movement.

Grading and Phasing

- 54) Prior to the issuance of a Land Disturbance Permit or Development Permit for mass grading of residential uses exceeding 10 acres, the Developer or Land Owner will submit a “Bond Stabilization and Landscape Plan” to the City of Dacula which will provide for the permanent stabilization of disturbed area(s) via rye grass seeding, tree replanting and landscaping in accordance with the City’s Development Regulations and these conditions of zoning. Tree replanting along the frontage of both sides of Stanley Road and Pipeline Road shall include non-ornamental shade trees spaced 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 or designee, and prior to the issuance of any Land Disturbance or Development Permit, Developer or Land Owner shall post a performance bond in favor of the City of Dacula to guarantee the replanting of the disturbed acreage in accordance with the City’s Development Regulations and these conditions of zoning. The performance bond amount shall be equal to \$15,000.00 per acre disturbed. The bond shall be in the form of a Letter of Credit from an FDIC insured institution or an insurance company in good standing with the Georgia Insurance Commissioner’s office, authorized to do business in Georgia, and rated “A” or better by the rating agency A.M. Best. The Surety must also be listed on the U.S. Department of Treasury’s Circular 570. The City staff shall approve the form of the performance bond and the qualifications of the surety prior to execution of the bond.

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

- 55) The initial free-standing multi-family phase of the development shall be limited to 200 units. No other multi-family permits shall be issued until a minimum of 200,000 square feet of non-residential floor area have been permitted and granted a certificate of occupancy.

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

Condition Set #3

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

- 1) Residential acreage shall not exceed 40 percent of the land that can be developed after the 25 percent open space requirement has been satisfied. Detached dwelling units shall not exceed five (5) units per acre. Attached dwelling units shall not exceed thirteen (13) units per acre.
- 2) Chain link fence shall be prohibited except around the stormwater management ponds, any dog parks, and where not visible from the right-of-way within Parcels E & F (office / warehouse industrial use). All chain link fences shall be black vinyl.
- 3) Nonresidential buildings shall be limited to a maximum height of 40-feet.



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

Item 7.



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>Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP</u>	NAME <u>Walton Georgia, LLC</u>
ADDRESS <u>1550 NORTH BROWN ROAD, SUITE 125</u>	ADDRESS <u>8800 N. Gainey Center Drive, Ste 345</u>
CITY <u>Lawrenceville, GA, 30043</u>	CITY <u>Scottsdale</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Arizona</u> ZIP <u>85258</u>
PHONE <u>770 232 0000</u> FAX <u>678 518 6880</u>	PHONE _____ FAX <u>480-586-8216</u>

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Shane Lanham
 COMPANY NAME Mahaffey Pickens Tucker, LLP
 ADDRESS 1550 NORTH BROWN ROAD, SUITE 125
Lawrenceville, GA, 30043
 PHONE 770 232 0000 FAX 678 518 6880

* 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) PMUD REQUESTED ZONING DISTRICT PMUD change in conditions
 LAND LOT(S) 270, 271, & 275 PARCEL # Multiple--See attached DISTRICT(S) L.D. 5 ACREAGE +/- 113.845
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____
Change in Conditions of Planned Mixed-Use Development

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 603
 DWELLING UNIT SIDE (SQ. FT.) Min. 750 sf

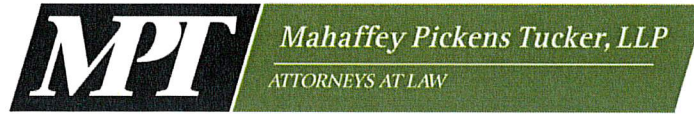
NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 2
 TOTAL GROSS SQ. FEET +/- 473,200

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 2022-CD-COC-02



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

Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF MAPLE
MULTI FAMILY LAND SE, LP**

Mahaffey Pickens Tucker, LLP submits the attached change in conditions application (the “Application”) on behalf of Maple Multi Family Land SE, LP (the “Applicant”), relating to a proposed mixed-use development on an approximately 113.85-acre assemblage of land (the “Property”) located along both sides of Stanley Road near its intersection with Pipeline Road. The Property is designated as within the Regional Mixed-Use character area on the City of Dacula 2019 Comprehensive Plan Future Land Use Map and is currently zoned PMUD pursuant to City of Dacula annexation and rezoning case numbers 2012-CD-AA-01 and 2012-CD-RZ-03 (the “Original PMUD”).

The Original PMUD was approved in 2013 to allow a maximum of 2,500,000 square feet of non-residential uses and 613 residential units. The proposed development would provide a total of 603 residential units and 473,200 square feet of non-residential land uses. The residential component would include a mix of 378 multifamily residential units and 225 single-family attached townhome units. The non-residential component would provide a total of 473,200 square feet in two buildings of office/warehouse industrial buildings. The proposed non-residential component would complement recent industrial rezoning approvals on adjacent land which was also a component of the Original PMUD. The proposed development is compatible with

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

surrounding land uses and zoning classifications, is in line with the land use policies of the City of Dacula 2019 Comprehensive Plan (the “Comp Plan”), and would also provide an appropriate transition of land uses from more intense industrial and commercial uses located along Stanley Road and Winder Highway (State Route 8 and U.S. Route 29) and less intense single-family residential uses located to the east along Stanley Road.

The Property is adjacent to land zoned M-1, C-2, TRD, R-1200, and RA-200 with the commercial and industrial zoning classifications focused to the west near and along Winder Highway. The proposed development is designed to complement the existing land use mix and provide an appropriate transition from more intense land uses to uses that are less intense. Specifically, industrial land uses would step down to multifamily residential uses which would step down to single-family attached townhomes before stepping down again to existing single-family detached residences. Accordingly, the proposed non-residential component is located on the westerly portion of the Property. The proposed development would also enjoy convenient access to Winder Highway as well as University Parkway (State Route 316). This access would be significantly enhanced by the proposed new interchange at Winder Highway and University Parkway. In fact, the recent rezoning of adjacent land to M-1 contemplates the relocation of the Stanley Road Winder Highway intersection to provide adequate distance from the new interchange. Moreover, the proposed Sugarloaf Parkway extension would cross over Stanley Road just east of the Property and would also include an expanded interchange at University Parkway to the southeast. The extended Sugarloaf Parkway would provide a limited access connection all the way to a new interchange at Interstate 85 just east of the Mall of Georgia. These regional transportation improvements further enhance the vehicular connectivity of the Property and would provide residents and employees with convenient access to major transportation corridors.

The proposed development is also compatible with the land use policy of the Comp Plan which designates the Property as within the Regional Mixed-Use character area. The Comp Plan encourages large-scale development of these areas and encourages “warehousing/distribution” and “high density residential (greater than 6 units/acre)” as allowed land uses. The proposed development would also further several of the identified “implementation policies” as outlined below:

- **Encourage developers to provide infrastructure improvements to mitigate major traffic impacts.** The Applicant anticipates providing significant infrastructure improvements along Stanley Road in order to serve the proposed development. Moreover, the Applicant anticipates that the Application would trigger a Development of Regional Impact (DRI) review which involves multiple local and state agencies including the Georgia Regional Transportation Authority (GRTA), the State Road and Tollway Authority (SRTA), the Georgia Department of Transportation (GDOT), and the Gwinnett Department of Transportation.
- **Use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.** The Applicant anticipates improving Stanley Road from a substandard roadway to accommodate traffic generated by the proposed development. Other infrastructure improvement projects such as the Sugarloaf Parkway Extension and new interchanges along University Parkway would further support continued economic development in this area of the City.
- **Encourage development that provides appropriate employment opportunities to serve our current and future population.** The proposed non-residential component would provide high-quality jobs for current and future residents of the City and would spur additional redevelopment and new development opportunities.
- **Encourage new development to locate in suitable locations close to transportation and infrastructure resources.** As described above, the proposed development is located in close proximity to major transportation corridors.
- **Encourage development whose design, landscaping, lighting, signage, and scale add value to the community.** The proposed development would provide attractive landscaping, architecture, signage, and appropriately-scaled development given the context of surrounding land uses.
- **Encourage shared parking and master planned development in order to minimize parking needs.** The proposed development is designed to provide efficient on-site parking for the proposed uses and would also include pedestrian connectivity to encourage non-vehicular modes of travel. Residents of the proposed development would be able to walk or bike to proposed employment uses in the immediate area as well as expanding commercial and retail uses along Winder Highway.

The proposed development would also include multiple on-site amenities for residents to firmly establish a sense of place and provide opportunities for community engagement. The proposed multifamily residential component would provide multiple amenities for residents including a pool and clubhouse. The proposed clubhouse would include an open concept design with leasing offices, fitness room, tech lounge, clubroom, conference room, and a mail room all under one roof. The townhome components would provide passive amenities for residents including pocket parks and smaller green/open spaces for dog-walking, exercise, and recreation. Additionally, the proposed development would include a large, centrally-located and publicly-accessible green space.

Additionally, the Applicant respectfully requests three variances from the requirements of the Zoning Resolution of the City of Dacula (the "ZO"). First, the Applicant respectfully requests a variance to allow an increased building height for the industrial portion of the site to 50 feet. This proposed building height is compatible with building heights of recently-approved projects in the vicinity of the Property and will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property. Second, the Applicant requests to provide vinyl-coated chain link fencing in certain areas of the Property for safety and to provide appropriate separation from various uses and buildings. While such fencing is permitted around stormwater management facilities and dog parks, pursuant to the ZO, the Applicant also requests to provide that style fencing where not visible from adjacent right-of-way. Fencing visible from the ROW would be provided in accordance with the ZO. Third, the Applicant requests a variance from Section 916(C)(3) of the ZO relating to the required land use mix of projects within the PMUD zoning classification. Specifically, the Applicant is requesting to provide a maximum of 55.01% of the gross land area as residential uses as set forth on the site plan submitted with the Application.

