



Planning Commission Public Hearing

Tuesday, May 26, 2026 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, March 30, 2026

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) **PUBLIC HEARING: 2026-CD-RZ-02**, Applicant: EVAA, LLC, Owner: EVAA, LLC requests rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). The property is located in Land Lot 303 of the 5th District and contains 1.829 acres more or less.
- 3. Rezoning Application: 2026-CD-RZ-02**, Applicant: EVAA, LLC, Owner: EVAA, LLC requests rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). The property is located in Land Lot 303 of the 5th District and contains 1.829 acres more or less.

ADJOURNMENT:



Planning Commission Public Hearing

Monday, March 30, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, March 30, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Bradberry 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 Lisa Bradberry
Member Myra Montalbano
Member Keith Hedgspeth
Member Gene Greeson
Member Trannon Thomas

City Staff Present:

Brittini Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Development
Amy White, Chief Marshal

II. INVOCATION:

Member Thomas gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, February 2, 2026

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

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

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 2. PUBLIC HEARING: 2026-CD-RZ-01**, Applicant: Dacula Logistics Park, LLC, Owner: Gauri Ventures, LLC requests rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). The property is located in Land Lot 271 of the 5th District and contains 5.86 acres more or less.

Motion to open the public hearing made by Member Greeson, Seconded by Member Montalbano.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the rezoning applicaiton. The applicant is requesting rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). Mr Taylor stated staff recommends approval with conditions.

Applicant Representative, Shane Lanham, spoke in favor of the application.

Public comments:

Linda Taylor had questions about her property that borders the proposed rezoning.

Jimmy Hood also had questions about his property that borders the proposed rezoing.

Motion to close the public hearing made by Member Greeson, Seconded by Member Thomas.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

- 3. Rezoning Application: 2026-CD-RZ-01**, Applicant: Dacula Logistics Park, LLC, Owner: Gauri Ventures, LLC requests rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). The property is located in Land Lot 271 of the 5th District and contains 5.86 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Thomas,
Seconded by Member Hedgspeth.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

VII. ADJOURNMENT:

Motion to adjourn made by Member Greeson, Seconded by Member Hedgspeth.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

Meeting adjourned at 6:25 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: May 18, 2026

CASE(S): **2026-CD-RZ-02**

Executive Summary

Applicant EVAA, LLC has submitted a request to rezone the subject property from O-I to C-1. The rezoning would allow for a greater number of lower-intensity uses, which would expand the number of potential tenants for the vacant suite in the existing building. The parcel currently contains a medical office use. The parcel is designated as Dacula Downtown within the Dacula 2050 Comprehensive Plan. The subject parcel is roughly 0.25 miles from the Fence Rd intersection, and less than 1000 feet from Dacula High School.

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



Figure 1: Aerial

Property and Surrounding Land Use Information	
Address	355 Dacula Road
Parcel ID #	5303 007 & 5303 004
Current Zoning	O-I (Office Institutional District)
Proposed Zoning	C-1 (Neighborhood Commercial District)



Current Development	Dentist Office
2050 Comprehensive Plan Character Area	Dacula Downtown
Street	Dacula Road
Surrounding Neighborhood	
North	R-1200 (Single-Family Residence)
South	R-1200 (Single-Family Residence)
East	R-1200 (Single-Family Residence)
West	R-1200 (Single-Family Residence)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The property was rezoned in 2021 to O-I from R-1200 to allow for a Medical / Dentist Office use.

Existing Land Use and Zoning

Application materials request the rezoning of the subject ± 1.829 -acre property from O-I (Office-Institution District) to C-1 (Neighborhood Commercial District). The parcel contains a medical office-use, and a vacant suite. The unfinished suite is actively being marketed by the applicant.

The medical office site is bordered by residences along Dacula Rd and within Freemans Walk subdivision. The parcel is roughly 0.11-miles from a variety of commercial and institutional uses just south of the Dacula Rd and Fence Rd intersection. Nearby commercial and institutional uses include but are not limited to a post office, a veterinary clinic, restaurants, a car wash, pre-school, and a barbershop. In addition, the subject property is less than 0.1 miles north of a church, the Dacula Branch of the Gwinnett Public Library, and Dacula High School.

