



Planning Commission Public Hearing

Monday, October 27, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

MINUTES:

- [1.](#) Approval of the Minutes from the meeting on Monday, August 25, 2025

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) **PUBLIC HEARING: 2025-CD-RZ-03, 2025-CD-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.
- 3. Rezoning & Variance Applications: 2025-CD-RZ-03, 2025-CD-RZ-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.

ADJOURNMENT:



Planning Commission Public Hearing

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Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, August 25, 2025 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:00 p.m. and conducted a roll call of the members. A quorum was present.

Members Present:

Chairman Mark Chandler
Member Myra Montalbano
Member Lisa Bradberry
Member Gene Greeson
Member Trannon Thomas

City Staff Present:

Brittini Nix, City Administrator
Courtney Mahady, Administrative Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
James Ross, City Marshal

II. INVOCATION:

Mayor Trey King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Chandler led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, June 30, 2025

Motion to approve made by Member Greeson, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 2. PUBLIC HEARING: 2025-CD-RZ-02 & 2025-CD-SUP-02,** Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to open the public hearing made by Member Thomas, Seconded by Member Bradberry.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the rezoning and special use permit applications. The applicant is requesting to rezone the property from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. Mr. Taylor stated staff recommend approval with staff conditions.

Comment in opposition:

Patsy Davis, 1258 Brookton Chase Court, Dacula, Georgia 30019, expressed concern about potential traffic and trash problems associated with the proposed use of the property as a group personal care home.

Applicant, Fanie Wehmanen, 1312 Harbins Road, Dacula, Georgia 30019, stated that, as a current hospice nurse, the purpose of establishing the group personal care home is to offer more individualized care for the elderly.

Applicant's consultant, Jeaneia Zamora, 2769 Kilgore Road, Buford, Georgia 30519, responded to some of Ms. Davis' concerns by explaining that emergency vehicles would not be necessary, as the residents will be receiving hospice care. Ms. Zamora also noted that there is a need for a group care home in the Dacula area to better serve the community's elderly population.

Member Bradberry asked how many patients would reside in the proposed group home.

Ms. Wehmanen responded that the home would accommodate between four to six patients.

Member Thomas asked whether the other personal care home businesses operated in primarily commercial or residential areas.

Ms. Zamora stated that the majority of them are located in residential areas.

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

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

- 3. Rezoning & Special Use Permit Applications: 2025-CD-RZ-02 & 2025-CD-SUP-02,** Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to recommend approval with staff's recommended conditions [listed below] made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

Land Use and Concept Plan

1. Any modifications to the existing property improvements (ex: redevelopment, paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the Planning & Development Department.
2. The site shall be limited to the following uses:
 - a. Offices, Business or Professional.
 - b. Group Personal Care Home.
3. A letter from Gwinnet County Environmental Health certifying the number of residents supported by the septic system shall be required prior to Certificate of Occupancy issuance for a group personal care home.
4. No outdoor storage shall be permitted on site.
5. No drive-thru or gas station uses shall be permitted.
6. The building must be compliant with the latest ratified International Building Code standards & Americans with Disabilities Act (ADA) accessibility guidelines prior to Certificate of Occupancy issuance.

Sign and Advertisement

7. Oversized signs or billboards shall not be permitted.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
9. Live human advertisements shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
10. Blinking, exposed neon, electronic messaging, scrolling, portable, and inflatable signage shall be prohibited.

Landscape and Parking

11. Any parking expansion shall require a parking plan to be submitted to the Planning & Development Department for review. The parking expansion shall accommodate the number of proposed driving residents, employees, and personal care home vehicles. Article 10, Section 1002 of the Zoning Resolution requires that rooming and boarding facilities have at minimum one (1) parking space per bedroom.
12. Parking lot and security lighting shall be directed towards the property to minimize the adverse impact on neighboring properties.
13. The backyard shall be enclosed by a secure fence with a minimum of six (6) feet in height. The fence should include a security or alarm feature for resident safety. The proposed fence location and materials must be reviewed and approved by the Planning and Development Department prior to permit issuance and construction.

14. The proposed fenced area shall be landscaped to provide adequate shade for residents and staff.
The landscape plan is subject to the approval of the Planning & Development Department.

VII. ADJOURNMENT:

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

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

Meeting adjourned at 6:19 p.m.

Minutes approved _____
Date

Signature

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: October 27, 2025

Cases: **2025-CD-RZ-03, 2025-CD-RZ-04 & 2025-CD-VAR-01**

Executive Summary

The Applicant, Hayley Todd on behalf of PEC+, has submitted two applications to rezone five (5) parcels within the Downtown Overlay District from R-1200 DOD, O-I DOD, and C-1 DOD to R-TH DOD and C-2 DOD. Several concurrent Variances are requested in the applications. Six (6) existing parcels would be recombined to create a ±3.28-acre project site to develop a proposed split zoned 40-unit rowhouse community, and pedestrian-scale retail master development.



Property and Surrounding Land Use Information						
Addresses	103 Broad St.	103 Broad St.	107 Broad St.	217 Wilson St.	227 Wilson St.	Second Ave.
Parcel ID #	R5302A222	R530A140	5302A081	R5301A076	R5302A077	5302A017
Current Zoning	C-1 <i>DOD</i>	C-1 <i>DOD</i>	R-1200 <i>DOD</i>	O-I <i>DOD</i>	O-I <i>DOD</i>	C-2 <i>DOD</i>
Proposed Zoning	C-2 <i>DOD</i>	C-2 <i>DOD</i>	R-TH <i>DOD</i>	C-2 <i>DOD</i> / R-TH <i>DOD</i>	R-TH <i>DOD</i>	C-2 <i>DOD</i>
Current Development	Existing Retail, Undeveloped, and City Park					
2050 Comprehensive Plan Character Area	Dacula Downtown					
Streets	Broad Street, Third Avenue, Second Avenue, and Wilson Street are maintained by the City of Dacula					
Surrounding Neighborhood						
North	R-1200 <i>DOD</i> (Single-Family Residential, <i>Downtown Overlay District</i>)					
South	C-2 <i>DOD</i> (General Commercial District, <i>Downtown Overlay District</i>)					
East	C-1 <i>DOD</i> (Neighborhood Commercial District, <i>Downtown Overlay District</i>) & PARK (City Park, <i>Downtown Overlay District</i>)					
West	GOV <i>DOD</i> (Government Facility, <i>Downtown Overlay District</i>)					
Recommendation						
Staff	Approval with staff conditions.					

Existing Land Use and Zoning

The subject property totals ±3.28 acres and is located northeast of the Broad St. and Second Ave. intersection. The north-eastern most portion of the site abuts the Third Ave. and Wilson St. intersection.

The proposed split-zone development is comprised of six (6) parcels with varying zoning classifications and uses. 103 Broad St. is zoned C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*). The property currently contains a legal nonconforming commercial building that has hosted a

variety of businesses in recent years. 107 Broad St. is zoned R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) and is currently undeveloped. 217 Wilson St. and 227 Wilson St. are zoned O-I *DOD* (Office-Institutional District, *Downtown Overlay District*). 217 Wilson St contains an extension of Old Mill Park and contains forty (40) off-street surface parking spaces for common use. 227 Wilson St. has remained vacant since 2007.

The project site is surrounded by a variety of zoning districts such as C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*), C-2 *DOD* (General Business District, *Downtown Overlay District*), GOV (Government Facility), PARK (City Park, *Downtown Overlay District*), and R-1200 *DOD* (Single-Family Residential, *Downtown Overlay District*). Nearby uses include multiple restaurants, a medical office, a park, an educational institution, a rehabilitation center, and a variety of retail and office uses. The Second Ave. commercial strip to the south is zoned C-2 *DOD* (General Commercial District, *Downtown Overlay District*).

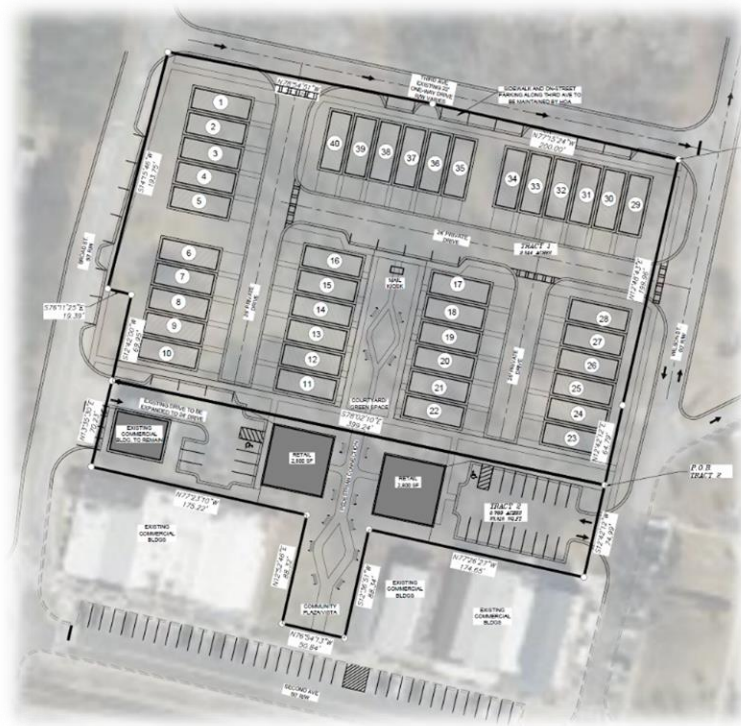
The entirety of the site falls within the Downtown Overlay District (DOD). The Overlay, ratified in 2024, imposes site standards and design guidelines on properties within its boundaries to facilitate development and revitalization that is compatible with a traditional, walkable downtown. The adjacent pre-World War II Second Ave. commercial area is the basis for the downtown standards.

The Proposed Development

Site Plan

The applicant is seeking to construct a split-zoned 40-unit rowhouse neighborhood, and two (2) additional commercial units on a ± 3.28 -acre assemblage north of Second Ave. (pictured to the right).

The proposed site plan shows two (2) rowhouse neighborhood ingress/egress points, on Wilson St. and Third Ave. from the ± 2.51 -acre R-TH tract. The rowhouse would face public right-of-way or the proposed interior common open space. The current site plan depicts internal sidewalks, but does not show complete internal connectivity. The mail kiosk and common space are accessible by internal sidewalks that connect rowhouse to the public street. Elevations have not been provided by



the Applicant for the proposed housing product.

The proposed ±0.77-acre retail tract would be redeveloped for 5,600 SF of additional commercial retail space, and roughly 1,100 SF of existing commercial space located on Broad Street, across from Dacula High School. The application materials show roughly 22,900 SF of civic space. The delineated civic space includes a publicly accessible privately maintained pedestrian path that connects the residential facing courtyard, the retail component, and the Second Ave. Plaza.

The submitted site plan shows thirteen (13) street parking spaces along Broad Street and Third Avenue, thirty (30) off-street parking spaces for commercial businesses, and two (2) off-street parking spaces per rowhouse. The proposed street-parking along Wilson St. is shown within the residential tract, outside of City right-of-way. On-street parking along Broad St. is proposed within City right-of-way.

Records show that the subject property contains steep topography. The City owned Wilson St. extension of Old Mill Park, and the Second Ave. alley have experienced consistent washout of the gravel parking lot. Increasing the impervious surface would increase stormwater runoff from the site and as such, would require infrastructure improvement.

Analysis

To accommodate the proposed project, the Applicant requests the following:

1. The rezoning of parcels 5302A081, R5302A077, and the northern portion of parcel 5302A076 from R-1200 *DOD*, O-I *DOD*, Park *DOD* to R-TH *DOD*.
2. The rezoning of parcels R530A140, R5302A222 and the southern portion of parcel 5302A076 C-1 *DOD* and Park *DOD* to C-2 *DOD*.
3. A variance to Appendix B, Article 9, Section 917 D.1.c. to allow front loaded off-street.
4. A variance to Appendix B, Article 9, Section 917 D.1.f. to allow two curb cuts within 300 feet.
5. A variance to Appendix B, Article 9, Section 917 H. Table 5, to waive the requirement for a build-to-zone on the east side of the proposed commercial unit accessible from Wilson Street.

Rezoning Request

The subject property is located within the Downtown Overlay District, with a variety of uses bordering the property. The requested rezoning of the ±2.51-acre assemblage from the existing zoning districts to R-TH *DOD* (Residential Townhome District, *Downtown Overlay District*) for the development of a front-loaded rowhouse

community. The rezoning request could be considered compatible with nearby residential, commercial, and institutional uses. The parcel's central location within the old town Dacula area allows for amenity-

oriented development, providing future residents with easy access to educational, healthcare, and consumer opportunities.

The applicant additionally requests the rezoning of the remaining ± 0.71 -acre from the current zoning districts to C-2 *DOD* (General Business District, *Downtown Overlay District*). To the south, the old downtown Dacula strip dating back to 1800s along Second Avenue, directly abuts the assemblage. The submitted concept plan is similar to the site design of the existing downtown Dacula, and would be consistent with Second Ave.'s current built-form. The internal pedestrian extension and proposed plaza fronting Second Ave. would tie into the existing pedestrian traffic, providing a natural extension of retail space. The proposed pedestrian path, plaza and courtyard further conform to the objectives of the Downtown Overlay District, and meet the 15% civic space requirement for redevelopments above 3-acres.