Provided open space totals approximately 39.5 acres of the Property. As mentioned above, the subject property of this Application is a component of the larger Original PMUD which was approved in 2012. A large portion of the Original PMUD (approximately 42.9 acres) was recently rezoned to the M-1 (Light Manufacturing District) zoning classification. Moreover, all of the residential areas depicted on the final site plan for the Original PMUD are located on the Property. Accordingly, the proposed development is compatible with the land use mix and location of residential uses of the Original PMUD. While the Applicant understands that off-site M-1 tract cannot be included in land use mix calculations for the proposed development, it respectfully submits that considering that land area together with the Property as within the broader context of land located along Stanley Road which was part of the Original PMUD is appropriate.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comp Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Sugarloaf Parkway, University Parkway, and Winder Highway. The Applicant welcomes 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 or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 18th day of November, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

Overall Site Density Information:

Parcel	Area (sq ft)	Units	Density (Units/sq ft)
Parcel A	12,500	12	0.96
Parcel B	15,000	15	1.00
Parcel C	18,000	18	1.00
Parcel D	20,000	20	1.00
Parcel E	25,000	25	1.00
Parcel F	30,000	30	1.00
Total	100,500	100	1.00

Unit Mix Breakdown Parcel A:

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
1 Bedroom	12	0	0	0	12
2 Bedroom	0	15	0	0	15
3 Bedroom	0	0	18	0	18
4 Bedroom	0	0	0	12	12
Total	12	15	18	12	57

Improvement Plan: Common Open Spaces

This Open Space includes residential development area developed with community collaboration and engagement of the local residents to help promote active living and the community, which should drive conversations that... (text continues)

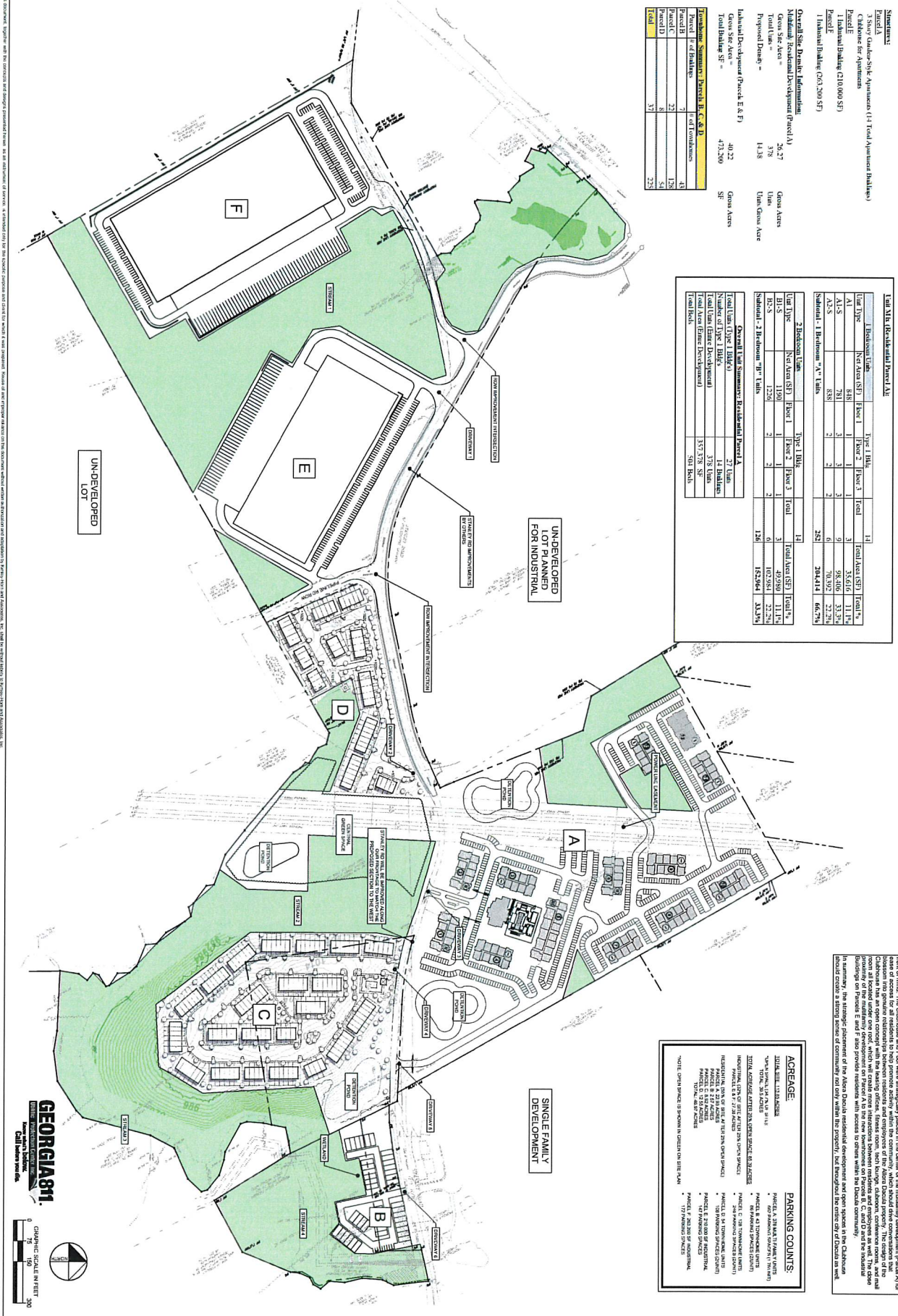
ACREAGE

Parcel	Area (Acres)
Parcel A	0.28
Parcel B	0.34
Parcel C	0.41
Parcel D	0.47
Parcel E	0.56
Parcel F	0.67
Total	2.73

PARKING COUNTS

Parcel	Count
Parcel A	12
Parcel B	15
Parcel C	18
Parcel D	20
Parcel E	25
Parcel F	30
Total	120

Drawing name: I:\AMT_CIVIL\1058030_TCR Dacula\CAD\Plansheets\CO-20-REZONING SITE PLAN.dwg C2-00 SITE PLAN (2) 11 Nov 2022 3:02pm by Jessica Hoover



GEORGIA811
 CALL BEFORE YOU DIG
 800-4-A-DAWN

GRAPHIC SCALE IN FEET
 0 10 20 30

TCR DACULA
 STANLEY HWY, DACULA, GA 30019
 LAND LOT XXX, NO. 1 DISTRICT
 PARCEL ID: XXX-XX-XXXX

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

MAPLE MULTI-FAMILY LAND SE, LP
 3715 NORTHSIDE PKWY, BLDG 200 STE 800
 ATLANTA, GA 30327
 PHONE: 608.600.0000

Kimley-Horn
 17720 AMERIKAN PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE (770) 619-4200
 WWW.KIMLEY-HORN.COM

11.10.2022

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

GREENSPACE OPTION 1

DACULA | GREENSPACE CONCEPTS

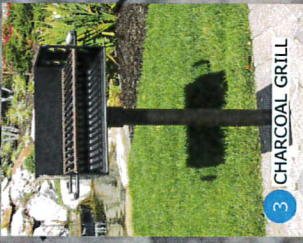
FOR TRAMMELL CROW RESIDENTIAL



5 JOGGING PATH (Quarter Mile Loop)



4 PAVILION



3 CHARCOAL GRILL



2 SWING BENCH



1 OPEN FIELD (Approximately 100' x 300')

11.16.2022

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



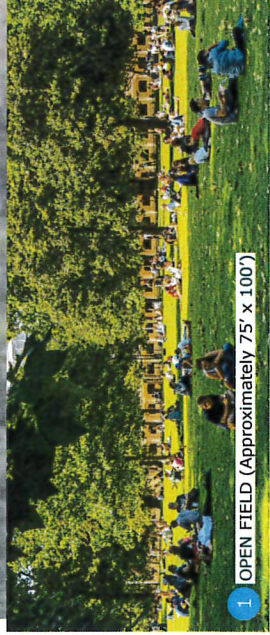
GREENSPACE OPTION 2

DACULA | GREENSPACE CONCEPTS

DR. TRAMMELL CROW RESIDENTIAL



2 DISC GOLF



1 OPEN FIELD (Approximately 75' x 100')

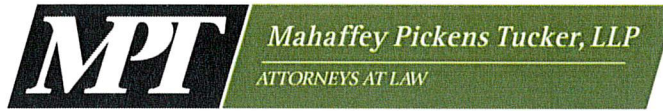
Overall Tract

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

BEGINNING at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 275 the following courses: South 29° 27' 22" East a distance of 548.17 feet to a 1/2 inch rebar found; thence South 29° 25' 47" East a distance of 1044.24 feet to a 1/2 inch rebar found at the terminus of the northerly Right of Way of Stanley Road (60' R/W); thence along said terminus South 29° 26' 20" East a distance of 35.10 feet to a point in Stanley Road; thence leaving said Land Lot line and running along the centerline of Stanley Road South 87° 49' 24" East a distance of 31.72 feet to a point in Stanley Road; thence South 25° 55' 44" East a distance of 32.98 feet to an iron pin set on the southerly Right of Way of Stanley Road; thence running along said southerly Right of Way of Stanley Road the following courses: thence North 88° 37' 42" East a distance of 62.45 feet to an iron pin set; thence North 82° 19' 20" East a distance of 102.40 feet to an iron pin set; thence North 79° 28' 20" East a distance of 101.40 feet to an iron pin set; thence North 77° 45' 25" East a distance of 267.36 feet to an iron pin set; thence running along said Right of Way of Stanley Road North 01° 41' 42" West a distance of 30.52 feet an iron pin set; thence North 77° 42' 09" East a distance of 115.00 feet to an iron pin set; thence leaving Stanley Road and running South 07° 03' 16" East a distance of 125.99 feet to a point; thence South 25° 03' 28" West a distance of 46.51 feet to a point; thence South 04° 00' 52" West a distance of 74.93 feet to a point; thence South 13° 50' 17" East a distance of 65.67 feet to a point; thence South 04° 25' 52" West a distance of 56.33 feet to a point; thence South 41° 12' 37" East a distance of 41.43 feet to a point; thence South 30° 17' 27" West a distance of 31.16 feet to a point; thence South 62° 23' 10" West a distance of 27.09 feet to a point; thence South 23° 24' 44" West a distance of 42.83 feet to a point; thence South 05° 59' 28" West a distance of 31.99 feet to an iron pin set; thence South 22° 08' 29" West a distance of 192.01 feet to a 1/2 inch open top pipe found; thence South 60° 52' 29" West a distance of 214.22 feet to a 1 inch rebar found; thence North 31° 38' 26" West a distance of 312.93 feet to an iron pin set; thence North 25° 55' 44" West a distance of 14.30 feet to a point in the centerline of Hopkins Creek; thence running along said centerline of Hopkins Creek the following courses: South 82° 01' 07" West a distance of 45.72 feet to a point; thence South 75° 30' 10" West a distance of 49.81 feet to a point; thence South 11° 16' 20" West a distance of 52.71 feet to a point; thence South 11° 16' 20" West a distance of 31.34 feet to a point; thence South 04° 36' 58" West a distance of 59.23 feet to a point; thence South 18° 40' 36" East a distance of 24.45 feet to a point; thence South 60° 51' 25" East a distance of 115.91 feet to a point on the top of a 48" ductile iron pipe; thence South 82° 06' 36" East a distance of 29.04 feet to a point; thence South 72° 38' 09" East a distance of 58.80 feet to a point; thence South 50° 04' 28" East a distance of 69.04 feet to a point; thence South 17° 54' 33" East a distance of 21.99 feet to a point; thence South 42° 45' 06" West a distance of 68.96 feet to a point; thence South 65° 12' 59" West a distance of 122.68 feet to a point; thence South 28° 42' 30" West a distance of 95.90 feet to a point; thence South 14° 23' 51" West a distance of 258.01 feet to a point; thence South 45° 55' 08" West a distance of 35.37 feet to a point; thence South 57° 10' 26" West a distance of 126.35 feet to a point; thence South 82° 30' 49" West a distance of 110.14 feet to a point; thence North 80° 42' 22" West a distance of 74.14 feet to a point; thence North 87° 29' 17" West a distance of 218.00 feet to a point at the intersection of Hopkins Creek and an unnamed creek; thence leaving the centerline of Hopkins Creek and running along the centerline of said unnamed creek the