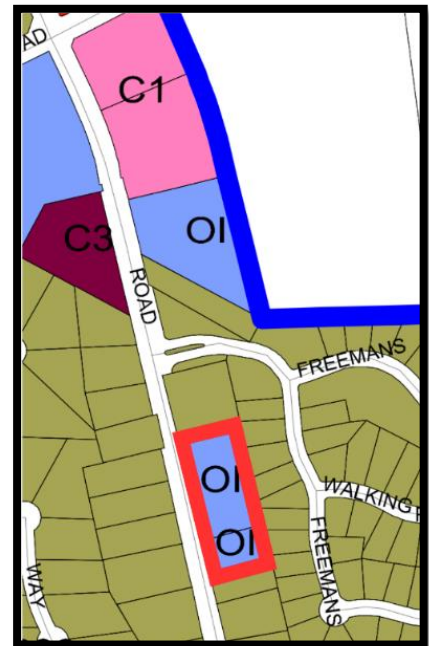
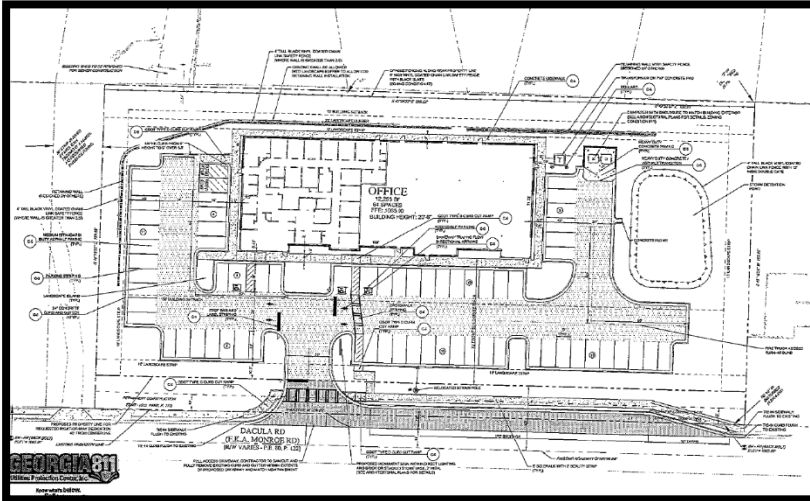


Figure 2: Surrounding Zoning

The Proposed Development



The parcel contains a 12,253 s.f. building, 64 parking spaces, a storm detention pond, and is accessible from Dacula Rd. The applicant proposes no site design modifications. Future construction would be limited to the interior build out of the vacant office suite, based on the needs of the eventual tenant.

Application materials discuss that in the two and a half years since the existing medical office opened, despite marketing with the suite, the O-I zoning

designation has limited the number of potential tenant for the vacant medical office suite. The applicant states that a C-1 designation would better allow for compatible uses, such as medical spas, health and fitness centers. The letter of intent maintains that desired end users do not include higher intensity uses, such as gas station or drive-through uses, which would require site redesign.

Analysis

Rezoning Request

The rezoning request could be considered suitable, considering the nearby commercial and institutional uses. The zoning request does not propose additional site development and may allow for better economic use of the parcel.

Comprehensive Plan Consistency

The subject site falls within the Dacula Downtown Character Area of the City of Dacula's Future Land Use Map. The character area description states that developments "should support employment" and create locally driven amenities, while providing a balance between housing and employment opportunities (Dacula 2050 Comprehensive Plan pg. 61). The Guidance for Rezoning by Character Area table calls for C-1, C-2,

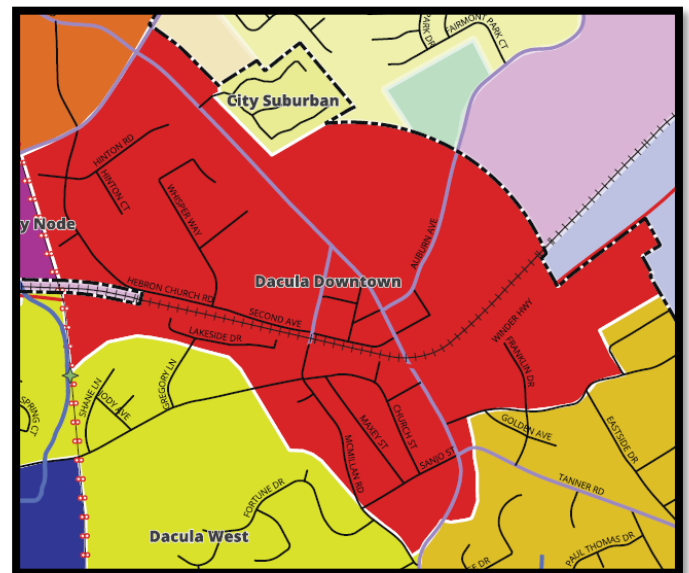


Figure 4 2050 Future Land Use Map

R1200, and O-I classifications (pg. 69). The subject application generally complies with the character area's intent to provide intentional employment opportunities nearby existing and future housing, and complies with the Guidance for Rezoning table.

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

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

The proposed rezoning could be considered consistent with the nearby commercial uses along Dacula Rd. The proposed rezoning may facilitate better economic use of an existing non-residential parcel, while maintaining a commercial intensity that is compatible with both existing commercial and residential uses.