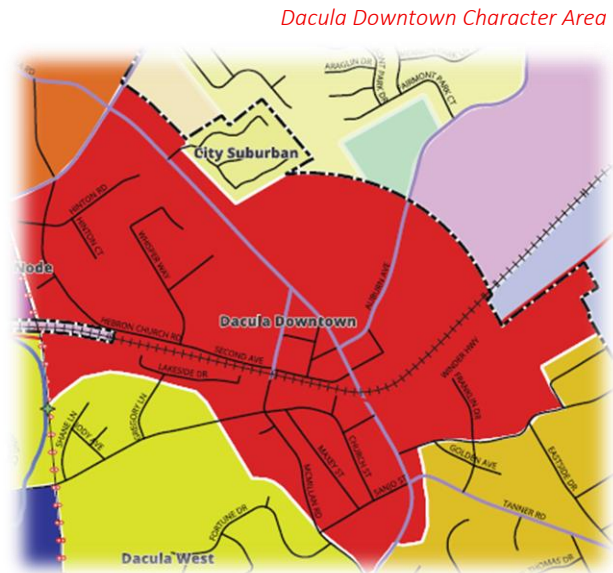
Variance Requests

The applicant additionally requests two-curb cuts within 300 ft, the waiving of the build-to-zone, and front-loaded off-street parking. The subject property's topography would likely prevent the inter-parcel access between the rowhouse neighborhood and the proposed commercial units. Thus, decreasing the feasibility of the commercial units, should an additional curb cut not be allowed.

The submitted concept plan complies with the intent and purpose of the DOD. The proposed internal pedestrian path and orientation of the new commercial units away from the right-of-way lends itself to the front loading of the shared parking area along Wilson St. These circumstances and the requested variances could serve to promote the goal of downtown redevelopment. Given the hardship derived from the topography and the nature of the unique pedestrian site design, staff recommends approval of the requested variances.

Comprehensive Plan Consistency

The proposed development falls within the Dacula Downtown Character Area (City of Dacula 2050 Comprehensive Plan pg. 59). The Dacula Downtown character area land use and zoning considerations call for a mix of “retail, office, and residential” developments that conform with “a downtown character” (pg. 61). The character area description emphasizes the need for a livable, walkable city center with higher densities as appropriate. The Dacula Downtown Land Use & Zoning Considerations further emphasizes the desire for community gathering spaces and pedestrian walkways. Although the requested R-TH designation is not specifically called for in the Guidance for Rezoning table (pg 69), the submitted application could be considered consistent with the character area description, given the pedestrian oriented site plan, inclusion of civic space, and the extension of the downtown development pattern.



Recommendation:

Staff recommends approval of the rezoning of four (4) parcels north of Second Avenue and to the east of Dacula High School (R5302A077, R530A140, R5302A222 and R5302A017) from R-1200 DOD, O-I DOD, and C-1 DOD to R-TH DOD and C-2 DOD. Staff further recommends the approval of the concurrent Variance requests from the Downtown Overlay District to accommodate the proposed development.

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

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

With the proper conditions, the proposed rezoning and variances could be considered consistent with the adjacent and nearby commercial uses along Second Ave., Dacula High School and the residences along Third Ave. The proposed rezoning would extend the old town development pattern present along Second Ave.; and would provide transition from commercial to the proposed residential use; and would provide for redevelopment as described in the Comprehensive Plan and Urban Redevelopment Plan.

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

If approved, the recommended conditions would help mitigate any negative impacts on current and future residences.

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

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

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

The proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, or schools. The existing stormwater infrastructure downstream of the site will need to be improved to support the increase in impervious surface and stormwater runoff. The site plan shows streetscape improvements to address the additional pedestrian and on-street parking needs. The proposed conditions would require stormwater and streetscape improvements to address the increased infrastructure burden.

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

The subject parcel is within the Dacula Downtown Character Area of the City of Dacula's Future Land Use Map. The principal object of the character area is to "decrease vehicular traffic by providing access to trails, sidewalks, and public transport" while facilitating local employment opportunities, proximal to residences in a traditional downtown development pattern (Dacula 2050 Comprehensive Plan pg. 61). Furthermore, the character area policies call for the balance of housing and employment opportunities (pg. 61). The proposed site plan would place called for housing units proximal to additional employment opportunities and resources.

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

The proposed development may further the goals of the Downtown Overlay District (DOD), the Urban Redevelopment Plan (URP), and the designated Downtown Dacula character area. The submitted project could be considered to comply with objectives 3, 4, and 5 of the URP, which call for sidewalks/trails, infill housing, and the provision of communal civic space. The URP references the area surrounding the project as the "Second Avenue District," stating that it is primed for "walkable commercial, mixed-use revitalization" on a grid like development pattern (*Urban Redevelopment Plan*, pg 4). The primary goal of the DOD is to facilitate consistent quality architectural design and a development pattern consistent with pre-World War II town centers. Although the applicant has not submitted elevations for the project, which require additional administrative review, the proposed site design complies with the intent of the DOD.

Recommended Conditions

Land Use and Concept Plan

1. The property shall be developed in accordance with the conceptual site plan prepared by Planners & Engineers Collaborative+, Inc. submitted October 20, 2025, and with the provided zoning conditions. 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. No outdoor storage shall be permitted on site.
3. No drive-thru or gas station uses shall be permitted.
4. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
5. The developer shall provide a pedestrian access easement, connecting the public sidewalk, the Second Avenue Plaza, the interior frontage of the proposed retail buildings, and the civic courtyard.
6. Pedestrian access easements shall be provided for sidewalks within private property lines. Sidewalk and on-street parking spaces on private property shall be maintained by the property owner and remain publicly accessible.
7. The proposed retail building contained within “New Parcel #2” with vehicular access to Wilson St may front the pedestrian path in place of the right-of-way. The build to line shall be measured from the internal pedestrian path in place of the sidewalk on Wilson St. to allow for right-of-way fronting off-street parking.

Architectural Design

8. The architectural designs should comply with Downtown Overlay District standards. The proposed elevation, building materials, and colors shall be approved by the Planning & Development Department prior to building permit issuance.
9. A concept plan for proposed Second Avenue plaza and the pedestrian connection extending to the rowhouse parcel shall be submitted to the Planning & Development Department for review and comply with the following standards:
 - a. The pedestrian connection to Second Avenue shall visually resemble the sidewalk along Second Avenue, be a combination of brick and concrete, and be a minimum of six (6) feet wide.
 - b. The concept plan shall include a lighting plan. Lighting shall be directed towards the ground, away from residences. The pedestrian connection shall contain bollard lights, or another pathway lighting option. Lighting alternatives are subject to the approval of the

Planning & Development Department.

- c. The plaza shall provide seating, and shade for pedestrians. The pedestrian seating shall include but is not limited to six (6) shaded commercial grade pedestrian benches, two (2) commercial grade picnic tables and corresponding seating, one (1) commercial grade bicycle rack and three (3) trash receptacles in compliance with the examples shown Article 9, Section 917.F.4 of the Zoning Resolution.
- d. The plaza shall contain permanent, commercial grade shade structure. Shade structures may include umbrellas, shade sails, extended awnings, single or multi-panel canopies, and pergolas capable of providing shade for at least eight (8) people.
- e. The landscape plans for the Second Ave. plaza, pedestrian path, and civic courtyard connection shall extend the tree canopy with native trees and vegetation. At minimum, the plaza and pedestrian connection shall include eight (8) additional understory trees.
- f. The plaza shall contain a public art feature, or an alternative central public amenity. The public art feature must be approved by City Council prior to construction.
- g. The civic courtyard shall contain a native specimen tree at the center. The tree must be a minimum of 3 inch DBH and eight (8) feet in height at the time of planting.
- h. The pedestrian plaza must be publicly accessible and maintained by the private property owner.

Landscape and Parking

- 10. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, a minimum of one (1) under story decorative tree, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or his/her designee.
- 11. External street trees shall be of one or a combination of the following species:
 - i. American Hornbeam
 - ii. Bloodgood Japanese Maple
 - iii. Carolina Silverbell
 - iv. Eastern Redbud
 - v. Georgia Oak
 - vi. North Red Oak
 - vii. Nuttal Oak
 - viii. Red Maple
 - ix. Shumard Oak

- x. Southern Sugar Maple
 - xi. Sweet Bay Magnolia
 - xii. American Sycamore
12. A maximum of eighteen (18) front-loaded surface level parking spaces are permitted along Wilson St. "New Parcel #2."
 13. The Wilson St. parking lot shall be shielded from view from the right-of-way by native understory trees or shrubs.
 14. Gravel parking areas shall be prohibited. All parking surfaces shall comply with Article 6, Section 6.6.4 of the Development Regulations and Section D.3.a. of the Downtown Overlay District.

Transportation and Infrastructure

15. All streetlights, area lights, and pedestrian walkway lights must be towards the ground. If the fixtures outlined Section 917.F of the Downtown Overlay District are unavailable, alternatives are subject to the City Administrator's approval.
16. The developer shall provide adequate sidewalk connection from the interior retail buildings to the pedestrian path.
17. The developer shall improve the City owned alleyway behind the Second Ave. buildings. The stormwater improvements shall prevent runoff from draining onto the alleyway. All improvements must be reviewed by the Planning & Development Department.
18. The alleyway improvements are the responsibility of the developer. Maintenance will be the responsibility of the City after improvements have been fully constructed and approved by the City Engineer.
19. The developer must analyze, improve, and reconstruct the downstream stormwater pipe and structure connections from the southeastern corner of the proposed parcel #2 near Wilson St. - south to Second Ave. and at the connection bordering the proposed plaza. The developer shall dedicate stormwater access easements to the City at each connection improvement. All connection improvements must be reviewed by the Planning & Development Department.
20. The developer shall provide six (6) foot wide sidewalks along the entirety of the property frontage of 3rd Avenue, and Wilson Street in compliance with Section 917.C.3.b.1 of Article 9 of the Downtown Overlay District.
21. The developer shall provide eight (8) foot wide sidewalks along the entirety of the property frontage of Broad Street, in compliance with Section 917.C.2.b.1 of Article 9 of the Downtown Overlay District.
22. Parallel parking and external streets must be high back curb. Roll off curb is permitted for internal drives. Roll off curb is not permitted for the internal drive stubs.

23. Internal street light service fees and maintenance are the responsibility of the mandatory property owner's association.
24. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements. The Developer shall also provide a traffic impact study, as required by Article 4 of the Development Regulations. Subject to final approval by the City of Dacula, the developer shall make any improvements required by the submitted traffic impact study.

Sign and Advertisement

25. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
26. Live human advertisements shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
27. Per Section 917.J.3 of the Downtown Overlay District, blinking, exposed neon, electronic messaging, scrolling, portable, and inflatable signage shall be prohibited.



City of Dacula

P. O. Box 400

Dacula, GA 30019

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

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Hayley Todd on behalf of PEC+</u>	NAME <u>Many, See attachment</u>
ADDRESS <u>350 Research Court Ste 200</u>	ADDRESS _____
CITY <u>Norcross</u>	CITY _____
STATE <u>GA</u> ZIP <u>30092</u>	STATE _____ ZIP _____
PHONE <u>678.684.6287</u> FAX _____	PHONE _____ FAX _____

APPLICANT IS THE:

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

CONTACT PERSON Hayley Todd

COMPANY NAME PEC+

ADDRESS 350 Research Court Ste 200, Norcross, GA 30092

PHONE 678.684.6287 FAX _____

EMAIL htodd@pec.plus

* 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) C-1, C-2, R-1200, OI REQUESTED ZONING DISTRICT R-TH AND C-2/DOD
LAND LOT(S) 302 PARCEL # MULTIPLE DISTRICT(S) 5 ACREAGE 3.22

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

A proposed rezoning of approx. 3.22 acres from C-1 C-2, R-1200, and OI to R-TH and C-2/DOD to facilitate the development of a
mixed-use development consisting of 40 rowhomes and approximately 6,000 square feet of
local retail uses.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 40