following courses: North 09° 15' 14" East a distance of 68.85 feet to a point; thence North 35° 30' 46" East a distance of 39.59 feet to a point; thence North 50° 58' 01" West a distance of 33.95 feet to a point; thence North 20° 18' 45" East a distance of 22.55 feet to a point; thence North 57° 09' 18" East a distance of 48.64 feet to a point; thence North 15° 33' 28" West a distance of 12.30 feet to a point; thence North 55° 08' 11" West a distance of 53.86 feet to a point; thence North 02° 02' 46" West a distance of 42.33 feet to a point; thence North 41° 08' 41" West a distance of 35.40 feet to a point; thence North 67° 28' 01" West a distance of 85.29 feet to a point; thence North 05° 09' 33" West a distance of 41.11 feet to a point; thence North 50° 57' 56" West a distance of 51.61 feet to a point; thence North 30° 29' 29" West a distance of 79.10 feet to a point; thence North 38° 42' 06" West a distance of 29.86 feet to a point; thence South 75° 40' 04" West a distance of 34.88 feet to a point; thence North 37° 09' 18" West a distance of 22.74 feet to a point; thence North 54° 16' 44" West a distance of 78.07 feet to a point; thence North 09° 12' 53" West a distance of 29.39 feet to a point; thence North 69° 10' 27" West a distance of 115.98 feet to a point; thence North 51° 17' 29" West a distance of 113.79 feet to a point; thence North 50° 10' 18" West a distance of 100.79 feet to a point; thence North 49° 45' 45" West a distance of 173.33 feet to a point; thence North 32° 48' 09" West a distance of 28.60 feet to a point; thence North 46° 55' 10" West a distance of 27.87 feet to a point; thence North 06° 29' 14" East a distance of 13.84 feet to a point; thence North 58° 09' 43" West a distance of 65.09 feet to a point; thence North 23° 54' 04" West a distance of 32.05 feet to a point; thence North 76° 30' 45" West a distance of 41.93 feet to a point; thence leaving said unnamed creek and running South 59° 56' 53" West a distance of 487.00 feet to a 1/2 inch rebar with cap found in the middle of Pipeline Road, a gravel road within a 30 foot Prescriptive Easement; thence South 59° 56' 53" West a distance of 1597.36 feet to a 2 inch rod found at a rock on the Land Lot line common to Land Lots 243 and 270; thence running along said Land Lot line North 29° 45' 37" West a distance of 1204.03 feet to a rock found at the corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 242 and 271 North 29° 43' 44" West a distance of 81.90 feet to a point in the aforementioned Prescription Easement of Stanley Road; thence running along Stanley Road and a curve to the left an arc length of 156.51 feet, (said curve having a radius of 1247.75 feet, with a chord bearing of South 88° 23' 48" East, and a chord length of 156.41 feet) to a point at the intersection of Stanley Road and the Land Lot line common to Land Lots 270 and 271; thence leaving Stanley Road and running along said Land Lot line North 60° 01' 36" East a distance of 639.16 feet to a point in the centerline of an unnamed creek; thence running along said unnamed creek the following courses: North 32° 14' 27" West a distance of 16.00 feet to a point; thence North 04° 16' 28" West a distance of 33.82 feet to a point; thence North 53° 42' 42" West a distance of 29.28 feet to a point; thence North 39° 24' 50" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point; thence North 42° 58' 58" West a distance of 20.76 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 17' 17" West a distance of 5.56 feet to a point; thence North 28° 56' 16" West a distance of 11.39 feet to a point; thence North 03° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 30" West a distance of 58.56 feet to a point; thence North 84° 41' 26" West a distance of 16.51 feet to a point; thence North 32° 55' 10" West a distance of 59.18 feet to a point; thence South 81° 01' 20" West a distance of 8.61 feet to a point; thence South 26° 46' 55" West a distance of 33.70 feet to a point; thence North 63° 54' 48" West a distance of 49.72 feet to a point;

thence North 17° 20' 38" East a distance of 55.57 feet to a point; thence leaving said centerline of an unnamed creek North 61° 05' 37" West a distance of 14.26 feet to an iron pin set on the southeasterly Right of Way of Winder Highway (Variable R/W); thence running along said Right of Way the following courses: North 42° 00' 02" East a distance of 95.05 feet to an iron pin set; thence North 50° 09' 46" West a distance of 5.30 feet to an iron pin set; thence North 42° 23' 45" East a distance of 74.06 feet to an iron pin set; thence North 41° 20' 35" West a distance of 9.73 feet to an iron pin set; thence North 42° 02' 33" East a distance of 60.73 feet to an iron pin set; thence leaving said Right of Way South 47° 52' 52" East a distance of 129.50 feet to an iron pin set; thence running along a curve to the left an arc length of 324.48 feet, (said curve having a radius of 1470.00 feet, with a chord bearing of South 54° 12' 17" East, and a chord length of 323.82 feet) to an iron pin set; thence South 60° 31' 42" East a distance of 788.42 feet to an iron pin set; thence running along a curve to the left an arc length of 520.70 feet, (said curve having a radius of 720.00 feet, with a chord bearing of South 81° 14' 47" East, and a chord length of 509.43 feet) to an iron pin set; thence North 78° 02' 07" East a distance of 336.73 feet to an iron pin set; thence running along a curve to the left an arc length of 214.97 feet, (said curve having a radius of 970.00 feet, with a chord bearing of North 71° 41' 11" East, and a chord length of 214.53 feet) to an iron pin set; thence North 65° 20' 15" East a distance of 89.14 feet to an iron pin set; thence North 64° 12' 19" East a distance of 11.12 feet to a point; thence North 23° 16' 03" West a distance of 53.94 feet to a point; thence North 21° 41' 46" West a distance of 509.85 feet to a point; thence North 76° 43' 26" West a distance of 127.97 feet to a point; thence North 31° 11' 44" West a distance of 300.98 feet to a 2 inch open top pipe found on the Land Lot line common to Land Lots 270 and 271; thence running along said Land Lot line North 60° 03' 39" East a distance of 917.68 feet to a 1 inch open top pipe found and the TRUE POINT OF BEGINNING. Said tract contains 113.845 Acres (4,959,097 Square Feet).



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

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Gabrielle H. Schaller
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

VIA HAND DELIVERY TO:

Ms. Brittni Nix, AICP
Director of Planning & Economic Development
City of Dacula
442 Harbins Road
Dacula, GA 30019

Re: Allora Dacula Application Materials – Certification of Professional Services

Dear Ms. Nix:

I am writing on behalf of my client, the Applicant in the above-referenced Change in Conditions application, to certify that the services of two or more professionals were utilized in design of the proposed development. Those professionals include:

Robert W. Lamkin, AIA, NCARB
Hensley Lamkin Rachel, Inc.
14881 Quorum Drive, Suite 550, Dallas, TX 75254

Trae Adams, PLA | Partner
b+c Studio, Inc.
Land Planning and Landscape Architecture
1320 Ellsworth Industrial Blvd | Suite A-1400 | Atlanta, GA 30318

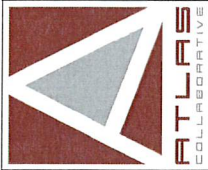
Jessica Hoover, P.E.
Kimley-Horn
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham



Crow HOLDINGS
INDUSTRIAL

OAKWOOD
RAILROAD STREET
DISTRIBUTION CENTER

OAKWOOD, GA

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DATE	DESCRIPTION
12/15/2021	ISSUE FOR PERMIT
12/15/2021	ISSUE FOR CONSTRUCTION
12/15/2021	ISSUE FOR RECORD
12/15/2021	ISSUE FOR AS-BUILT

PROJECT NUMBER	10000000000000000000
DATE	12/15/2021
JOB NO.	10000000000000000000
SHEET NO.	10000000000000000000

EXTERIOR ELEVATIONS

Item 7.
A-204
NOT ISSUED FOR CONSTRUCTION

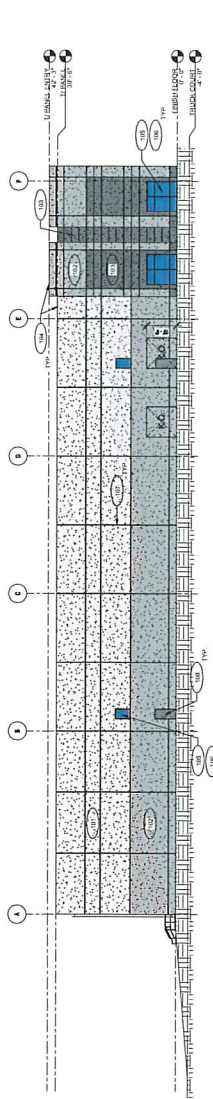
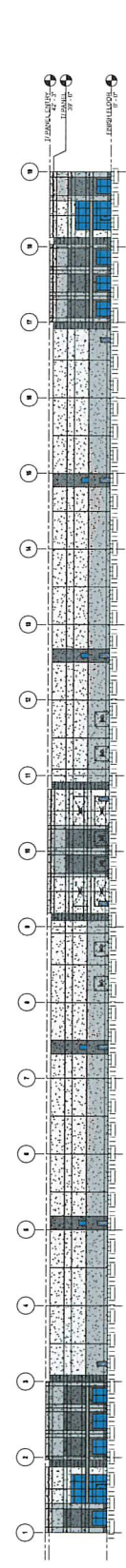
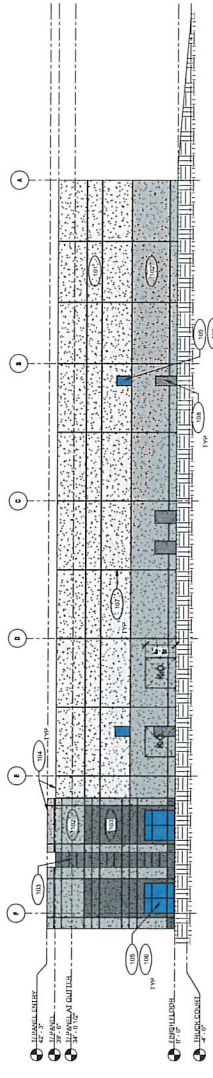
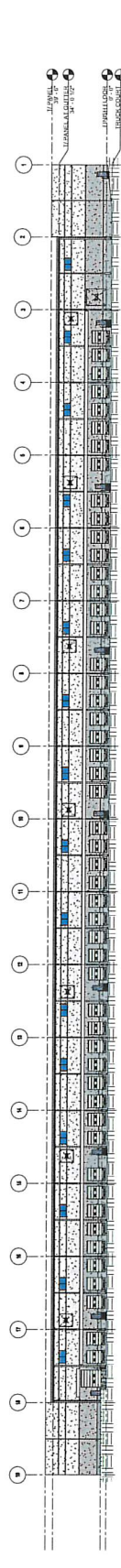
- KEYNOTES**
1. ALL GLASS TO BE LOW EMISSIVITY (LOW-E) GLASS UNLESS OTHERWISE NOTED.
 2. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 4. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 5. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 6. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.