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

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

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

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

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

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

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

The subject parcel is within the Dacula Downtown Character Area of the City of Dacula's Future Land Use Map. The intent of the character area is to bolster employment opportunities with efforts to connect employment centers to housing via walkable infrastructure and road connectivity. The expansion of potential end users could contribute to economic development efforts called for in the character area description on an existing nonresidential parcel.

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?

Neighborhood commercial use could be considered appropriate considering the emerging commercial and office development pattern along Dacula Road and the designation of Dacula Downtown per the 2050 Future Land Use Map, which calls for facilitating locally driven employment opportunities. The rezoning request does not require additional land development work and does not substantially deviate from the approved 2021 conceptual plan.

Recommended Conditions

Changes from the 2021-CD-RZ-01 & 2021-CD-VAR-01 zoning conditions are highlighted. Additions are shown in bold and deletions in ~~strike through~~.

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

black vinyl fence. Fencing shall be located behind the tree line with location subject to review and approval by the Department of Planning and Development.

8. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include monument sign location and should ensure that each parking island/strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum 2-inch dbh caliper.
9. One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with a brick or stacked stone base of at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited.
10. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
11. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.
12. A 5-foot-wide sidewalk shall be constructed/replaced on the property frontage of Dacula Road.
13. A standard deceleration lane with 50-foot taper and 40-foot right-of-way from the centerline shall be required, reviewed, and approved by Gwinnett County Department of Transportation prior to the issuance of a development permit. The developer shall be limited to one curb cut. Prior to the issuance of a development permit, a sight-distance certification shall be provided. Minimum separation from a driveway, public road, or side street shall be provided as specified in the Gwinnett County Unified Development Ordinance.
14. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
15. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
16. Human sign spinners and/or twirlers shall be prohibited.
17. **The following uses are prohibited:**
 - a. **Car Wash**
 - b. **Drive-thru Windows**
 - c. **Dry Cleaning**
 - d. **Gas Station / Fuel Pump**
 - e. **Laundry**

f. Parking Deck

g. Utility Structures



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

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

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

APPLICANT *	PROPERTY OWNER *
NAME <u>EvAA, LLC</u>	NAME <u>Ravikanth Kallu, Noorebin</u>
ADDRESS <u>1030 DULUTH HWY</u>	ADDRESS <u>1045 Wescott ave Nuranib</u>
CITY <u>Lawrenceville</u>	CITY <u>Suwanee</u>
STATE <u>GA</u> ZIP <u>30043</u>	STATE <u>GA</u> ZIP <u>30024</u>
PHONE <u>478 731 0288</u> FAX _____	PHONE <u>478 731 0288</u> FAX _____

APPLICANT IS THE:

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

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

CONTACT PERSON Nooredin Nuranib
COMPANY NAME EVAA, LLC
ADDRESS 1030 Duluth Hwy
Lawrenceville, GA 30043
PHONE _____ FAX 770-995-8579
EMAIL _____

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____
LAND LOT(S) 303 PARCEL # R5303007 DISTRICT(S) 5th ACREAGE 1.829
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Retail, Medical, dental

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS _____
DWELLING UNIT SIDE (SQ. FT.) _____

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 1
TOTAL GROSS SQ. FEET 12,000

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER 2026-CD-RZ-02

Letter of Intent for Rezoning Request

Date: 04/15/2026

To: City Council / Planning & Zoning Commission
City of Dacula, GA 30019

Subject: Request for Rezoning from Office & Institutional (O&I) to Neighborhood Commercial District (C-1)

Dear Members of the Council, Planning & Zoning Commission

We are writing to formally express our intent to request a rezoning of our property located at 335 Dacula Road, Dacula. Parcel # R5303007, R5303004 from Office and Institutional (O&I) to Neighborhood Commercial District (C-1)

For over two and a half years, we have made consistent and diligent efforts to lease the available space within our building. Unfortunately, despite working closely with real estate professionals, we have been unable to secure a tenant. A significant factor contributing to this difficulty is the limitation imposed by the current O&I zoning classification, which restricts the potential tenants including Medical related.

Based on market feedback and the guidance of our real estate agents, we believe that rezoning the property to C-1 would expand the pool of qualified tenants and significantly improve our ability to lease the space. Importantly, we are not seeking to introduce high-intensity commercial uses. Rather, our goal is to attract businesses that are compatible with our existing dental practice and the surrounding area.

We also would like to attract tenants like medical spas, Health clinics and Fitness Centers which are currently zoned under C2. These types of tenants align well with our current use. We request the City's formal permission to accommodate these possible tenants also along with C1 rezoning

We understand that rezoning requests can raise concerns within the community. To address this, we want to clearly state that we are not seeking to allow uses such as drive-through restaurants, gas stations, liquor stores or other high-traffic commercial operations. We are fully open to reasonable conditions or restrictions as part of the rezoning process to ensure that future uses remain consistent with the character of the area and the expectations of the City Council.