DWELLING UNIT SIDE (SQ. FT.) 20x50 feet

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS _____

TOTAL GROSS SQ. FEET _____

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

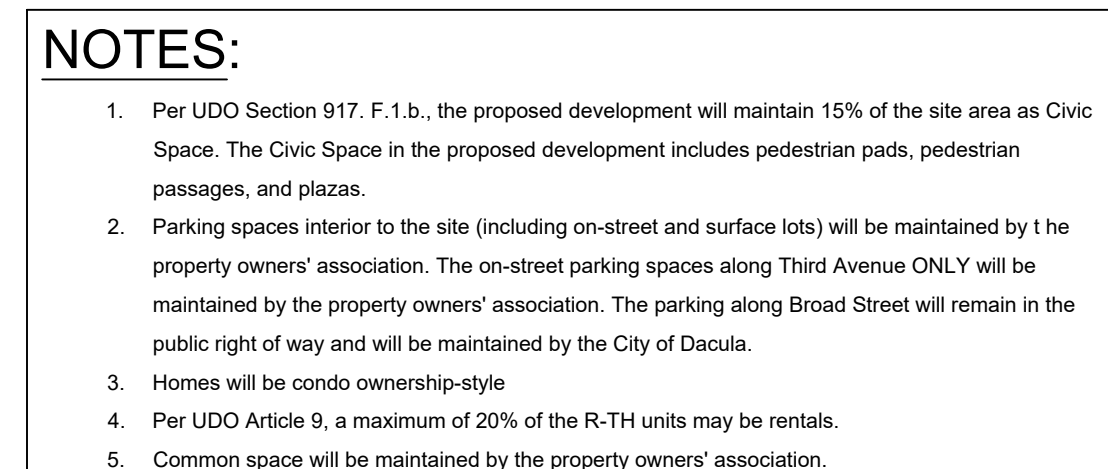
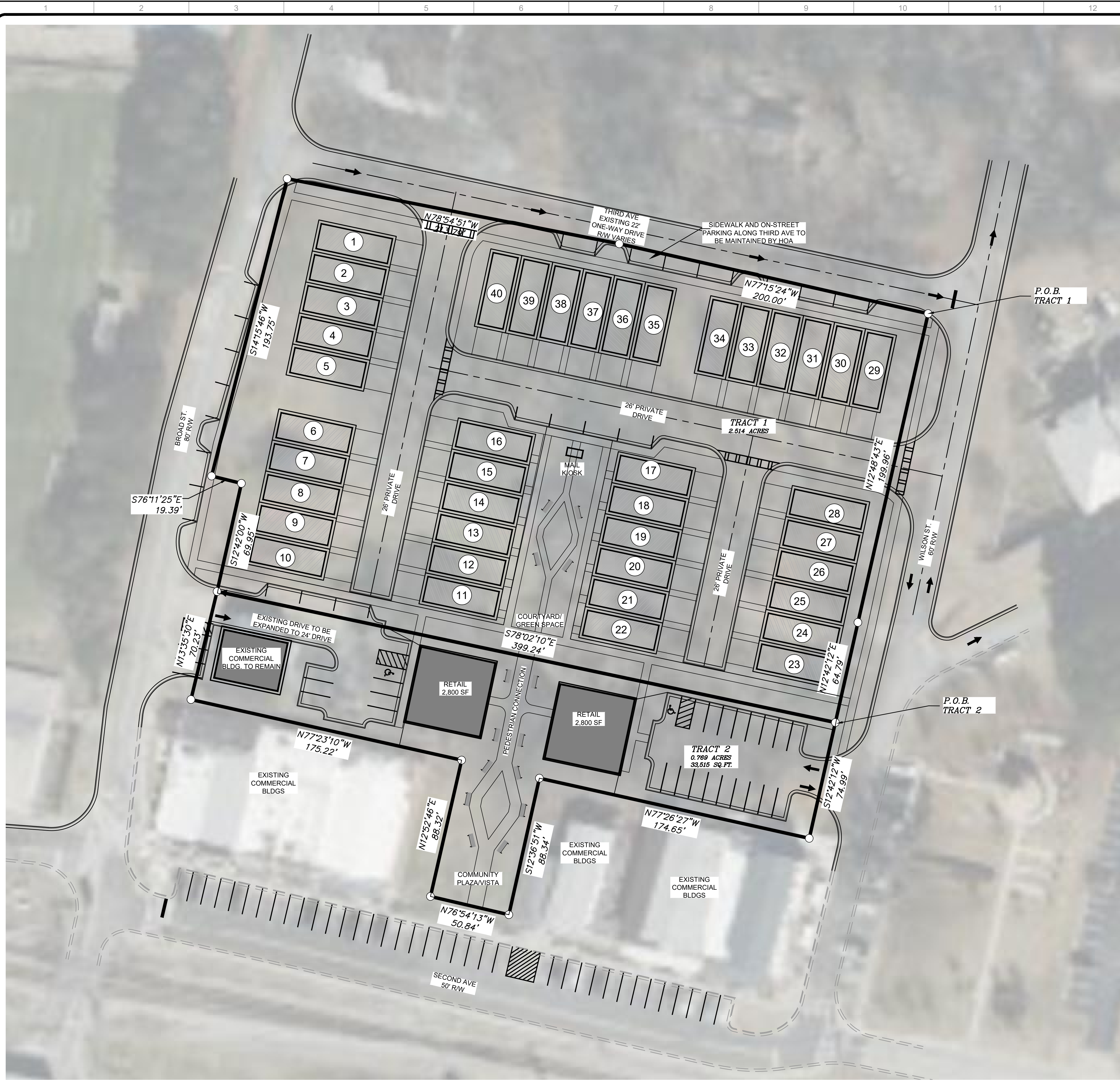
LEGEND

 **CIVIC SPACE (16% OF SITE)**

 **OPEN SPACE (11% OF SITE)**

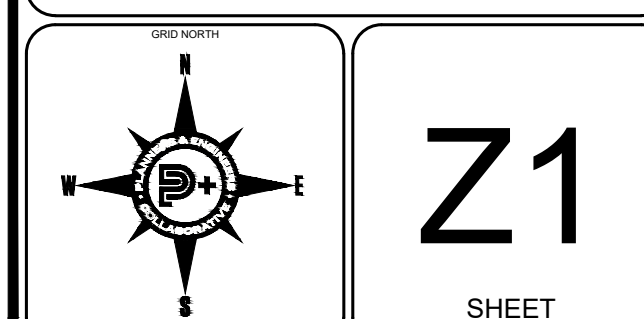






GEORGIA811
www.Georgia811.com

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8/12/2025

Re: **Letter of Intent – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)
PEC+ Project No. 25062.00A**

Dear Community Development Officials,

This application seeks to rezone the approximately 3.22-acre assemblage of parcels at 103 and 107 Broad Street, 217 and 227 Wilson Street between Second and Third Avenues in the City of Dacula (the "Subject Property," PIDs R5302A081, R5302A077, R5302A076, R5302A140, R5302A222, and R5302A017) from OI, C-1, C-2 and R-1200 to a combination of R-TH and C-2/DOD—Single-Family Residence Townhouse and General Business District/Downtown Overlay District. The change would allow for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The existing commercial building on-site would remain.

Site and Proposal

The Subject Property is an assemblage of six parcels (of which three are City-owned) just north of Downtown Dacula in the 'Old Downtown' district. The site is located directly east of Dacula High School, and is within walking distance of City Hall to the south. This site is part of the Downtown District as identified in the City's Urban Redevelopment plan.

Presently, the parcels are configured and zoned according to the documents submitted with this application entitled "Exhibits A-C." The rezoning would reconfigure the parcels according to the concept plan submitted with this application and the document titled "Exhibit C." The north 2.51 acres of the site (consisting of parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D) would be rezoned to R-TH/DOD, and the remaining 0.77 acres (consisting of parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D) would be rezoned to C-2/DOD.

The zoning actions requested include:

- An amendment to the City of Dacula zoning map for parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D from R-1200 and OI to R-TH/DOD, and;
- An amendment to the City of Dacula zoning map for parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D from OI, C-1, and C-2 to C-2/DOD.

These actions would facilitate the development of 40 new, rear-loaded traditional 'rowhomes' in the downtown area, as well as 6,000 square feet of new local retail uses. The existing commercial building with frontage on Broad Street would remain.

The new rowhomes would have front doors facing shared greens or exterior streets, and would have access to sidewalks and 13 spaces of on-street parking. The homes would have two-car garages that would be accessed by 26-foot wide private drives from the rear. Homes would have four parking spaces per unit (two per garage and two per driveway).

The new retail component of the site would consist of approximately 6,000 square feet of local commercial uses that would serve the immediate community. Currently, this is anticipated to consist of two to three new buildings. The area is designed to be extremely walkable, but these buildings would have dedicated off-street parking spaces in small lots. The existing 1,100 square foot commercial building along Broad Street would remain and is not included in the 6,000 square foot total.

Rationale for Request

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan.

As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

By bringing attractive new rowhomes and boutique businesses to this area, the proposal advances the following redevelopment goals:

- To facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- To provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- To support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- To pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- To create an increased sense of place through placemaking projects.

Rezoning the site to R-TH AND C-2/DOD would unify the underlying zoning from several disparate districts to a single master-planned district, and employing the DOD overlay will allow the necessary modifications to the R-TH AND C-2 standards to facilitate this development, including reducing open space in favor of landscaping, reducing the proportion of residential uses to open space, and the overall tract size.

By using this two-pronged zoning approach, the proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Dacula (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for R-TH AND C-2/DOD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by the City of Dacula and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Dacula and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Dacula and the City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

EXHIBIT C

Dacula Old Town District Rezoning Subject Parcels

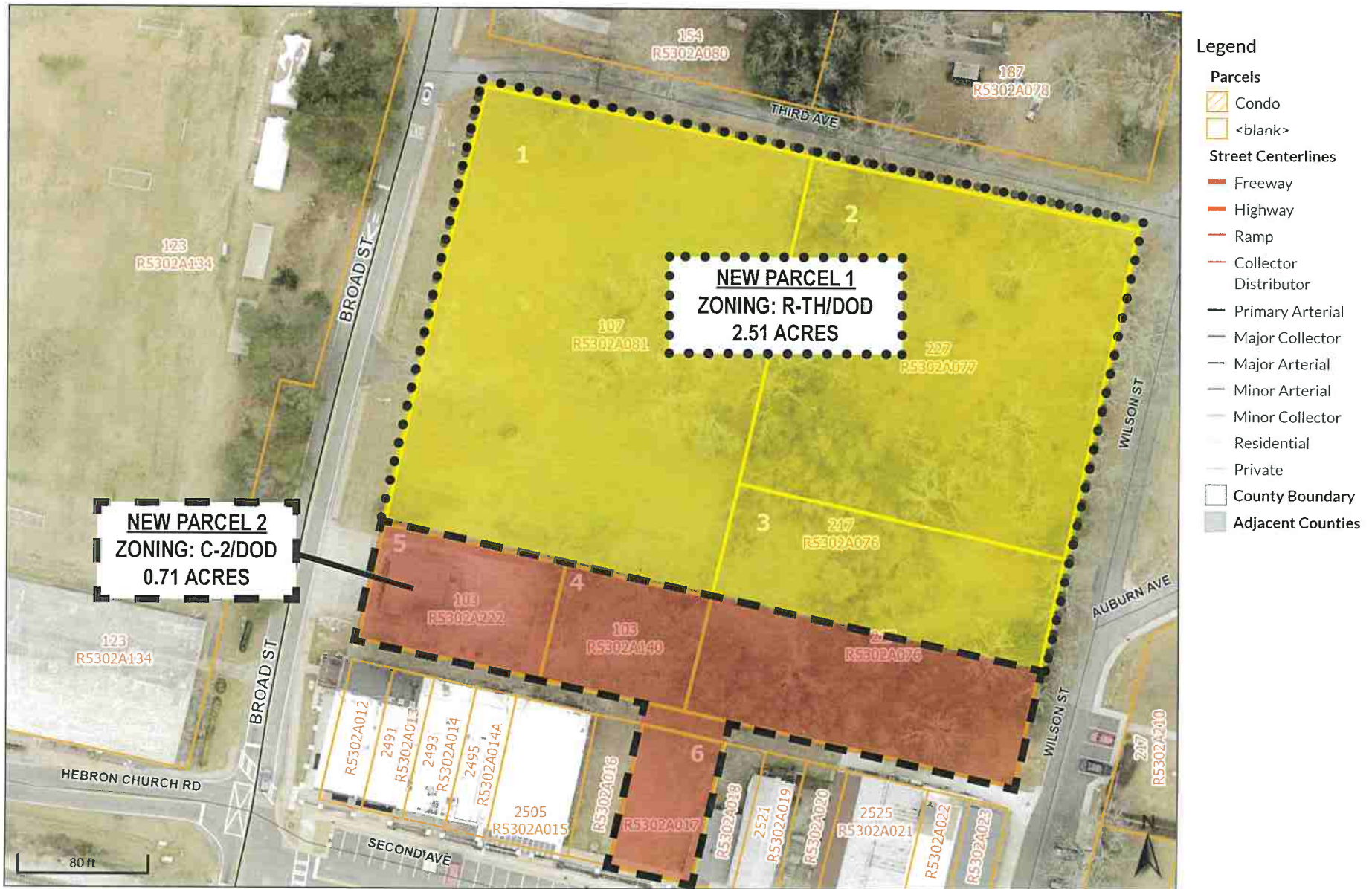


EXHIBIT A

Dacula Old Town District Rezoning Subject Parcels



Legend

Parcels

- Condo
- <blank>

Street Centerlines

- Freeway
- Highway
- Ramp
- Collector
- Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

EXHIBIT B



City of Dacula Zoning



8/7/2025 8:19:32 PM

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



**Planners & Engineers
Collaborative+**

8/13/2025

Re: **Impact Statement – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)
PEC+ Project No. 25062.00A**

Dear Community Development officials,

Please see below the responses to the City's Impact Statement criteria:

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal includes 40 rowhomes and approximately 6,000 square feet of local commercial space in the Dacula Downtown character area, which are compatible with the surrounding uses, including single family homes, local commercial, parks, and public facilities. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would set a precedent for the future high-quality redevelopment of this area, as intended by the City's Urban Redevelopment and Comprehensive Plans. The new rowhomes would bring walkable residential uses to patronize the existing commercial spaces and would begin to reinvigorate the historic downtown fabric. The proposed new use would be in harmony with the use and usability of existing properties.

C. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned:

The proposal does not have a reasonable use as zoned. As evinced by the property's lack of redevelopment up to this time, the existing zoning designations of C-1, C-2, OI and R-1200 are disjointed and prohibitive to cohesive development. This proposal, however, would inject investment in the site and broader area, improving economic use.