- GENERAL NOTES**
1. ALL GLASS TO BE LOW EMISSIVITY (LOW-E) GLASS UNLESS OTHERWISE NOTED.
 2. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 4. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 5. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.
 6. ALL GLASS TO BE 1/4" TYPICAL SPACING UNLESS OTHERWISE NOTED.

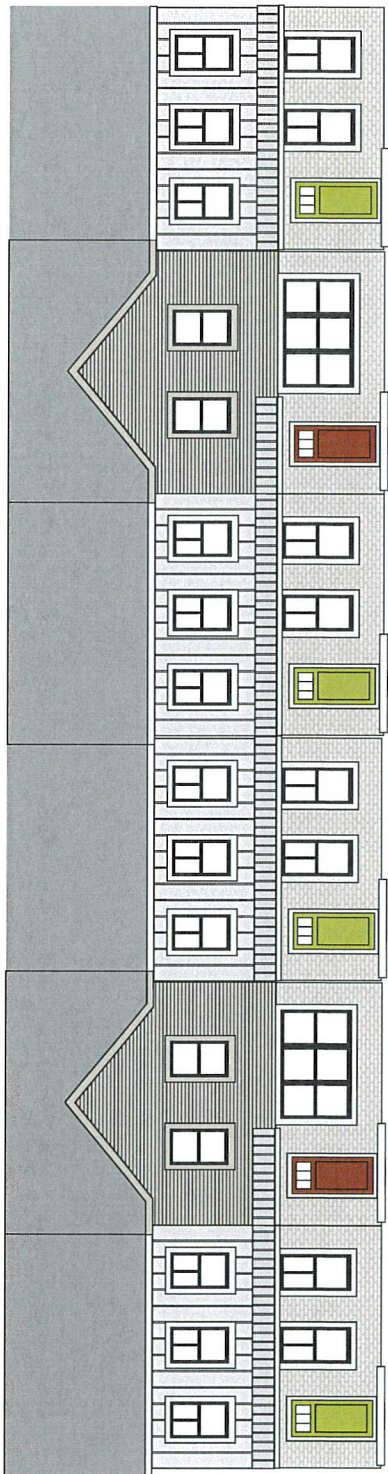
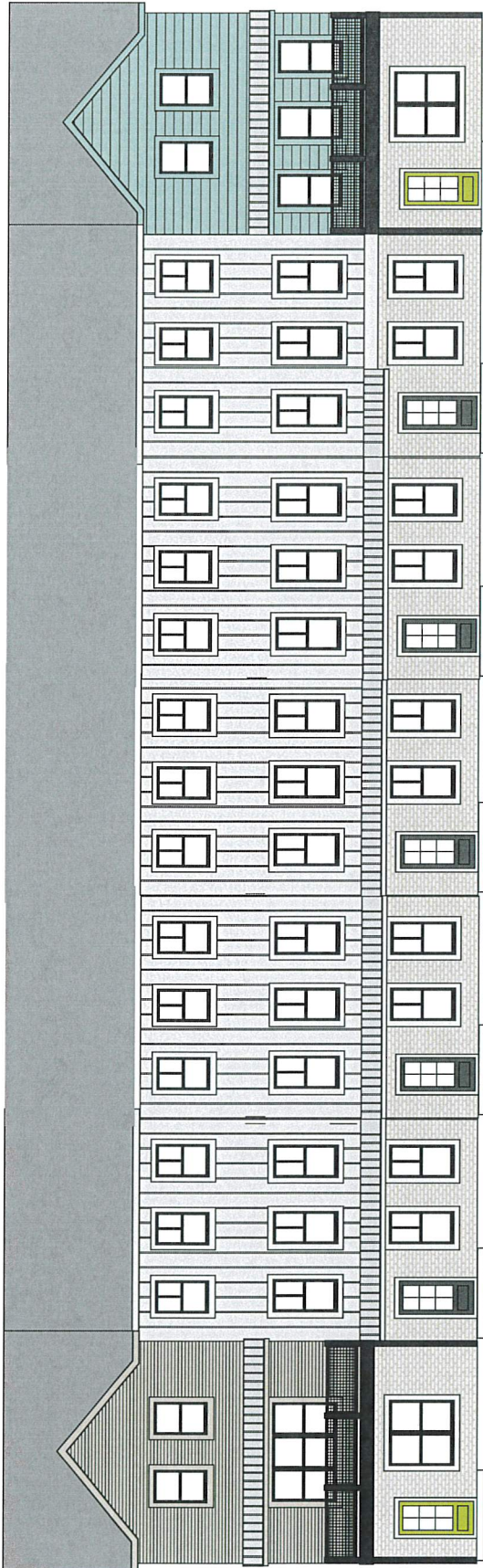
100	1/2" CLEAR ANODIZED ALUMINUM FINISH
101	1/2" CLEAR ANODIZED ALUMINUM FINISH
102	1/2" CLEAR ANODIZED ALUMINUM FINISH
103	1/2" CLEAR ANODIZED ALUMINUM FINISH
104	1/2" CLEAR ANODIZED ALUMINUM FINISH
105	1/2" CLEAR ANODIZED ALUMINUM FINISH

106	1/2" CLEAR ANODIZED ALUMINUM FINISH
107	1/2" CLEAR ANODIZED ALUMINUM FINISH
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111	1/2" CLEAR ANODIZED ALUMINUM FINISH

112	1/2" CLEAR ANODIZED ALUMINUM FINISH
113	1/2" CLEAR ANODIZED ALUMINUM FINISH
114	1/2" CLEAR ANODIZED ALUMINUM FINISH
115	1/2" CLEAR ANODIZED ALUMINUM FINISH
116	1/2" CLEAR ANODIZED ALUMINUM FINISH
117	1/2" CLEAR ANODIZED ALUMINUM FINISH









TCR
TRAMMELL CROW RESIDENTIAL

CLUBHOUSE



PANEL
SW 6235
FOGGY DAY



HARDIE SIDING
SW 7004
SNOWBOUND



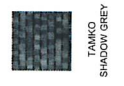
HARDIE SIDING
SW 6234
UNCERTAIN GRAY



FASCIASOFFIT
SW 7076
CYBERSPACE



PALMETTO
KINGSMILL



TANKO
SHADOW GREY

**ALLORA GAINESVILLE
GAINESVILLE, GA**

#21600

09.08.2022

Item 7.



TCR
TRAMMELL CROW RESIDENTIAL

CLUBHOUSE



PANEL
SW 6235
FOGGY DAY



HARDIE SIDING
SW 7004
SNOWBOUND



HARDIE SIDING
SW 6234
UNCERTAIN GRAY



FASCIA/SOFFIT
SW 7076
CYBERSPACE



PALMETTO
KINGSMILL



TANKO
SHADOW GREY

**ALLORA GAINESVILLE
GAINESVILLE, GA**

#21600

09.08.2022

Item 7.



BUILDING - TYPE I - FRONT

TCR
TRAMMELL CROW RESIDENTIAL



PANEL
FOGGY DAY



HARDIE SIDING
SNOWBOUND



HARDIE SIDING
UNCERTAIN GRAY



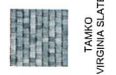
FASCIA/SOFFIT
SKY DIVE
CYBERSPACE



WATSON
MANHATTAN SERIES
SLATE



ACME
STEELE GRAY



TANKO
VIRGINIA SLATE

**ALLORA GAINESVILLE
GAINESVILLE, GA**

#21600

05.18.2022

Item 7.



TCR
 TRAMMELL CROW RESIDENTIAL

BUILDING - TYPE I - BACK



PANEL
 FOGGY DAY



HARDIE SIDING
 SNOWBOUND



HARDIE SIDING
 SKYLINE



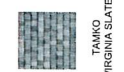
FASCIA/SOFFT
 SKY 7076



WATSON SERIES
 SLATE



ACME
 STEELE GRAY



TAKKO
 VIRGINIA SLATE

#21600

ALLORA GAINESVILLE
GAINESVILLE, GA

05.18.2022

Item 7.



BUILDING - TYPE I - FRONT

TCR
TRAMMELL CROW RESIDENTIAL



PANEL
FOGGY GRAY



HARDIE SIDING
WOODGRAIN
SNOWBOUND



HARDIE SIDING
SW 622
UNCERTAIN GRAY



FASCIA/OFFIT
SW 7073
NETWORK GRAY



WATSONTOWN
MANHATTAN SERIES
SLATE



ACNE
STEELE GRAY



TAMKO
VIRGINIA SLATE

#21600

**ALLORA GAINESVILLE
GAINESVILLE, GA**

05.18.2022

Item 7.



TCR
TRAMMELL CROW RESIDENTIAL

BUILDING - TYPE I - BACK



PANEL
SW 6258
FOGGY DAY



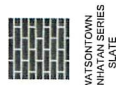
HARDIE SIDING
SW 7008
SNOWBOUND



HARDIE SIDING
SW 6254
UNCERTAIN GRAY



FASCIASOFFIT
SW 7073
NETWORK GRAY



WATSOONTOWN
MANHATTAN SERIES
SLATE



ACME
STEELE GRAY



TAMKO
VIRGINIA SLATE

#21600

**ALLORA GAINESVILLE
GAINESVILLE, GA**

05.18.2022

Item 7.