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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the historic downtown is designated as a prime redevelopment area because of its ability to support new growth by way of utilities and a unified street network. This development will improve multimodal transportation opportunities in downtown Dacula, and will enable residents to walk to achieve some errands, thereby reducing traffic.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan. As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

Economic and Community Infrastructure Facilities Impact Worksheet



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

Date Received: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: Dacula Old Downtown Development
Developer/Applicant: Hayley Todd on behalf of PEC+, Applicant
Telephone: 678.684.6287
Fax: _____
Email(s): htodd@pec.plus

Economic Impacts

Estimated Value at Build-Out:

\$13 million

Will the proposed project generate population and/or employment increases in the area?
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

The increase would be minimal--employment added would serve local/neighborhood scale businesses and the number of new residences is fewer than 50. We do not anticipate major improvements due to this project alone.

How many short-term and /or long-term jobs will the development generate?
+/- 25

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

TBD

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

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site: CITY OF DACULA

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)? 20,000 GPD

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

YES, PROPOSED DEVELOPMENT TO TIE INTO 10" WATERMAIN ON WILSON STREET

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

N/A

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

N/A

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

N/A, PROPOSED WATER TO TIE INTO EXISTING 10" MAIN ON WILSON ST

Wastewater Disposal

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

6,800 GPD

Name of wastewater treatment provider for this site:

CITY OF DACULA

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

SEWER CAPACITY TO BE APPLIED FOR, BUT PROPOSED TIE INTO 8" MAIN ON WILSON ST OR SECOND AVE

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

N/A

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

N/A

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

N/A , PROPOSED TIE INTO 8" MAIN ON WILSON ST OR SECOND AVE

Land Transportation

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

n/a

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

n/a

Solid Waste Disposal

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

38 TONS

Is sufficient landfill capacity available to serve this proposed project?

YES

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

N/A

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

N/A

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

N/A

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 2.25 ACRES

Is the site located in a water supply watershed? N/A

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

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

UNDERGROUND DETENTION TO BE PROVIDED FOR STORMWATER MANAGEMENT

Environmental Quality

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

1. Water supply watersheds? N/A

2. Significant groundwater recharge areas? N/A

3. Wetlands? N/A

4. Protected river corridors? N/A

5. Floodplains? N/A

6. Historic resources? N/A

7. Other environmentally sensitive resources? N/A

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

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools? **MINIMAL INCREASE IN STUDENTS - FEWER THAN 50 NEW HH**

Libraries? **CURRENT LIBRARY CAPACITY IS SUFFICIENT**

Fire, Police, or EMS **MINIMAL EFFECTS ON EMERGENCY SERVICES**

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

Additional Comments:

EXHIBIT D

KEY NO.	PID	OWNER	OWNER ADDRESS	SITE ADDRESS	ACREAGE (GIS)
1	R5302A081	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	107 BROAD ST DACULA, GA 30019	1.24
2	R5302A077	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	227 WILSON ST DACULA, GA 30019	0.92
3	R5302A076	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0008	217 WILSON ST DACULA, GA 30019	0.64
4	R5302A140	SECOND AND BROAD LLC	2572 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.14
5	R5302A222	SECOND AND BROAD LLC	2573 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.18
6	R5302A017	INGRAM PARTNERS, LLC	366 AUBURN RD AUBURN, GA 30011-2315	SECOND AVE DACULA, GA 30019	0.1
Total acres					3.22

Parcel Results

24 Results

[Click to Show Photos](#)

Parcel ID	Owner	Property Address	Acres
R5302A012	STONE DAVID RICHMOND	SECOND AVE 2491 SECOND AVE	0.05
R5302A013	STONE DAVID RICHMOND	2491 SECOND AVE 2491 SECOND AVE	0.05
R5302A014	GIONETOS LLC	2493 SECOND AVE	0.05
R5302A014A	GIONETOS LLC	2495 SECOND AVE	0.05
R5302A015	13 OAKS LLC	2505 SECOND AVE	0.1
R5302A016	RAY ANDRINA	SECOND AVE	0.05
R5302A017	INGRAM PARTNERS, LLC	SECOND AVE	0.1
R5302A018	13 OAKS LLC	2519 SECOND AVE	0.05
R5302A019	DACULA LODGE NO 433 F & A	2521 SECOND AVE	0.05
R5302A020	ZIGAR INVESTMENTS LLC	SECOND AVE	0.05
R5302A021	ZIGAR INVESTMENTS LLC	2525 SECOND AVE	0.1
R5302A022	LEWIS HOLDINGS 3 LLC	2539 SECOND AVE	0.05
R5302A023	LEWIS HOLDINGS 3 LLC	2545 SECOND AVE	0.05
R5302A024A	HINTON SAMUEL H JR	SECOND AVE	0.1
R5302A034	CUSPID ENTERPRISES INC	WILSON ST 100 DACULA RD 208 WILSON ST	0.83
R5302A076	CITY OF DACULA	217 WILSON ST	0.64
R5302A077	CITY OF DACULA	227 WILSON ST	0.92
R5302A078	DACULA POOL PROPERTIES LLC	187 WILSON ST	0.46
R5302A080	RINCON MIRIAM	154 BROAD ST	0.46
R5302A081	CITY OF DACULA	107 BROAD ST	1.24
R5302A134	GWINNETT COUNTY BOARD OF EDUCATION	123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST	28.77
R5302A140	SECOND AND BROAD LLC	103 BROAD ST	0.14
R5302A210	CITY OF DACULA	WILSON ST	0.36
R5302A222	SECOND AND BROAD LLC	103 BROAD ST	0.18

The Gwinnett County Tax Assessors' Office makes every effort to produce the most accurate information possible. No warranties expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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DEED B: 60975 P: 00676

12/28/2023 11:10 AM Pgs: 3 Fees: \$25.00

TTax: \$0.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672023030764

ERECORDED

eFile Participant IDs: 5705353253,

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After Recording Return To:

Robert Jackson Wilson, PC
295 S. Culver Street, Suite C
Lawrenceville, GA 30046
Deed preparation Only

Tax Parcel No. R5302A081
Gwinnett County

STATE OF GEORGIA

WINNETT COUNTY

QUIT-CLAIM DEED

THIS INDENTURE, made this 28 day of December in the year Two Thousand Twenty-Three between,

**SYBLE PLOTT BLACKSTOCK and
LONNIE F. PLOTT, AS HEIRS
OF THE ESTATE OF RUTH ANN LOCHABY PLOTT**

as party or parties of the first part, hereinafter called "Grantor," and

**CITY OF DACULA, GEORGIA,
A Georgia Municipal Corporation**

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the

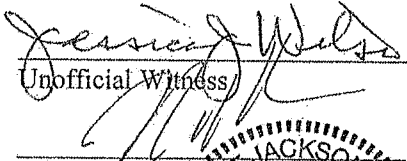
first part has or may have had in and to the real property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

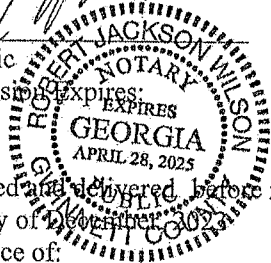
GRANTOR:


Unofficial Witness


Syble Plott Blackstock, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

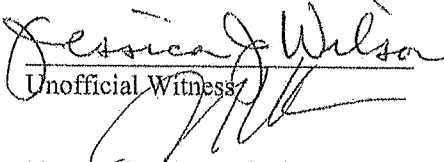
Notary Public

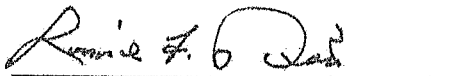
My Commission Expires:



Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

GRANTOR:


Unofficial Witness


Lonnie F. Plott, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public

My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in the City of Dacula, Gwinnett County, Georgia, and being part of Land Lot 302 of the 5th Land District of said county, and being known as the Mattie M. Hill home place being located on the East side of Broad Street in Dacula, Georgia, and being on the South side of an unnamed street, and being bounded on the East by lot of Haney, formerly Mauldin place, and on the South by lot of Julia McMillan, formerly Ben Wilson, and being more particularly described as follows:

BEGINNING at the Southeast corner of the intersection of Broad Street and on the 20-foot unnamed street, thence run in a Southerly direction along Broad Street 200 feet, more or less, to a corner with lands of Julia McMillan; thence run East along the Julia McMillan land 200 feet, more or less, to the property of Haney, formerly the Mauldin place; thence run in a Northerly direction along Haney lot 200 feet, more or less, to a paved unnamed street; thence run in a Westerly direction along said paved unnamed street 200 feet, more or less, to the point of beginning.

The above-described property being the same property as described in the Executrices Deed from the Estate of Mrs. Mattie M. Hill to A. F. Plott dated July 17, 1967, and recorded in Deed Book 276, Page 642, Gwinnett County, Georgia records.

TRACT TWO

All that tract or parcel of land lying and being in the 5th District of Gwinnett County, Georgia, and being part of Lot No. 302, beginning on the East side of Broad Street, on the corner of J. M. Stanley lot and thence running East 200 feet with Stanley's line and cornering with J. M. Stanley Pool Pound Co., and A. K. King; thence North 70 feet with King's line cornering with A. K. King, L. C. Mauldin and E. R. Hill; thence West 200 feet with E. R. Hill's line to Broad Street; thence South 70 feet along Broad Street to beginning point and being Lot No. 5 in Block "B", in the Town of Dacula, Georgia, on the S.A.L.R.R.

The above-described property being the same property as described in the Warranty Deed from Julia Wilson McMillan to A. F. Plott dated August 20, 1970, recorded in Deed Book 358, Page 345, Gwinnett County, Georgia records.

DEED B: 56930 P: 00542

10/04/2019 10:59 AM Pgs: 1 Fees: \$10.00

TTax: \$41.00

Richard T. Alexander, Jr., Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 672019025343

Please Return Document To:

STELL, SMITH & MATTISON, P.C.

P.O. Box 644

Winder, GA 30680

File #: R19-7863 - Ingram Partners, LLC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 18th day of September, 2019, between Dacula Medicine Center, Inc., of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ingram Partners, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 302 of the 5th District, Gwinnett County, Georgia, and in the Town of Dacula, being the east half of Lot 12, Block B, and the west half of Lot 13, Block B, as shown on a plat of map of Freeman, Georgia, as recorded in Deed Book 3, Page 205, Gwinnett County Records, and being more particularly described as follows: Beginning at a p.k. nail set on the northerly side of 2nd Avenue (50-foot right-of-way) 175.0 feet southwesterly of the point of intersection of the northerly right-of-way of 2nd Avenue and the westerly right-of-way of Wilson Street (60-foot right-of-way); thence north 11 degrees 22 minutes 15 seconds east 88.0 feet to an iron pin found at the southerly side of a 12-foot alley; thence north 78 degrees 37 minutes 45 seconds west, along the south side of said 12-foot alley, 50.0 feet to an iron pin set; thence south 11 degrees 22 minutes 15 seconds west 88.0 feet to a p.k. nail set at the northerly side of 2nd Avenue, (50-foot right-of-way); thence south 78 degrees 37 minutes 45 seconds east, along the northerly side of 2nd Avenue, 50.0 feet to the p.k. nail set at the point of beginning. Said tract containing 0.10 acres as shown on a plat of survey for Dacula Medical Center, Inc., prepared by Thomas Wood, R.L.S., dated August 23, 1995, and recorded in Plat Book 70, Page 113A, Gwinnett County Records, to which plat reference is made for a more detailed description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

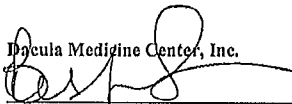
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My commission expires
(Notary Seal)


Dacula Medicine Center, Inc.
Billy M. Stone, President/Secretary

(Corp Seal)

Templates\WD Ten Com.dot

Return Recorded Document to:
Rosenthal Wright, LLC
Attorneys at Law
Post Office Box 926
110 Court Street
Monroe, Georgia 30655
File No. 24-26310

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **Second and Broad, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that, Grantor, for and in consideration of the sum of TEN AND NO 100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

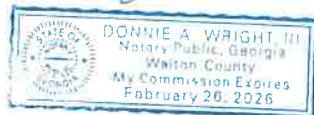
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Kaiti E. Ari
Unofficial Witness

Donnie A. Wright III
Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By: Shauna Marie Mathias (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillan, run thence easterly along the line of said McMillan property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

Return Recorded Document to:
Rosenthal Wright, LLC
Attorneys at Law
Post Office Box 926
110 Court Street
Monroe, Georgia 30655
File No. 24-26310

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **Second and Broad, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

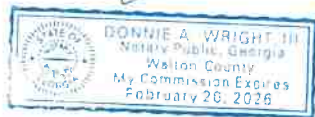
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By:  (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

LEGEND:

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
P.L. = PROPERTY LINE
C.L. = CENTER LINE
B.L. = BUILDING LINE
L.L.L. = LAND LOT LINE
R/W = RIGHT-OF-WAY
-P- = POWER LINE
-T- = TELEPHONE
-W- = WATER LINE
-S- = SEWER LINE
T.H. = TEST HOLE
M.H. = MANHOLE

D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
D.A. = DRAINAGE AREA
H.W. = HEAD WALL
C.B. = CATCH BASIN
C.D. = CROSS DRAIN
P.T. = POINT-OF-TANGENCY
P.C. = POINT OF CURVATURE
R. = RADIUS

Recorded Dec, 3, 1974 Millard Levy & C.C.