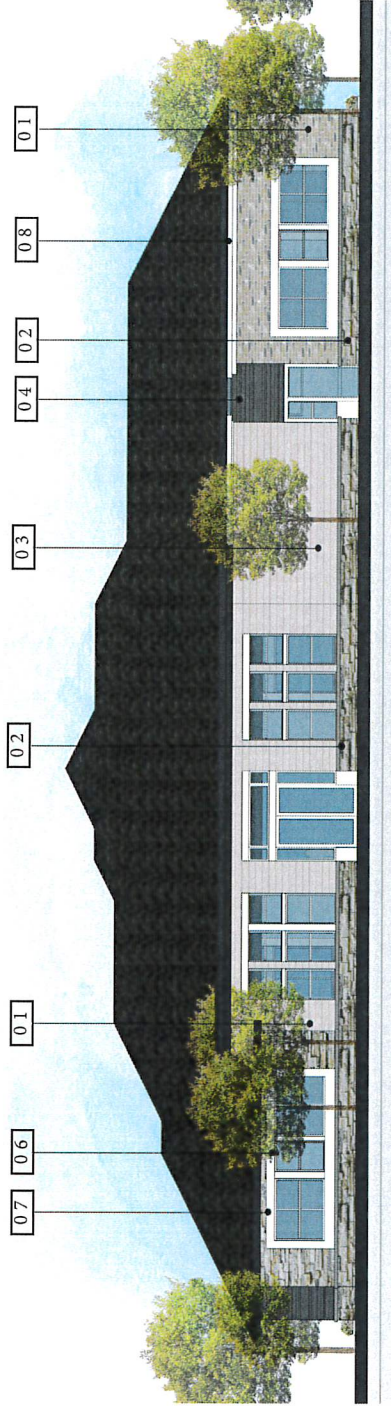


HAMMOND CENTER
CLUBHOUSE DESIGN
 TCR-RALEIGH, NC

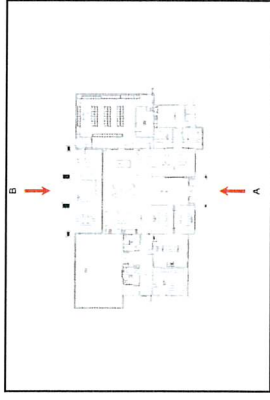




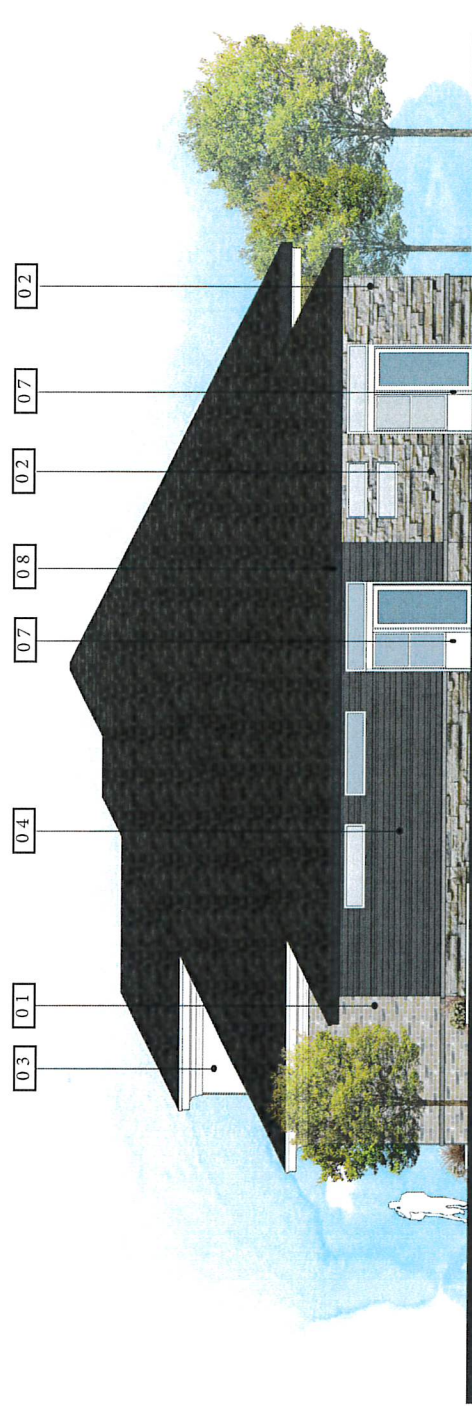
1 ELEVATION A - CLUBHOUSE



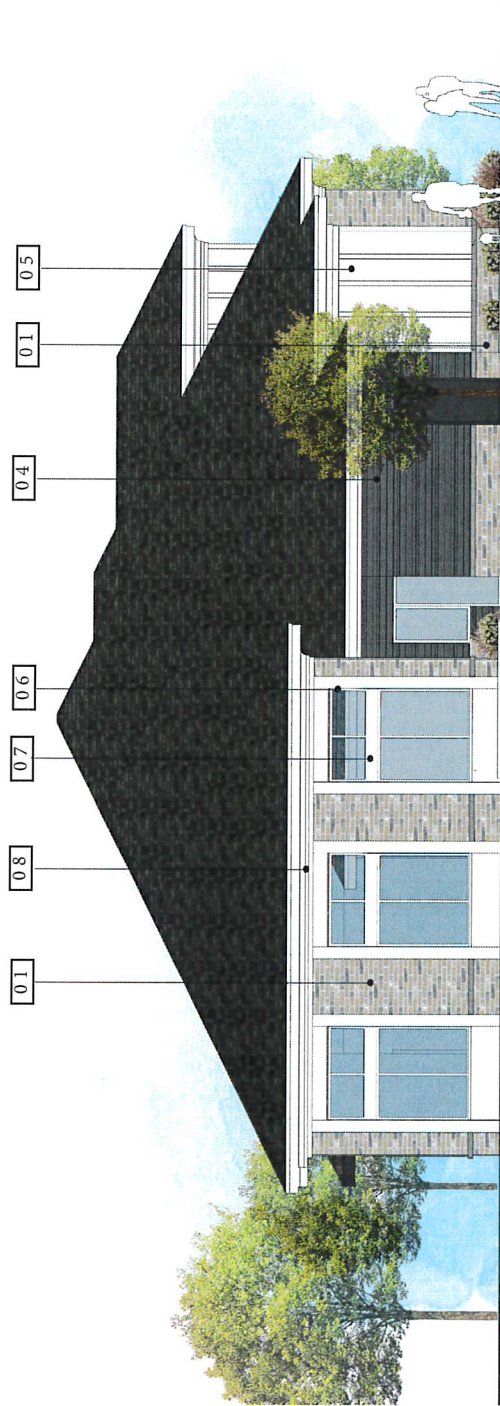
2 ELEVATION B - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE - 01
03	CEMENTITIOUS LAP - 02
04	CEMENTITIOUS LAP - 02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD



1 ELEVATION C - CLUBHOUSE



2 ELEVATION D - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD



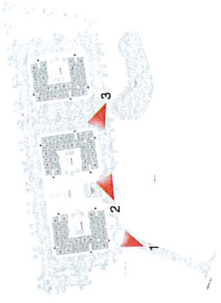
VIEW 1 - MAIN ENTRANCE



VIEW 2 - AMENITY CORNER & BUILDING PERSPECTIVE VIEW



VIEW 3 - BUILDING CORNER VIEW

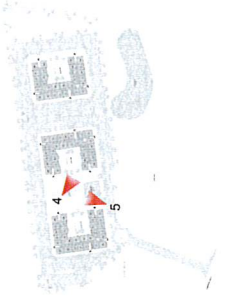




VIEW 4 - POOL / COURTYARD



VIEW 5 - COURTYARD CORNER

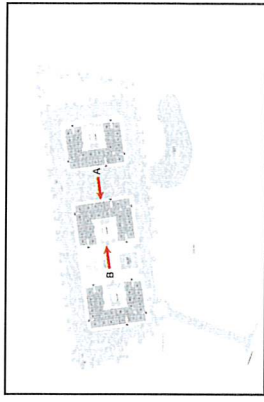




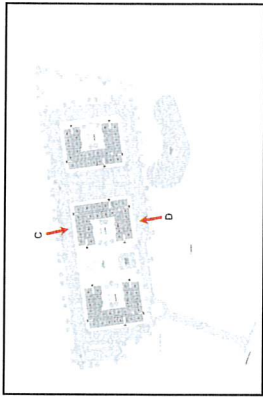
1 ELEVATION A - BLDG 3000



2 ELEVATION B - BLDG 3000



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING



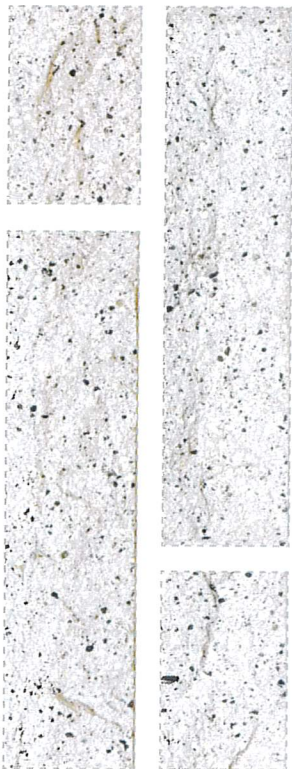
1 ELEVATION C – BLDG 3000



2 ELEVATION D – BLDG 3000



PERSPECTIVE VIEW



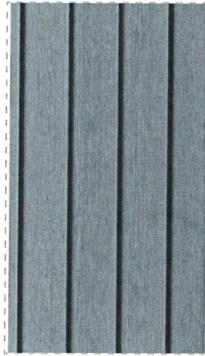
BRK 01-620 GRAY-ROCKFACE-TYLOR BRICK



VINYL 01

VPI VINYL WINDOW SYSTEM

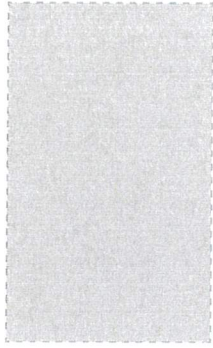
SW 7757 HIGH REFLECTIVE WHITE



CLLS 01

CEMENTITIOUS LAP SIDING

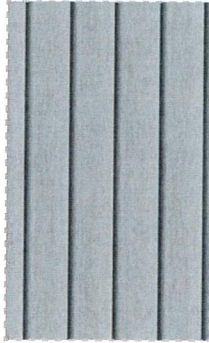
WEB GRAY - SW 7075



CLLS 04

CEMENTITIOUS LAP SIDING

DRIFT OF MIST - SW 9166



CLLS 02

CEMENTITIOUS LAP SIDING

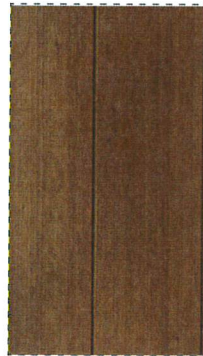
REFLECTION - SW 7661



CPL 03

CEMENTITIOUS PANEL

BLACK MAGIC SW 6991



CLS 03

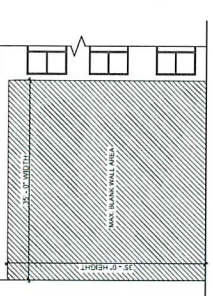
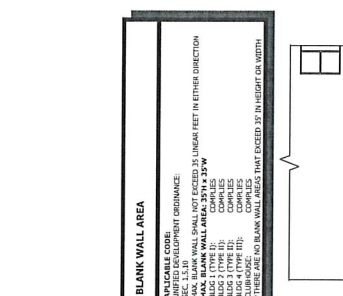
CEMENTITIOUS LAP SIDING