MAGNETIC NORTH

BROAD STREET

UNNAMED STREET

TRACT 1
0.982 ACRES

TRACT 2
0.321 ACRES

12' ALLEY

NOTE:
INCLUDING LOT 5, BLOCK "B",
CITY OF DACULA, FORMERLY FREEMAN, GA.

SURVEY FOR:
A. F. PLOTT

LAND LOT 302 of the 5th DISTRICT
CITY of DACULA
GWINNETT COUNTY, GEORGIA 1.303 ACRES

DATE: 11-22-74
SCALE: 1" = 40'

REVISIONS:

LAND PLANNING
LAND SURVEYING
FEASIBILITY STUDIES & ENGINEERING

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORM-
ITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE
MEMBER SURVEYOR & MAPPING SOCIETY OF GA.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 12/31/74 TIME
PLAT BOOK 2 PAGE 267
TOM LAWLER, CLERK

HANNON, MEEKS & BAGWELL
SURVEYORS & ENGINEERS, INC.

238 BUFORD DRIVE
LAWRENCEVILLE, GEORGIA
TELEPHONE: 404/963-7181

Job No. 2532-73

CHECKED BY

DRAWN BY J.P.

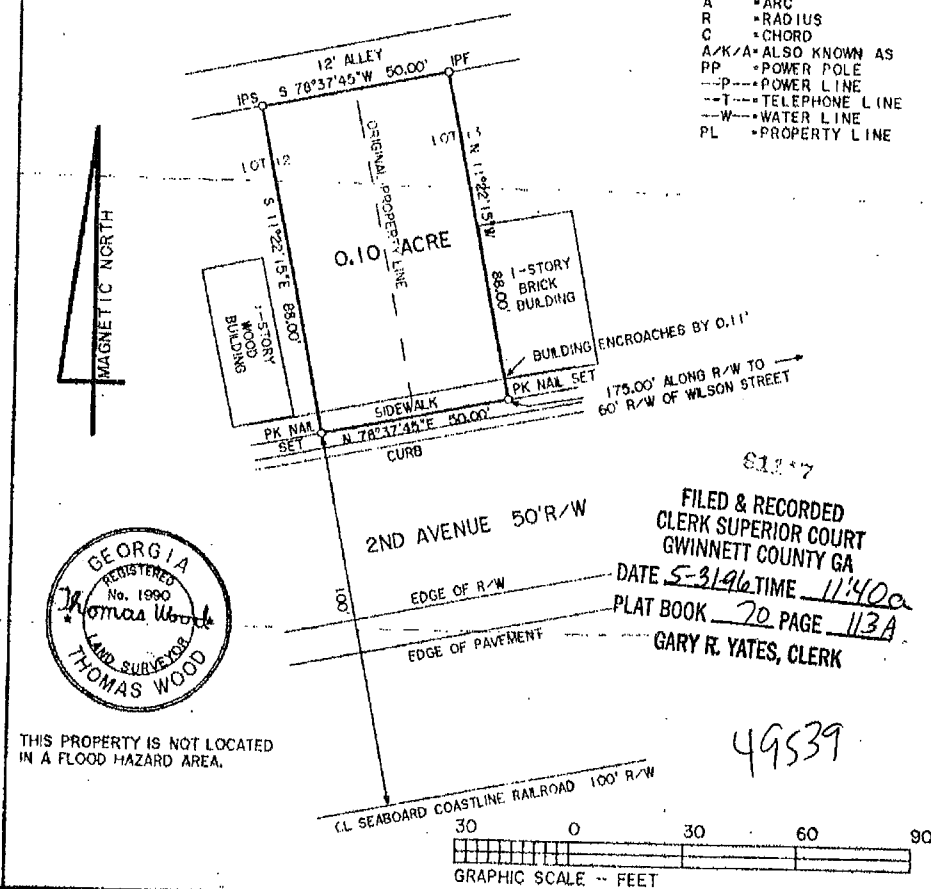
CREW CHIEF

File No.

LEGEND

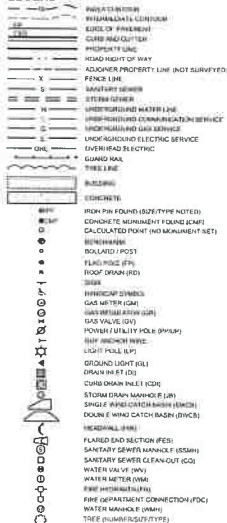
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
CL = CENTERLINE
CM = CONCRETE MONUMENT
BL = BUILDING LINE
LL = LAND LOT
LLL = LAND LOT LINE
GMD = GEORGIA MILITIA
DISTRICT

A = ARC
R = RADIUS
C = CHORD
A/K/A = ALSO KNOWN AS
PP = POWER POLE
-P- = POWER LINE
-T- = TELEPHONE LINE
-W- = WATER LINE
PL = PROPERTY LINE



SURVEY FOR: DACULA MEDICAL CENTER, INC.
WEST HALF OF LOT 13 & EAST HALF OF LOT 12, BLOCK B, MAP OF FREEMAN, GEORGIA
CITY OF DACULA, IL 302, 5TH DISTRICT, GWINNETT COUNTY
DATE: AUG. 23, 1995
THOMAS WOOD & ASSOC. 50 MAIN ST. BUFORD GA. 30518: PHONE 945-3804

LEGEND



TRACT 1: 0.918 AC.
 TRACT 2: 0.642 AC.
 TOTAL: 1.561 AC.

N/F
 RUTH ANN LOCHABY PLOTT
 PIN: 5302A091
 DB 6690, PG 146

N/F
 WILLIAMS EVELYN TAYLOR
 PIN: 5302A077
 DB 338, PG 201

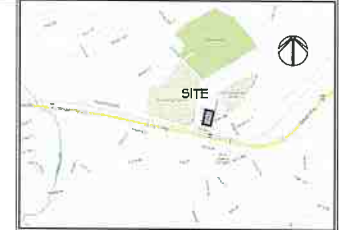
N/F
 BETTIE MONROE, LLC
 PIN: 5302A140
 DB 5991, PG 769

N/F
 WILLIAMS EVELYN TAYLOR
 PIN: 5302A076
 PB 12, PG 10

THIRD AVENUE
(VARIABLE RW)

WILSON STREET
(60' RW)

1ST ALLEY
(CITY OF DACULA RW)



LOCATION MAP
N.T.S.

GENERAL NOTES:

1. THIS MAP PLANNER (3000000) SURVEYOR'S INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS FLOOD PRONE.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH HAS BEEN MADE BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE MEASURES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR EASEMENTS, WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LIES THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS IN THE USE OF THE PROPERTY.
4. THE CONTOUR INTERVAL IS TWO FEET.

CLOSURE

- THE FIELD DATA HEREON WAS OBTAINED BY BRUISS AND A SUFFICIENT PRECISION OF ONE FOOT IN HUNDREDS OF FEET AND ADJUSTED USING LEAST SQUARES METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS THEREFORE ACCURATE WITHIN ONE FOOT IN ONE HUNDRED FEET.
- A TRIANGLE OR HODGKIN TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ABBREVIATIONS

INV	INVERT ELEVATION
CMF	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FPE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	CLOSING TOWER
CB	COMMUNICATIONS BOX
EJ	ELECTRICAL JUNCTION BOX
UB	UTILITY BOX
PB	PLANT BOX
DB	DEED BOOK
N/F	NOW OR FORMERLY
LL	LAND LOT
LL	LAND LOT LINE
G.M.D.	GEORGIA MILITIA DISTRICT
CTM	CREASE TEMP MARKER
PI	PEDESTAL INLET
TP	TELEPHONE POSTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
CTP	CRIMP TOP PIPE
STP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
CITY OF DACULA
(217 & 227 WILSON ST. DACULA, GA)

LOCATED IN:
 LAND LOT 302, 5TH DISTRICT
 CITY OF DACULA
 GWINNETT COUNTY, GEORGIA

SCALE: 1" = 20'

PERMITS:

DATE: 10/26/2023
PROJECT: 2023-0001
TASK: 0001
SURVEY DATE: OCTOBER 26, 2023
SHEET: 1 OF 1

Bowman
 Surveying Group, LLC
 101 New North Drive
 Marietta, GA 30066
 Phone: 770-632-8800
 Fax: 770-632-8800
 www.bowmansurveying.com

THIS SURVEY WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING IN THE STATE OF GEORGIA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

This plat and corrected measurements, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group, LLC. Unless otherwise agreed to, they shall not be reproduced, copied, or used in any way without the written consent of Bowman Consulting Group, LLC. The plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not constitute a warranty of any kind, and the surveyor assumes no liability for any errors or omissions in the plat.



THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Ben E. Butterworth
04/02/2024
BEN E. BUTTERWORTH RLS #2294 DATE

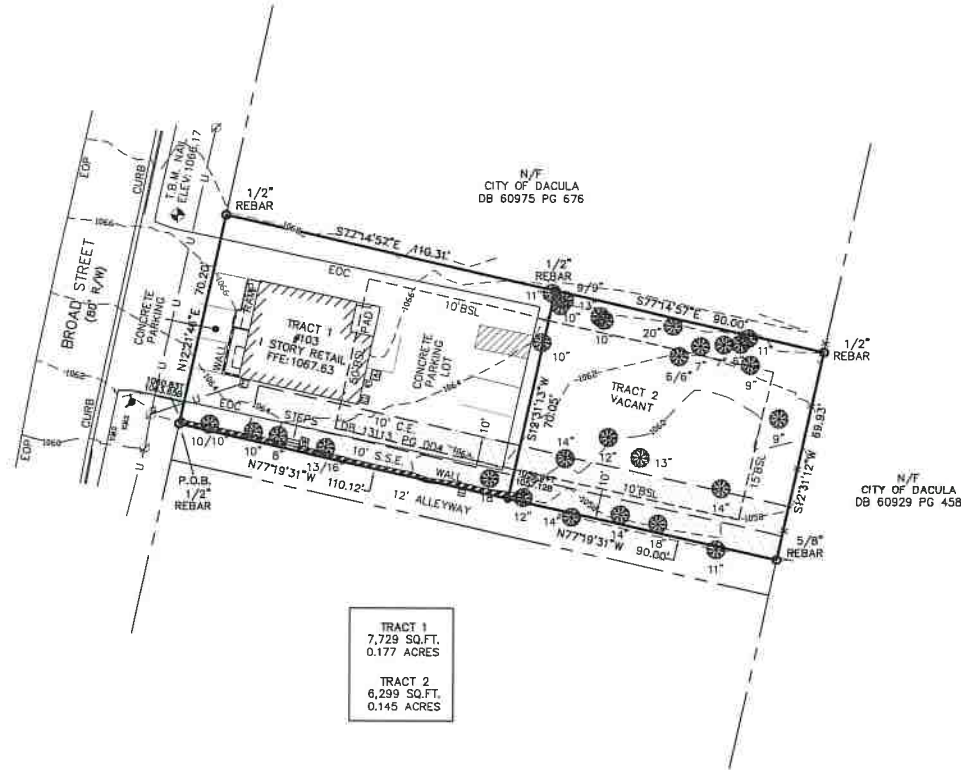
ZONING INFORMATION:
C-1
NEIGHBORHOOD COMMERCIAL
RESIDENTIAL DISTRICT

BUILDING SETBACKS:

FRONT: 50'
SIDE: 10'
REAR: 15'

PER SECTION: 905

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF DACULA, GEORGIA PLANNING AND ZONING DEPARTMENT.



TRACT 1
7,729 SQ.FT.
0.177 ACRES

TRACT 2
6,299 SQ.FT.
0.145 ACRES

IMPERVIOUS SURFACE AREA SUMMARY	
AREA	SQ.FT.
TOTAL LOT	7729
BUILDING	1386
CONC / ASPHALT DRIVEWAY	434
MISC. CONCRETE	155
WALLS	192
WOOD STEPS	12
TOTAL IMPERVIOUS COVERAGE	5998
TOTAL % OF COVERAGE	77.5%

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	✱-✱ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF# 839	✱ GUY WIRE
□ R/W MONUMENT	⊠ POWER METER
⊠ FIRE HYDRANT	⊠ POWER BOX
⊠ WATER METER	⊠ A/C UNIT
⊠ WATER VALVE	⊠ MANHOLE
⊠ POWER POLE	⊠ CLEAN OUT
⊠ LIGHT POLE	⊠ JUNCTION BOX
	⊠ OUTFLOW STRUCTURE
	⊠ DRAINAGE INLET
	⊠ GAS METER
	⊠ GAS VALVE
	⊠ CABLE BOX
	⊠ TELEPHONE BOX
	⊠ SIGN
	—W—WATER LINE
	—U—OVERHEAD UTILITY LINE
	—S—SEWER LINE
	—G—GAS LINE
	—C—CABLE LINE
—T—TELEPHONE LINE	—X—FENCE LINE
—X—FENCE LINE	—920—CONTOUR LINE
BSL BUILDING SETBACK LINE	CONC CONCRETE
EOP EDGE OF PAVEMENT	LL LAND LOT
N/F NOW OR FORMERLY	R/W RIGHT-OF-WAY
P/L PROPERTY LINE	OH OVERHANG
	C.B. CATCH BASIN
	CNT CANTILEVER
	H/C HANDICAP
	FTE FINISHED FLOOR ELEVATION
	BFE BASEMENT FLOOR ELEVATION
	GFE GARAGE FLOOR ELEVATION
⊠ UTILITY MARKERS	⊠ WATER/GAS/TELECOM

TOTAL AREA: 0.322 ACRES / 14,028 SQUARE FEET

BOUNDARY REFERENCE: DB 59911, PG 769
FIELDWORK PERFORMED ON 03/26/2024

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,325 FEET. THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY
zone inc. SURVEYORS, ENGINEERS
AND LAND PLANNERS

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
PLATS@BOUNDARYZONE.COM

PROVIDING SERVICES
FOR METRO ATLANTA,
RALEIGH-DURHAM &
CENTRAL FLORIDA.

PROJECT
2653501

SHEET
1 OF 1

© COPYRIGHT 2024
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED

THIS PLAT WAS PREPARED
FOR THE USE OF THE
PERSON, PERSONS OR
ENTITY NAMED HEREON.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: TERMINUS COMMERCIAL
103 BROAD ST. DACULA, GA 30019
LAND LOT 302 - 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 04/02/2024

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET
0 30 60

APPLICANT CERTIFICATION

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

Signature of Applicant

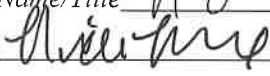


Date 8/13/2025

Type or Print Name/Title

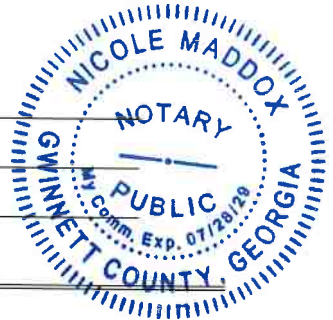
Hayley Todd on behalf of PEC+

Notary Public



Date

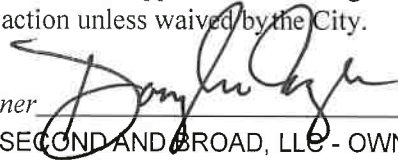
8/13/25



PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner



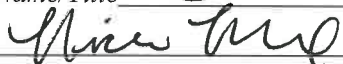
Date

8/13/25

Type or Print Name/Title

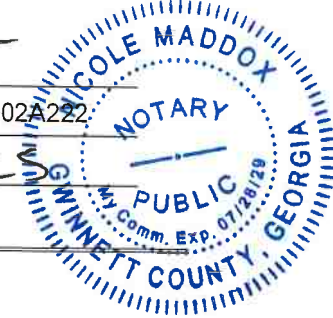
SECOND AND BROAD, LLC - OWNER, PIDs R5302A140, R5302A222

Notary Public



Date

8/13/25



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

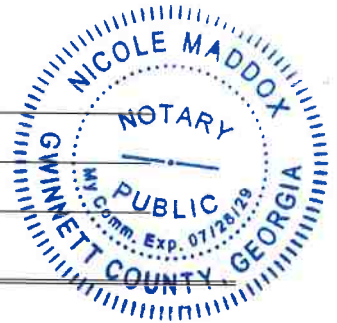
SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

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

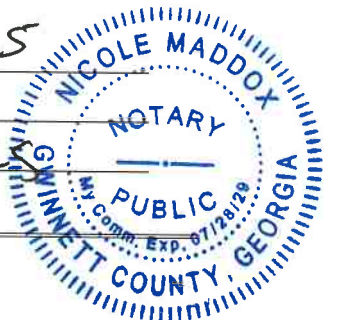
Signature of Applicant [Signature] Date 8/13/2025
Type or Print Name/Title Hayley Todd on behalf of PEC+
Notary Public [Signature] Date 8/13/25



PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner [Signature] Date 8/13/25
Type or Print Name/Title INGRAM PARTNERS, LLC - OWNER, PIDs R5302A017
Notary Public [Signature] Date 8/13/25



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

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

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

**placeholder
exchange for
wet copy**

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner HUGH D. KING Date 8/7/2025
Type or Print Name/Title HUGH D. KING
Notary Public Courtney Mahady Date 8/7/25

Courtney Mahady
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 02/21/2027

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner HUGH D. KING Date 8/7/2025

Type or Print Name/Title HUGH D. KING

Notary Public Courtney Mahady Date 8/7/25

Courtney Mahady

NOTARY PUBLIC

Barrow County, GEORGIA

My Commission Expires 02/21/2027

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



City of Dacula

P. O. Box 400

Dacula, GA 30019

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes

☒ No

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

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

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

☐ Yes

☒ No

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

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

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

CONFLICT OF INTEREST CERTIFICATION

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

Signature of Applicant  Date 8/13/2025

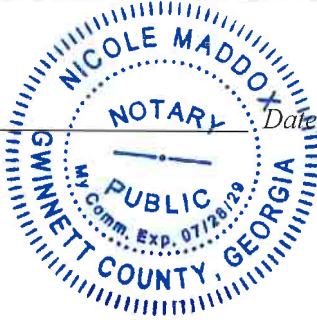
Type or Print Name/Title Hayley Todd on behalf of PEC+

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public  Date 8/13/25

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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

APPLICATION

City Council

- ☐ Waivers
☐ Variance

Staff Approval Only

- ☐ Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Hayley Todd, on behalf of PEC+</u>	NAME <u>Many, see attachment</u>
ADDRESS <u>350 Research Court Ste 200</u>	ADDRESS _____
CITY <u>Norcross</u>	CITY _____
STATE <u>GA</u> ZIP <u>30092</u>	STATE _____ ZIP _____
PHONE <u>678-684-6287</u> FAX _____	PHONE _____ FAX _____

APPLICANT IS THE:

- ☒ OWNER'S AGENT
☐ PROPERTY OWNER

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

CONTACT PERSON Same as applicant

COMPANY NAME PEC+

ADDRESS htodd@pec.plus

PHONE _____ FAX _____

PRESENT ZONING DISTRICT(S) C-1, C-2, R-1200, OI LAND LOT(S) 302 DISTRICT(S) 5
ADDRESS OF PROPERTY SE corner of Broad St and Third Ave B/T Second Ave ACREAGE 3.22

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

(Attach additional sheets if necessary)

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

If Yes, please describe: Rezoning of parcel assemblage to R-TH and C-2/DOD

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER: _____

8/14/2025

Re: **Letter of Intent – Variances R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)**
PEC+ Project No. 25062.00A

Dear Community Development Officials,

This application seeks three variances in association with the proposed R-TH and C-2/DOD rezoning for the approximately 3.22-acre assemblage of parcels at 103 and 107 Broad Street, 217 and 227 Wilson Street between Second and Third Avenues in the City of Dacula (the “Subject Property,” PIDs R5302A081, R5302A077, R5302A076, R5302A140, R5302A222, and R5302A017). The variances and the change would allow for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail.

Site and Proposal

The Subject Property is an assemblage of six parcels (of which three are City-owned) just north of Downtown Dacula in the ‘Old Downtown’ district. The site is located directly east of Dacula High School, and is within walking distance of City Hall to the south. This site is part of the Downtown District as identified in the City’s Urban Redevelopment plan.

The proposed rezoning (as described below) in conjunction with the requested variances (this application) would facilitate the development of 40 new, rear-loaded traditional ‘rowhomes’ in the downtown area, as well as 6,000 square feet of new local retail uses, which directly supports the City of Dacula’s 2024 Urban Redevelopment Plan.

Requested Variances

The full realization of the proposed development requires three variations to the Downtown Overlay District. These include:

1. A variance to Appendix B, Article 9, Section 917 D.1.c. to allow off-street parking to be visible from the public ROW, as identified as “V1” on Exhibit E,
2. A variance to Appendix B, Article 9, Section 917 D.1.f. to allow two curb cuts within 300 feet of each other, as identified as “V2” on Exhibit E, and;
3. A variance to Appendix B, Article 9, Section 917 H. Table 5, to waive the requirement for a build-to zone for the proposed commercial building on the east side of proposed New Parcel 2, with frontage on Wilson Street, as identified as “V3” on Exhibit E.

Associated R-TH and C-2/DOD Rezoning

The associated application’s requested zoning actions include:

- An amendment to the City of Dacula zoning map for parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D from R-1200 and OI to R-TH/DOD, and;
- An amendment to the City of Dacula zoning map for parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D from OI, C-1, and C-2 to C-2/DOD.

Rationale for Request

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan.

As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

By bringing attractive new rowhomes and boutique businesses to this area, the proposal advances the following redevelopment goals:

- To facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- To provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- To support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- To pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- To create an increased sense of place through placemaking projects.

The subject site has numerous hardships that are out of the applicant's control, the first of which is the relatively small size of the project. While it meets the intent of the DOD, the 3.22-acre assemblage is constrained without the possibility of expansion. The second hurdle is the topography, which reaches a high point on the southern end and drops dramatically toward the Third Avenue frontage. The applicant plans to use the unique topography as a placemaking technique, which will feature a pedestrian corridor through the commercial uses and will extend into a courtyard that the new rowhomes will overlook. However, this constraint also prevents a public through-road between the commercial and residential uses. Without vehicular access on a fourth side of the subject site, it is impossible to construct commercial buildings that comply with the build-to and parking location regulations of the DOD.

The combination of actions are necessary unify the underlying zoning from several disparate districts to a single master-planned district in a manner that works with the existing site constraints.

By using this two-pronged zoning approach, the proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Dacula (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for R-TH AND C-2/DOD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by the City of Dacula and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Dacula and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Dacula and the City Council, Planning Commission and Planning Staff approve and support the Applicant's variance request and associated rezoning request for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