WOOD FINISH



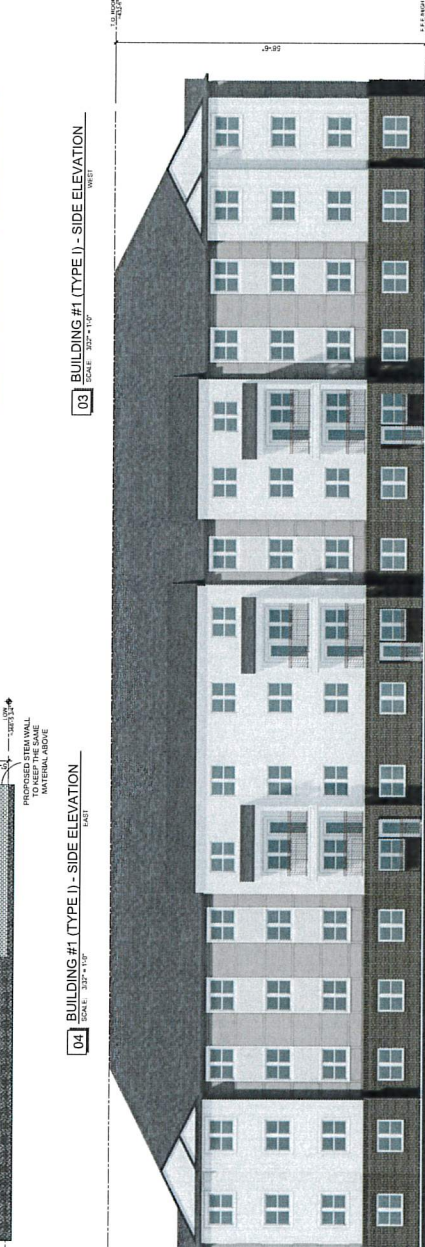
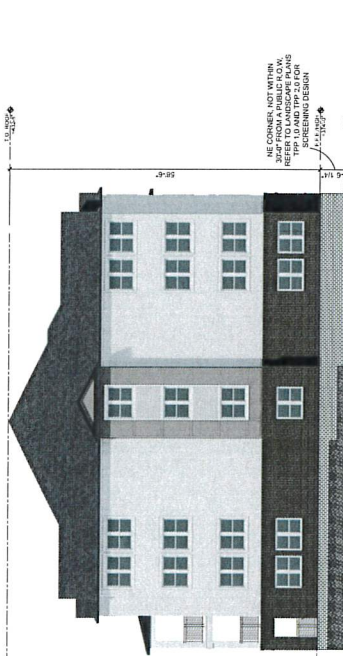
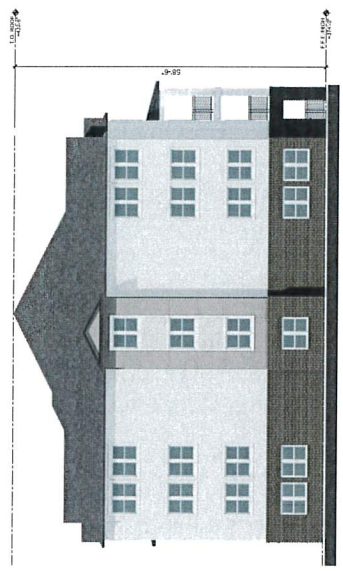
FRIEZE BOARD

BLACK MAGIC SW 6991



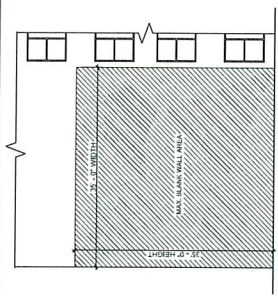
BUILDING AVERAGE GRADE

BLDG. #	TYPE I	AREA	AV. GRADE
1	324.0'	3065.54 SQ'	3710.27'



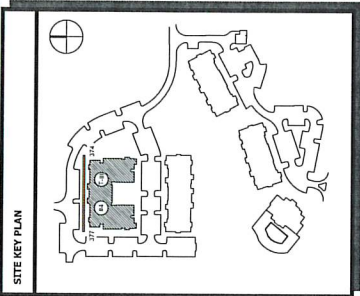
BLANK WALL AREA

APPLICABLE CODES:
 UNIFIED DEVELOPMENT ORDINANCE:
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
 APPLICABLE TO ALL WALLS EXCEPT 25' W
 BLOCK 1 (TYPE II): COMPLIES
 BLOCK 2 (TYPE III): COMPLIES
 BLOCK 3 (TYPE III): COMPLIES
 BLOCK 4 (TYPE III): COMPLIES
 BLOCK 5 (TYPE III): COMPLIES
 THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH.



BUILDING AVERAGE GRADE

BUILDING AVERAGE GRADE	LOW	HIGH	AVERAGE
BLOCK 1 (TYPE II)	377'-0"	378'-0"	377'-6"



ROBERT K. JAMES
 NC LICENSE NO. 8179
 PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION
 NOT FOR GOVERNMENTAL REVIEW

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Project Title:
ALLORA PINES

MAPLE MULTI-FAMILY LAND SE, L.P.

City Submitted:	04/17/23
ID Number:	-
Pricing Issue Set:	-
Permit Issue Set:	-
Project ID:	24045
Sheet No.:	A1.3A

A1.3A
 BUILDING TYPE III
 EXTERIOR ELEVATIONS

Item 7.



REVISIONS

NO. 1	DATE	DESCRIPTION

ROBERT H. LAMON
HC LICENSE NO. 8179
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
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Project Title:
**ALLORA
PINES**

MAPLE
MULTI-FAMILY
LAND SE, L.P.

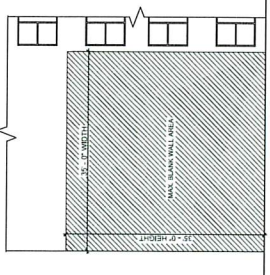
City Submittal	08.17.22
DD Issue Set	-
Pricing Issue Set	-
Permit Issue Set	-
Project ID	21493
Sheet No.	A1.3B

A1.3B
BUILDING TYPE III
EXTERIOR ELEVATIONS

Item 7.

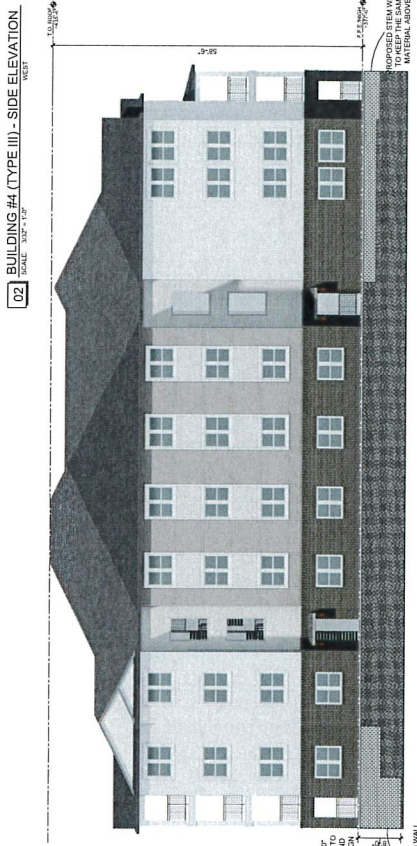
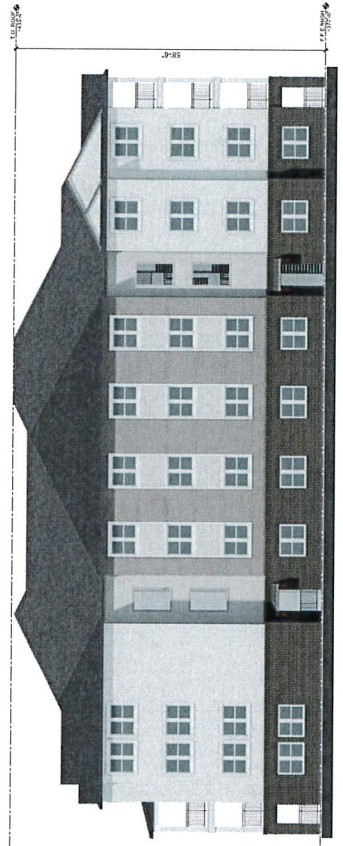
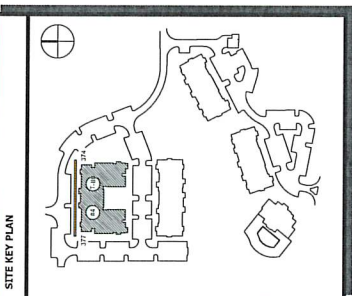
BLANK WALL AREA

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE
SECTION 16.08.010 (BLANK WALL)
MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL SHALL NOT EXCEED 35% OF TOTAL WALL AREA
BLOCK 1 (TYPE II): COMPLETES
BLOCK 2 (TYPE II): COMPLETES
BLOCK 3 (TYPE III): COMPLETES
BLOCK 4 (TYPE III): COMPLETES
*THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH.