Dacula Old Town District Rezoning

Subject Parcels



Legend

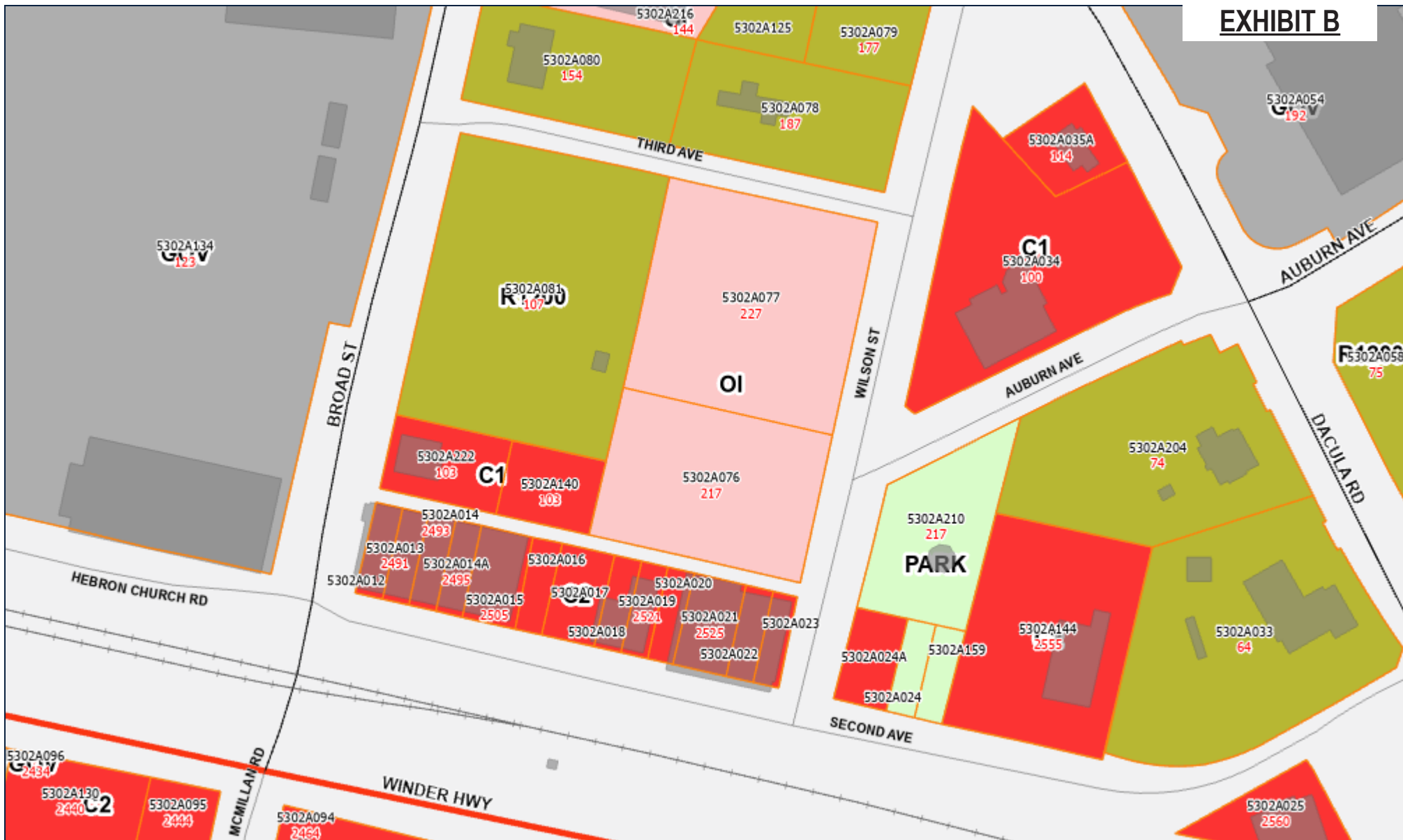
Parcels

- Condo
- <blank>

Street Centerlines

- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private

- County Boundary
- Adjacent Counties



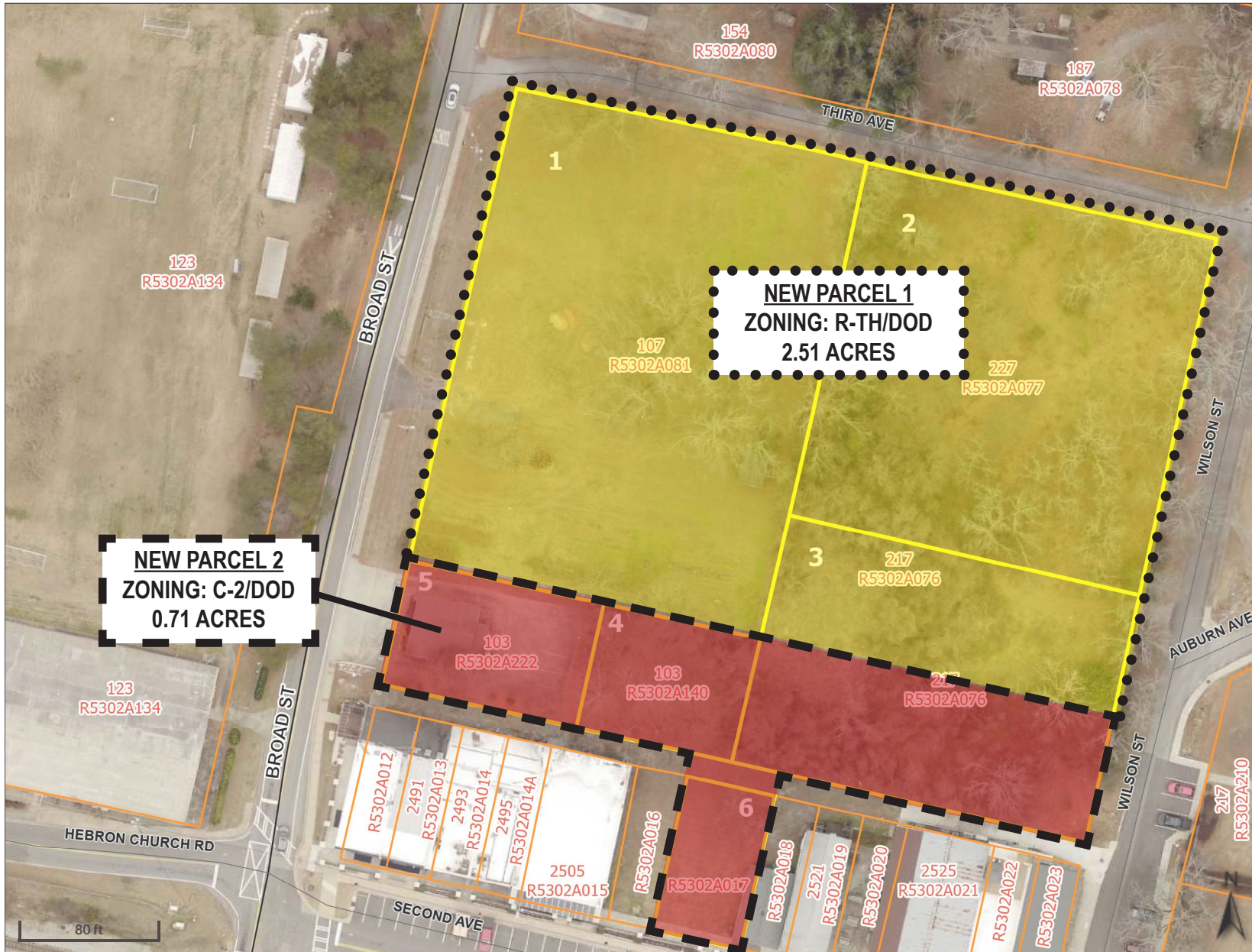
City of Dacula Zoning



8/7/2025 8:19:32 PM

Dacula Old Town District Rezoning

Subject Parcels



Legend

Parcels

- Condo
- <blank>

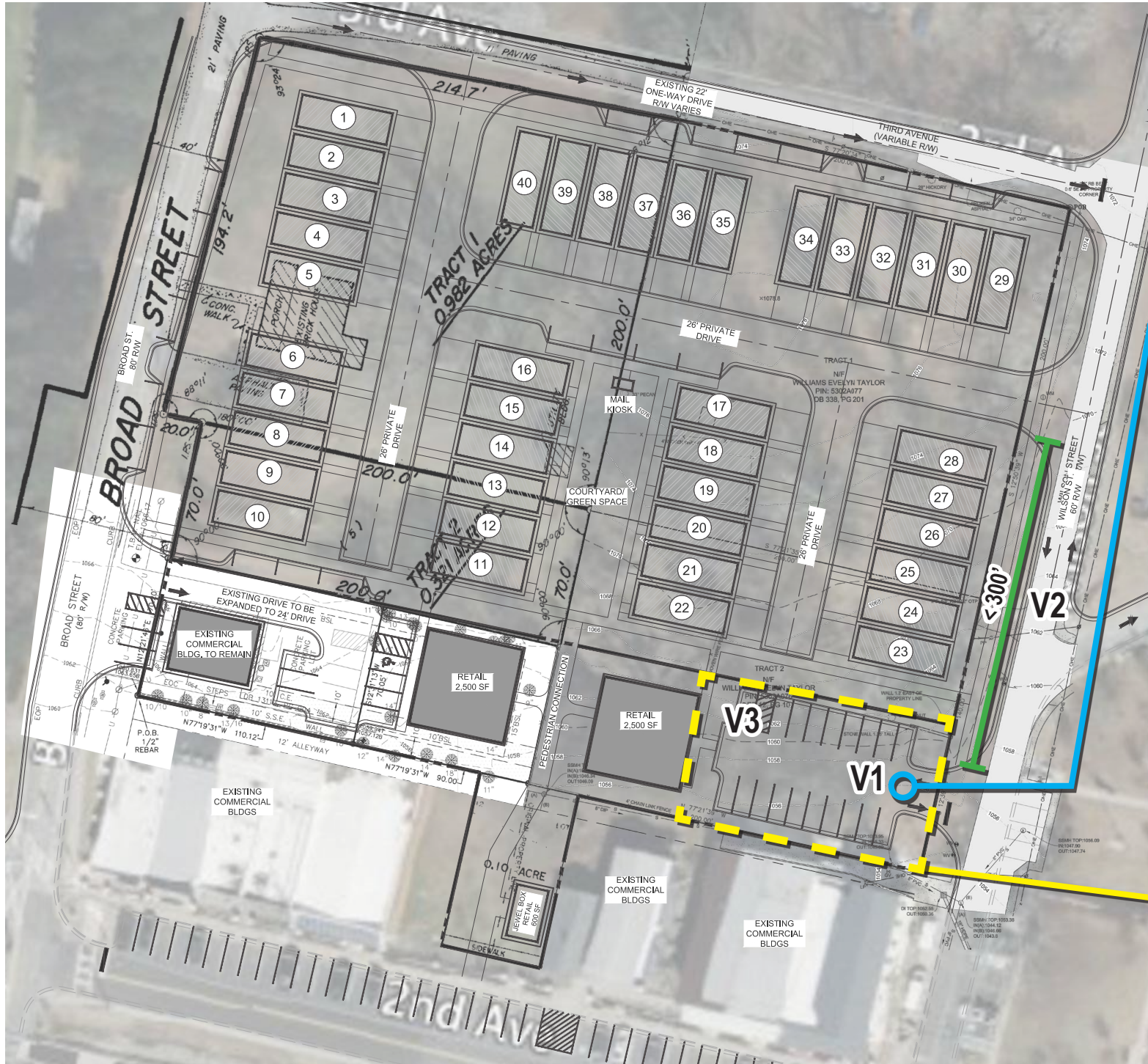
Street Centerlines

- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

EXHIBIT D

KEY NO.	PID	OWNER	OWNER ADDRESS	SITE ADDRESS	ACREAGE (GIS)
1	R5302A081	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	107 BROAD ST DACULA, GA 30019	1.24
2	R5302A077	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	227 WILSON ST DACULA, GA 30019	0.92
3	R5302A076	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0008	217 WILSON ST DACULA, GA 30019	0.64
4	 R5302A140	SECOND AND BROAD LLC	2572 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.14
5	R5302A222	SECOND AND BROAD LLC	2573 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.18
6	R5302A017	INGRAM PARTNERS, LLC	366 AUBURN RD AUBURN, GA 30011-2315	SECOND AVE DACULA, GA 30019	0.1
				Total acres	3.22

EXHIBIT E



V1: Variance to Sec. 917 D.1.c. to allow off-street parking to be visible from street

V2: Variance to Sec. 917 D.1.f. to allow two curb cuts within 300 feet of one another

V3: Variance to Sec. 917 H. Table 5 to waive build-to-zone requirement where indicated

8/13/2025

Re: **Impact Statement – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)**
PEC+ Project No. 25062.00A

Dear Community Development officials,

Please see below the responses to the City's Impact Statement criteria:

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal includes 40 rowhomes and approximately 6,000 square feet of local commercial space in the Dacula Downtown character area, which are compatible with the surrounding uses, including single family homes, local commercial, parks, and public facilities. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would set a precedent for the future high-quality redevelopment of this area, as intended by the City's Urban Redevelopment and Comprehensive Plans. The new rowhomes would bring walkable residential uses to patronize the existing commercial spaces and would begin to reinvigorate the historic downtown fabric. The proposed new use would be in harmony with the use and usability of existing properties.

C. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned:

The proposal does not have a reasonable use as zoned. As evinced by the property's lack of redevelopment up to this time, the existing zoning designations of C-1, C-2, OI and R-1200 are disjointed and prohibitive to cohesive development. This proposal, however, would inject investment in the site and broader area, improving economic use.

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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the historic downtown is designated as a prime redevelopment area because of its ability to support new growth by way of utilities and a unified street network. This development will improve multimodal transportation opportunities in downtown Dacula, and will enable residents to walk to achieve some errands, thereby reducing traffic.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan. As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

8/12/2025

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

Rezoning the site to R-TH and C-2/DOD would unify the underlying zoning from several disparate districts to two cohesive districts.

This zoning approach and proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character. The applicant and developer are seeking partnership with the City to advance the vision of the Redevelopment Plan.

The applicant and owner respectfully request that the Dacula City Council, Planning Commission and Planning Staff approve and support the Applicant's request to rezone the subject property from OI, C-1, C-2 and R-1200 to R-TH and C-2/DOD for the purposes of creating a new, high-quality, mixed-use redevelopment. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

DEED B: 60975 P: 00676
12/28/2023 11:10 AM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023030764
ERECORDED
eFile Participant IDs: 5705353253,

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After Recording Return To:

Robert Jackson Wilson, PC
295 S. Culver Street, Suite C
Lawrenceville, GA 30046
Deed preparation Only

Tax Parcel No. R5302A081
Gwinnett County

STATE OF GEORGIA

GWINNETT COUNTY

QUIT-CLAIM DEED

THIS INDENTURE, made this 28th day of December in the year Two Thousand Twenty-Three between,

**SYBLE PLOTT BLACKSTOCK and
LONNIE F. PLOTT, AS HEIRS
OF THE ESTATE OF RUTH ANN LOCHABY PLOTT**

as party or parties of the first part, hereinafter called "Grantor," and

**CITY OF DACULA, GEORGIA,
A Georgia Municipal Corporation**

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the

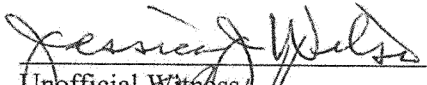
first part has or may have had in and to the real property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

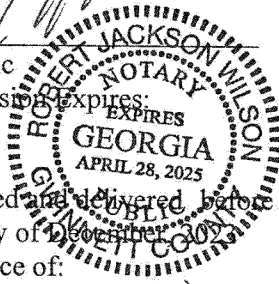
GRANTOR:


Unofficial Witness


Syble Plott Blackstock, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public

My Commission Expires:



Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

GRANTOR:


Unofficial Witness


Lonnie F. Plott, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public

My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in the City of Dacula, Gwinnett County, Georgia, and being part of Land Lot 302 of the 5th Land District of said county, and being known as the Mattie M. Hill home place being located on the East side of Broad Street in Dacula, Georgia, and being on the South side of an unnamed street, and being bounded on the East by lot of Haney, formerly Mauldin place, and on the South by lot of Julia McMillan, formerly Ben Wilson, and being more particularly described as follows:

BEGINNING at the Southeast corner of the intersection of Broad Street and on the 20-foot unnamed street, thence run in a Southerly direction along Broad Street 200 feet, more or less, to a corner with lands of Julia McMillan; thence run East along the Julia McMillan land 200 feet, more or less, to the property of Haney, formerly the Mauldin place; thence run in a Northerly direction along Haney lot 200 feet, more or less, to a paved unnamed street; thence run in a Westerly direction along said paved unnamed street 200 feet, more or less, to the point of beginning.

The above-described property being the same property as described in the Executrices Deed from the Estate of Mrs. Mattie M. Hill to A. F. Plott dated July 17, 1967, and recorded in Deed Book 276, Page 642, Gwinnett County, Georgia records.

TRACT TWO

All that tract or parcel of land lying and being in the 5th District of Gwinnett County, Georgia, and being part of Lot No. 302, beginning on the East side of Broad Street, on the corner of J. M. Stanley lot and thence running East 200 feet with Stanley's line and cornering with J. M. Stanley Pool Pound Co., and A. K. King; thence North 70 feet with King's line cornering with A. K. King, L. C. Mauldin and E. R. Hill; thence West 200 feet with E. R. Hill's line to Broad Street; thence South 70 feet along Broad Street to beginning point and being Lot No. 5 in Block "B", in the Town of Dacula, Georgia, on the S.A.L.R.R.

The above-described property being the same property as described in the Warranty Deed from Julia Wilson McMillan to A. F. Plott dated August 20, 1970, recorded in Deed Book 358, Page 345, Gwinnett County, Georgia records.

Please Return Document To:
STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680
File #: R19-7863 - Ingram Partners, LLC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 18th day of September, 2019, between Dacula Medicine Center, Inc., of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ingram Partners, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 302 of the 5th District, Gwinnett County, Georgia, and in the Town of Dacula, being the east half of Lot 12, Block B, and the west half of Lot 13, Block B, as shown on a plat of map of Freeman, Georgia, as recorded in Deed Book 3, Page 205, Gwinnett County Records, and being more particularly described as follows: Beginning at a p.k. nail set on the northerly side of 2nd Avenue (50-foot right-of-way) 175.0 feet southwesterly of the point of intersection of the northerly right-of-way of 2nd Avenue and the westerly right-of-way of Wilson Street (60-foot right-of-way); thence north 11 degrees 22 minutes 15 seconds east 88.0 feet to an iron pin found at the southerly side of a 12-foot alley; thence north 78 degrees 37 minutes 45 seconds west, along the south side of said 12-foot alley, 50.0 feet to an iron pin set; thence south 11 degrees 22 minutes 15 seconds west 88.0 feet to a p.k. nail set at the northerly side of 2nd Avenue, (50-foot right-of-way); thence south 78 degrees 37 minutes 45 seconds east, along the northerly side of 2nd Avenue, 50.0 feet to the p.k. nail set at the point of beginning. Said tract containing 0.10 acres as shown on a plat of survey for Dacula Medical Center, Inc., prepared by Thomas Wood, R.L.S., dated August 23, 1995, and recorded in Plat Book 70, Page 113A, Gwinnett County Records, to which plat reference is made for a more detailed description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

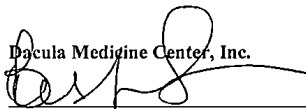
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My commission expires
(Notary Seal)


Dacula Medicine Center, Inc.
Billy M. Stone, President/Secretary

(Corp Seal)

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC, a Georgia Limited Liability Company**, as party or parties of the first part, hereinunder called Grantor, and **Second and Broad, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

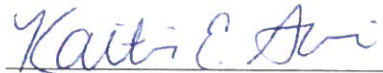
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

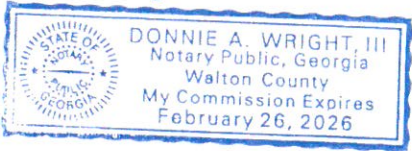
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By:  (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC, a Georgia Limited Liability Company**, as party or parties of the first part, hereinunder called Grantor, and **Second and Broad, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

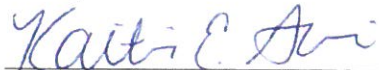
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

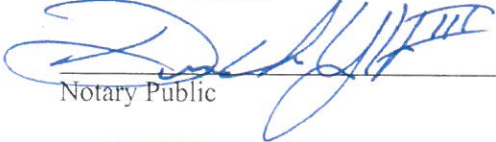
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

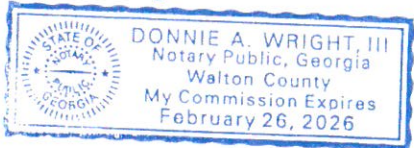
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness


Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By:  (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

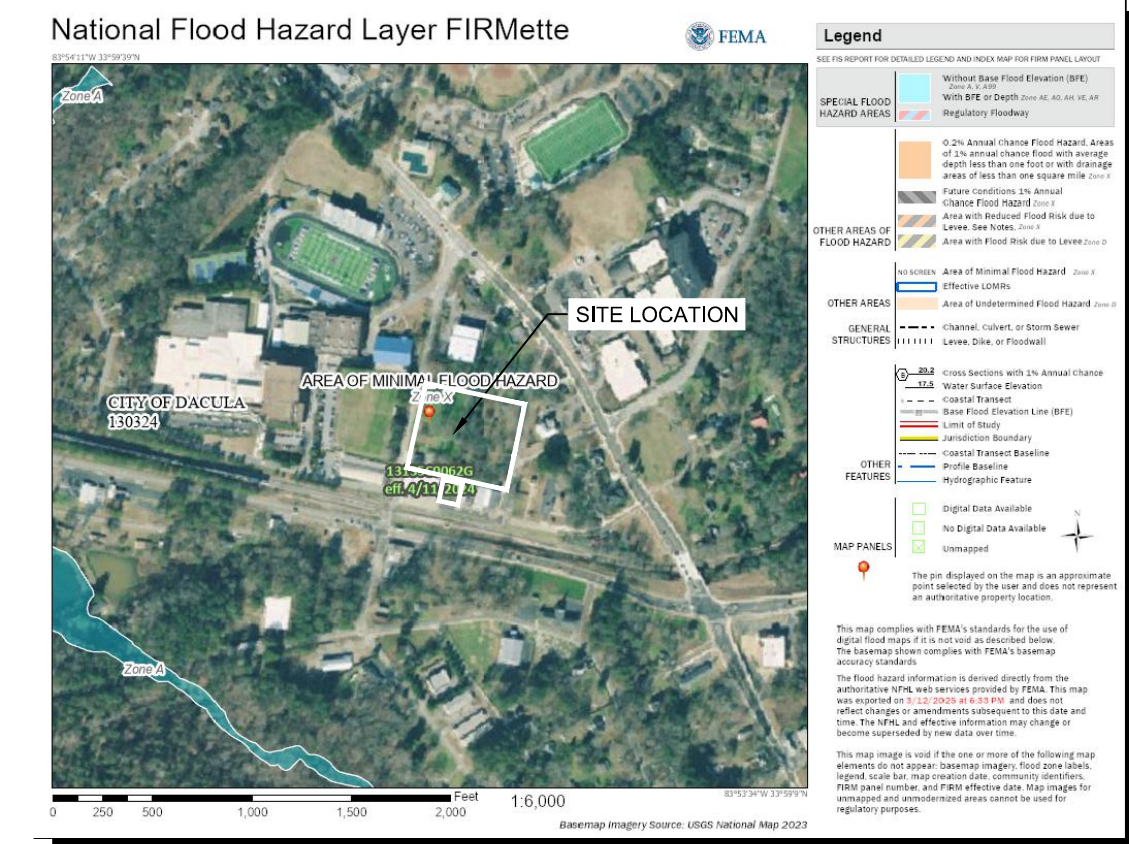
TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

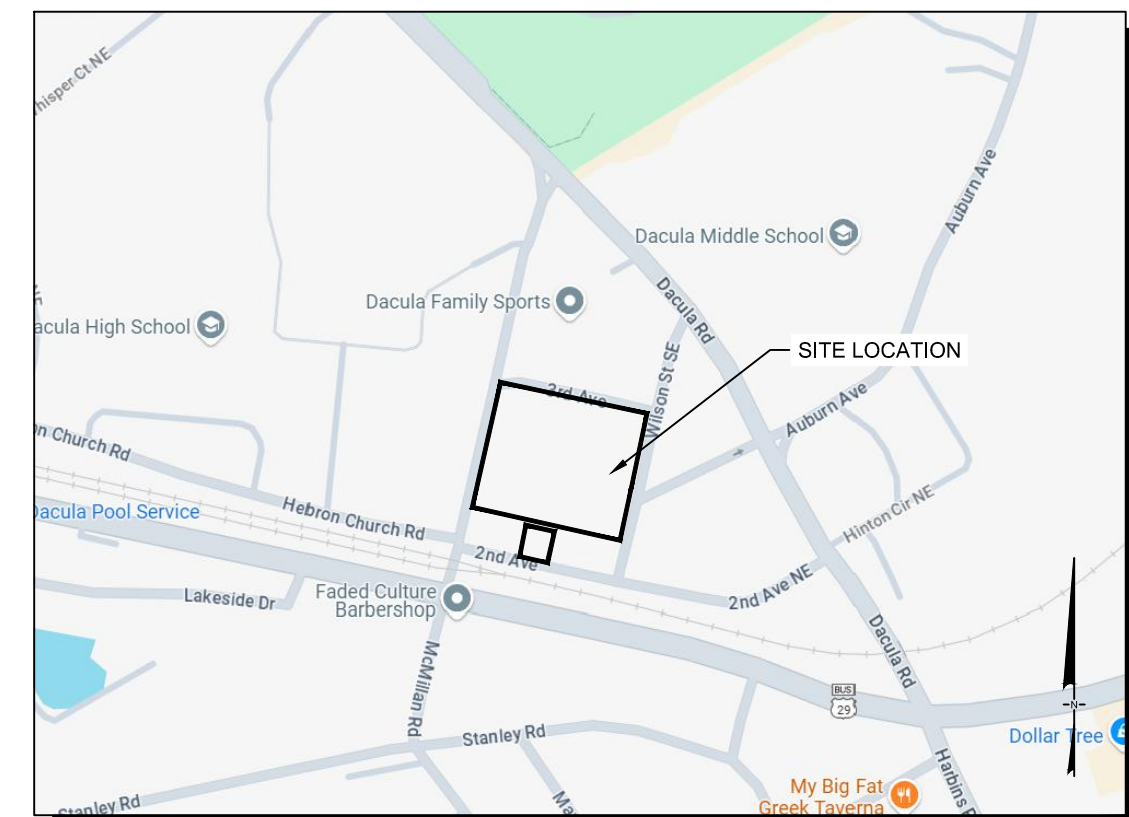
Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE

<u>SITE DATA:</u>	
TOTAL SITE AREA	3.286 ACRES (142,876 SF)
R-TH TRACT AREA	2.51 ACRES (109,335)
C-2 TRACT AREA	.77 ACRES (33,541)
<u>ZONING</u>	
EXISTING ZONING	OL, C1,C2 & R1200
PROPOSED ZONING	R-THDOD & C-2/DOD (DOWNTOWN OVERLAY DISTRICT)
ZONING JURISDICTION	CITY OF DACULA, GEORGIA
<u>SETBACK REQUIREMENTS</u>	
BUILD TO ZONE	0' - 10'
SIDE SETBACK	0' (BETWEEN ADJACENT TOWNHOUSE & ROWHOUSE)
REAR SETBACK	0' REAR ALLEY/ 10' NO ALLEY
REQUIRED BUFFERS	N/A
<u>DEVELOPMENT STANDARDS</u>	
MAX. BUILDING HEIGHT	40 FEET
20' x 50' REAR LOADED ROWHOUSES PROVIDED	40 UNITS
TOTAL SITE DENSITY PROVIDED	15.9 DUA (40 UNITS / 2.51 ACRES)
MAX. DENSITY ALLOWED	NO MAX IN DOWNTOWN OVERLAY DISTRICT
NEW RETAIL PROPOSED	6,000 SF
EXISTING COMMERCIAL TO REMAIN	1,100 SF
<u>OPEN SPACE CALCULATIONS</u>	
OPEN SPACE REQUIRED	35,065 SF (25% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	35,540 SF (25.5% OF TOTAL SITE AREA)
<u>PARKING REQUIREMENTS</u>	
TOWNHOME PARKING REQUIRED	40 SPACES (2 SPACES/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	160 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
MIN. RETAIL PARKING REQUIRED	25 SPACES (5 SPACES/ 1,000 SF FLOOR AREA)
RETAIL PARKING PROVIDED	30 SPACES
ADDITIONAL STREET PARKING PROVIDED	13 SPACES

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

DACULA OLD TOWN DISTRICT

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

103 & 107 BROAD STREET
DACULA, GEORGIA 30019

CITY OF DACULA JURISDICTION

FOR

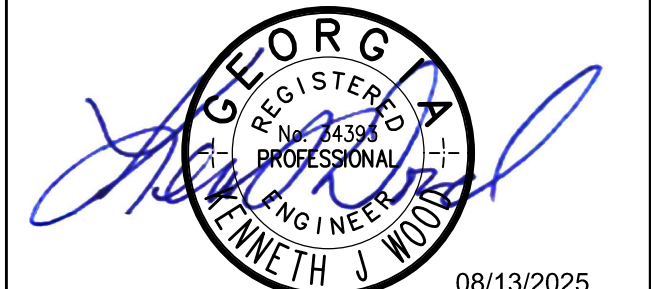
CITY OF DACULA

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



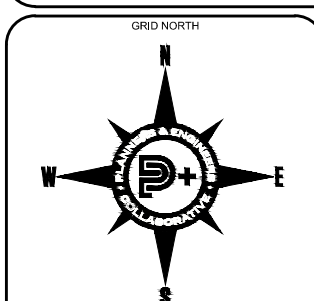
08/13/2025

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN



SCALE: 1" = 30'
DATE: 08/07/2025
PROJECT: 25062.00A



Z1

SHEET

24 HOUR CONTACT:
DOUGLAS INGRAM



TRACT OR PARCEL CONTAINS 109,488 SQUARE FEET OR 2.514 ACRES

TRACT OR PARCEL CONTAINS 33,515 SQUARE FEET OR 0.769 ACRES.



GEORGIA811
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Know what's below.
Call before you dig.

SHEET