BUILDING AVERAGE GRADE

BLOCK	HIGH	LOW	AVERAGE
BLOCK BLDG. #4 (TYPE III)	37'-0"	36'-0"	36'-6"

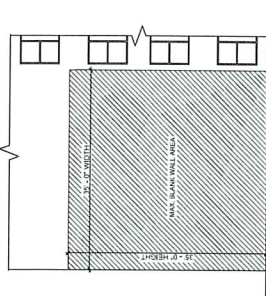


THE CORNER, NOT WITHIN 30\"/>

REVISIONS

BLANK WALL AREA

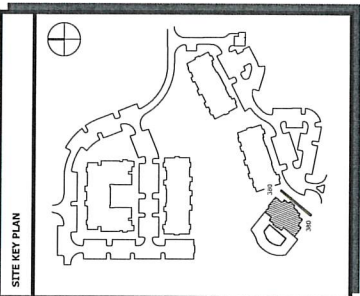
APPLICABLE CODES:
 LIMITED DEVELOPMENT ORDINANCE
 MAX BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
 MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA
 BLANK 1 (TYPE II) - COMPLETES
 BLANK 2 (TYPE II) - COMPLETES
 BLANK 3 (TYPE III) - COMPLETES
 BLANK 4 (TYPE III) - COMPLETES
 * THESE ARE NOT BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



BUILDING AVERAGE GRADE

HIGH	LOW	AVERAGE
386'-0"	386'-0"	386'-0"

BLDG CLUBHOUSE



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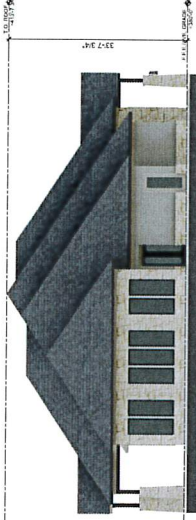
Project Title:
ALLORA PINES

MAPLE MULTI-FAMILY LAND SE, L.P.

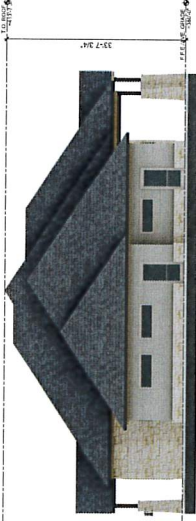
City Submittal: 08/17/22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project: 21493
 Sheet No.

A1.4
 CLUBHOUSE
 EXTERIOR ELEVATIONS

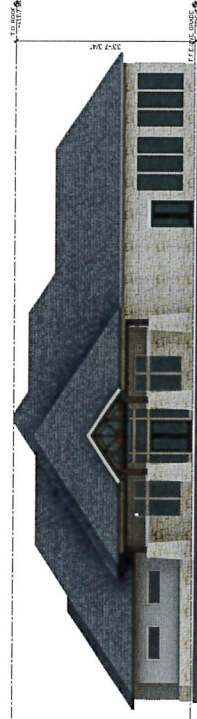
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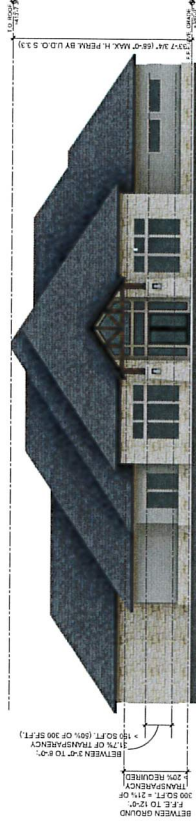
03 CLUBHOUSE - SIDE ELEVATION (SOUTHWEST)
 SCALE: 3/32" = 1'-0"



04 CLUBHOUSE - SIDE ELEVATION (NORTHEAST)
 SCALE: 3/32" = 1'-0"

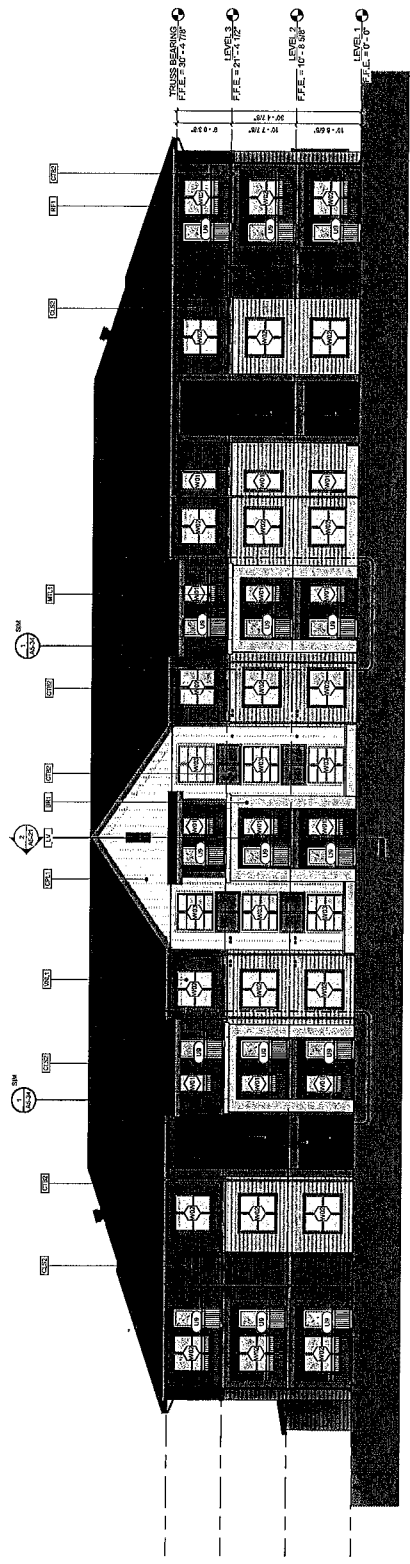


02 CLUBHOUSE - REAR ELEVATION (NORTHWEST)
 SCALE: 3/32" = 1'-0"

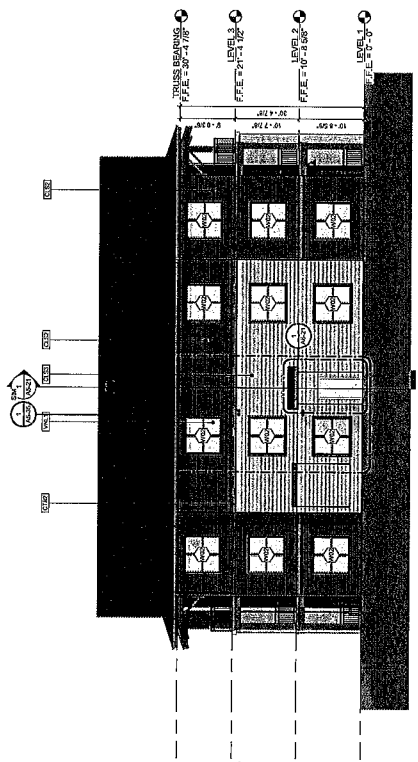


01 CLUBHOUSE - FRONT ELEVATION (SOUTHEAST)
 SCALE: 3/32" = 1'-0"

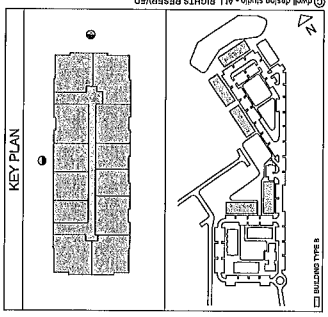
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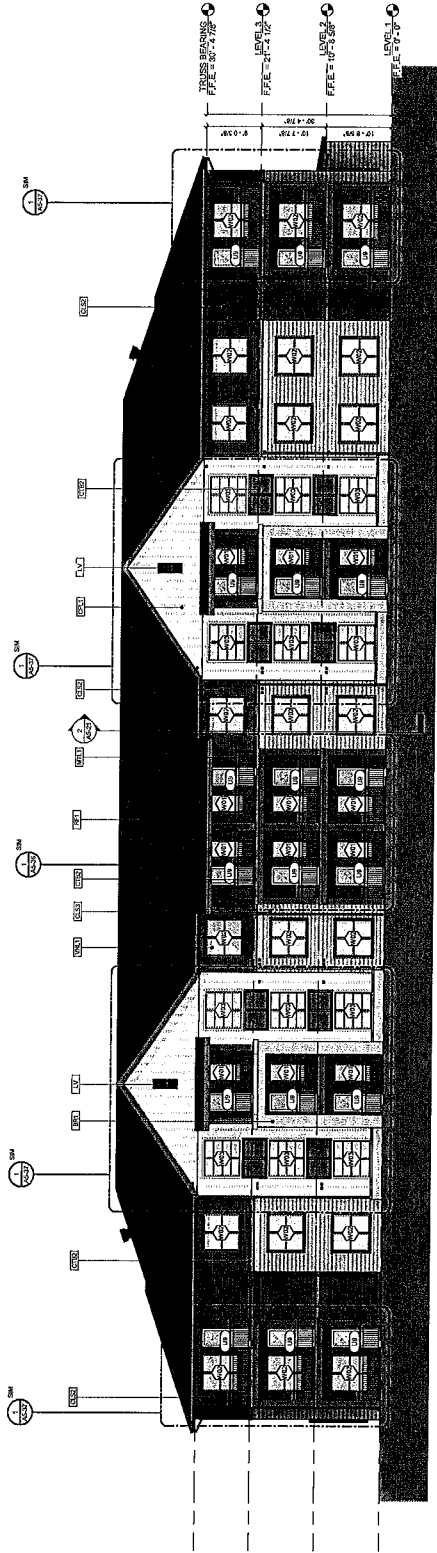


2 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"

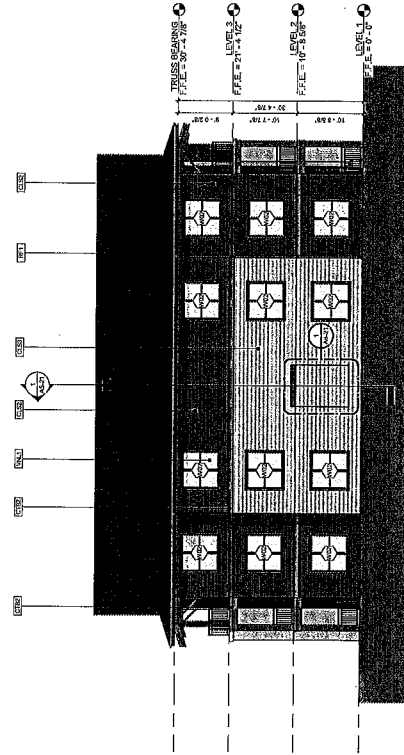


1 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"

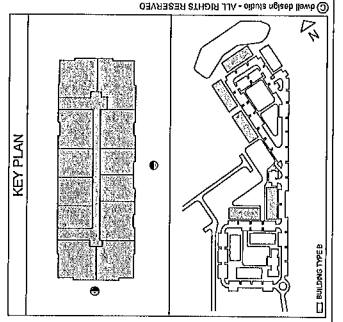




2 BUILDING B - BACK ELEVATION
1/8" = 1'-0"



1 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



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OFFICE OF ZONING & DEVELOPMENT

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

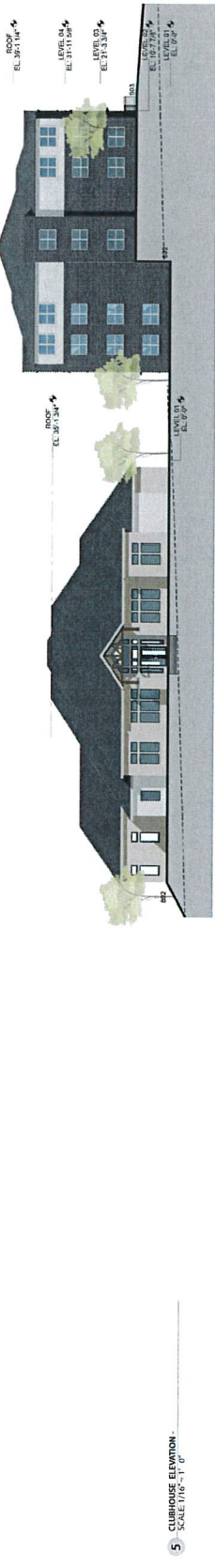
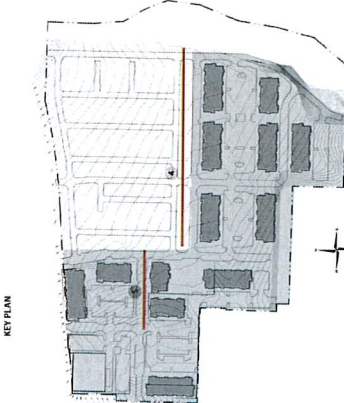
DATE: 06/22/2022

APPLICANT: Alex Davis

PROJECT: SAP-22-010

MATERIAL LEGEND:

	BRICK WESTCHESTER		PANEL W/704 INDOOR/OUT		STUCCO W/704 INDOOR/OUT
	ACME DOW GRAY		BRICK ACME DOW GRAY		STUCCO W/704 HIGH GLOSS
	FASCIA CLOVE GRAY		COMPOSITE PANEL ACME DOW		ROOF
	ACME DOW GRAY		ROOF		ROOF



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

FROM: Brittni Nix, Director of Planning and Economic Development

DATE: November 21, 2022

SUBJECT: Ordinance Amendment - Zoning Resolution

Staff recommends various amendments to the City of Dacula's Zoning Resolution to balance the interests of the community and protect the health, safety and welfare of its citizens.

Article IX – Use Provisions:

Proposed amendments provide the Mayor and City Council oversight on determining the appropriate locations, within the permitted zoning districts, for group homes, rooming houses, shelters, congregant homes, personal care homes and related matters by requiring the subject uses to obtain a Special Use Permit. The only way to obtain a Special Use Permit is by undergoing public hearing proceedings and receiving approval from the Council.

Article XVII - Amendments:

Staff recommends creating Section 1710 to create a special public hearing process for all drug dependence treatment facilities. The process requires a public hearing be held between six (6) and nine (9) months prior to the City Council's final action. The public hearing must follow the City's Ordinances including application and public notification requirements. City Ordinances currently do not require City Council approval for drug dependence treatment facilities.

Staff recommends approval of the proposed amendments to the Zoning Resolution as shown in the attached Ordinances effective immediately.

Best Regards,

Brittni Nix, Director of Planning & Economic Development

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING RESOLUTION OF THE CITY OF DACULA; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the City has adopted and maintained a comprehensive Zoning Resolution; and

WHEREAS, changes in development patterns, proposed land uses, infrastructure and other matters warrant reviewing and updating portions of the Zoning Resolution; and

WHEREAS, the City’s requirements and procedures for group homes, rooming houses, shelters, congregant homes, personal care homes and related matters have been reviewed by City staff; and

WHEREAS, the City’s Zoning Ordinance should be amended to clarify the zoning districts in which such uses are permitted; and

WHEREAS, the City staff recommends updating the City’s Ordinances as proposed herein; and

WHEREAS, the Planning Commission and City Council have conducted public hearings in accordance with Georgia law seeking comment on these amendments and updates to the Zoning Resolution; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens and businesses within the City of Dacula to amend the Zoning Resolution as outlined herein;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the Zoning Resolution and City Code be amended as follows:

SECTION 1.

The following amendments are approved and adopted:

Subsection 900 is amended to delete the following subsections to eliminate the following as Special Uses and Special Exceptions:

C. Special Uses:

~~4. Group Day Care Homes~~

~~6. Residential or community shelters as an accessory use to a church meeting the minimum requirements for a permitted church.~~

Subsection 901(C) is amended to delete the following subsections to eliminate the following as Permitted Special Exceptions:

B. Special Exceptions:

~~7. Day care facilities located in a church.~~

Subsection 901(D) is amended to add the following as a Special Use permitted only if approved by the Mayor and City Council:

D. Special Uses:

2. Day care facilities located in a church, temple, or synagogue.

Subsection 902(B) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Permitted Uses:

~~2. Residential or community shelters as an accessory use to a church meeting the minimum requirements for a permitted church, temple or synagogue within the R-1100, R-1200, or R-1400 Districts.~~

~~5. Group day care homes.~~

Subsection 902(C) is created to add the following as a Special Use permitted only if approved by the Mayor and City Council:

C. Special Uses:

1. Residential or community shelters as an accessory use to a church meeting the minimum requirements for a permitted church, temple or synagogue.

2. Group day care homes.

Subsection 903(C) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Special Exceptions:

~~2. Day care facilities located in a church.~~

Subsection 903(D) is created to add the following as a Special Use permitted only if approved by the Mayor and City Council:

D. Special Uses:

1. Day care facilities located in a church, temple, or synagogue.

Subsection 904(B) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Permitted Uses:

- ~~4. Boarding and rooming houses.~~
- ~~7. Day care facilities provided they comply with all State day care and Health Department requirements.~~
- ~~9. Group or congregate personal care homes. Personal care homes shall be licensed by the State of Georgia.~~
- ~~16. Nursing and convalescent homes.~~

Subsection 904(D) is amended to delete the following subsections to eliminate the following as Permitted Special Exceptions:

D. Special Exceptions:

- ~~2. Foster homes, orphanages, half-way houses, and institutional houses for the handicapped.~~
- ~~3. Residential or community shelters.~~

Subsection 904(E) is amended to add the following as a Special Use permitted only if approved by the Mayor and City Council:

E. Special Uses:

2. Day care facilities provided they comply with all State day care and Health Department requirements.
3. Group or congregate personal care homes. Personal care homes shall be licensed by the State of Georgia.
4. Nursing and convalescent homes.

5. Foster homes, orphanages, half-way houses, and institutional houses for the handicapped.
6. Residential or community shelters.
7. Boarding or rooming houses.

Subsection 905(B) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Permitted Uses:

- ~~12. Day care facilities provided they comply with all State day care and Health Department requirements.~~

Subsection 905(F) is amended to add the following as a Special Use permitted only if approved by the Mayor and City Council:

F. Special Uses:

2. Day care facilities provided they comply with all State day care and Health Department requirements.

Subsection 906(B) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Permitted Uses:

- ~~17. Day care facilities provided they comply with all State day care and Health Department requirements.~~

Subsection 906(D) is amended to delete the following subsections to eliminate the following as Permitted Special Exceptions:

D. Special Exceptions:

- ~~5. Residential or community shelter~~

Subsection 906(E) is amended to add the following as a Special Use permitted only if approved by the Mayor and City Council:

F. Special Uses:

12. Day care facilities provided they comply with all State day care and Health Department requirements.

13. Residential or community shelter.

Subsection 908(B) is amended to delete the following subsections to eliminate the following as Permitted Uses:

B. Permitted Uses:

~~17. Day care facilities.~~

~~52. Residential or community shelter.~~

Subsection 908(D) is amended to add the following as a Special Use permitted only if approved by the Mayor and City Council:

D. Special Uses:

6. Day care facilities provided they comply with all State day care and Health Department requirements.

7. Residential or community shelter.

Subsection 919 is created as follows:

Section 919. Special Use Permit Required.

Notwithstanding any other provision of the City Code or Zoning Ordinance, unless otherwise permitted by State law, no Community Shelter, Congregate Personal Care Home, Convalescent Home, Day Care Facility, Foster Home, Group Day Care Home, Group Personal Care Home, or Residential Shelter may be permitted in the City except by the grant of a Special Use Permit or Special Exception approved by the Mayor and City Council.

SECTION 2

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

SECTION 3

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

SECTION 4

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

SECTION 5

This Ordinance and the amendments outlined herein shall be effective immediately upon their adoption by the Mayor and City Council.

SO ORDAINED by the governing authority of the City of Dacula, this _____ day of _____, 2022.

AYES: ____

NAYES: ____

ATTEST:

HUGH D. KING, III
MAYOR, CITY OF DACULA

HEATHER COGGINS,
ACTING CITY ADMINISTRATOR

**AN ORDINANCE TO AMEND THE CITY'S HEARING FOR
DRUG DEPENDENCE TREATMENT FACILITIES.**

WHEREAS, the City has reviewed its policies and procedures with respect to the Hearing for Drug Dependence Treatment Facilities; and

WHEREAS, the current references to Hearing for Drug Dependence Treatment Facilities are outdated and should be updated; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Dacula to amend the City Code to adopt by reference the model and Hearing for Drug Dependence Treatment Facilities outlined herein;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the following Section 1710, Special Public Hearing for Drug Dependence Treatment Facilities be amended as follows:

Section 1710. Special Public Hearing for Drug Dependence Treatment Facilities.

The following requirements are adopted as required by the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-4(f).

- (a) When a proposed map amendment or special use application relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependence, a special public hearing shall be held on the proposed request. Such special public hearing shall be held at least six (6) months and not more than nine (9) months prior to the date of final action on the application by the City Council. The hearing required by this subsection shall be in addition to the public hearing required under the City Code.
- (b) Notice of Special Public Hearing.
 1. The City shall give notice of such special public hearing by providing notice of the hearing in the same manner as required for public hearings under the City Code.
 2. Both the posted notice and the published notice shall include a prominent statement that the proposed map amendment or special use application relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency.

- 3. Both the posted notice shall be at least six (6) column inches in size and shall not be located in the classified advertising section of the newspaper.

SECTION 2

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

SECTION 3

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

SECTION 4

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

SECTION 5

This Ordinance and the amendments outlined herein shall be effective immediately upon their adoption by the Mayor and City Council.

SO ORDAINED by the governing authority of the City of Dacula, this _____ day of _____, 2022.

AYES: ____

NAYES: ____

ATTEST:

HUGH D. KING, III
MAYOR, CITY OF DACULA

HEATHER COGGINS,
ACTING CITY ADMINISTRATOR