The prolonged vacancy of this space has created significant financial strain, and we are increasingly concerned about the long-term sustainability of maintaining the property and catastrophic financial distress. We respectfully believe that this rezoning request represents a practical and responsible solution that balances economic viability with community compatibility.

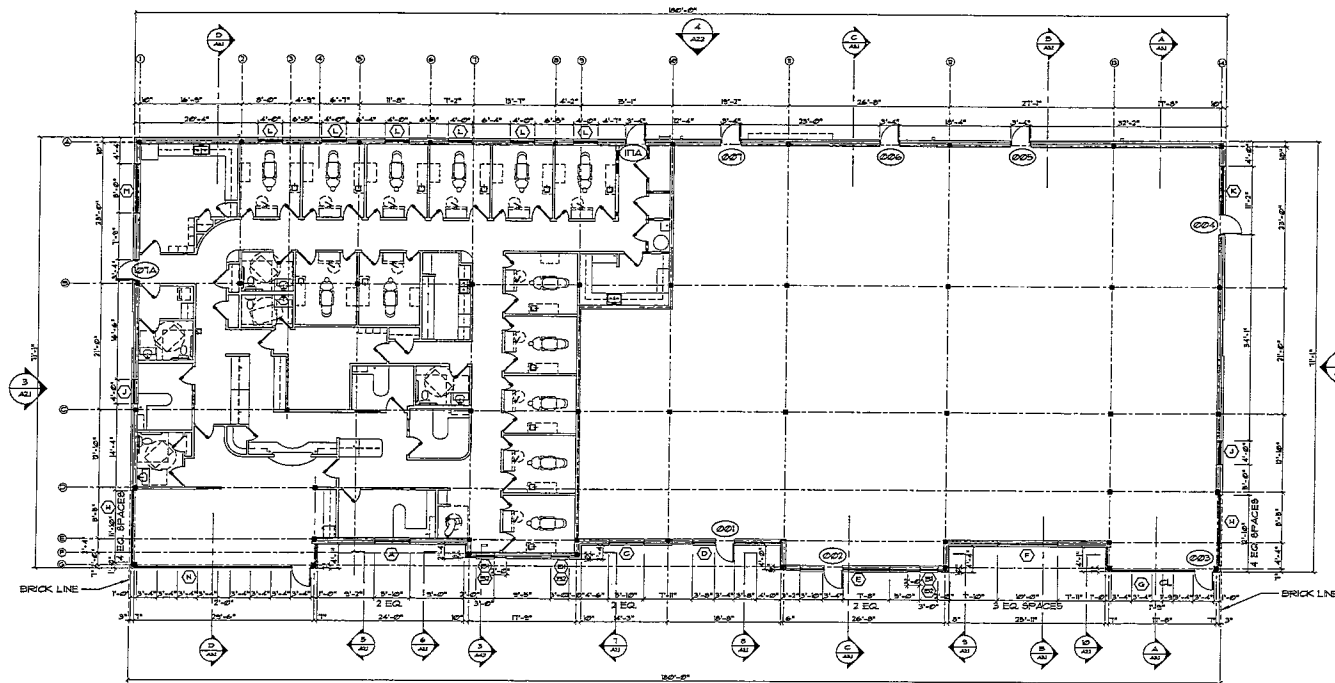
We sincerely ask for your consideration and support in approving this request to rezone the property from O&I to C-1. This change will provide us with the necessary flexibility to secure an appropriate tenant while maintaining alignment with professional and medical uses.

Thank you for your time and consideration. We are happy to provide any additional information or work collaboratively with the City to address any concerns.

Sincerely,

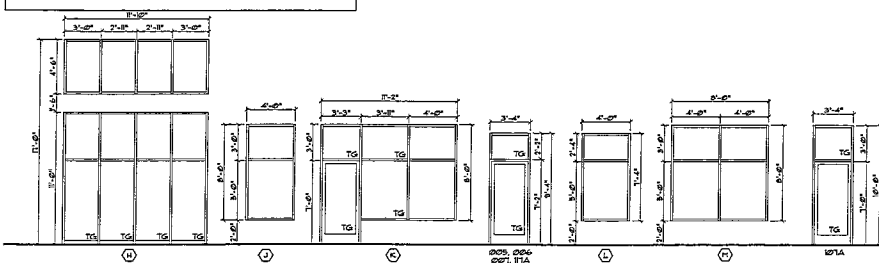


Ravikanth Kallu
EVAA, LLC
Ph: 478-731-0288

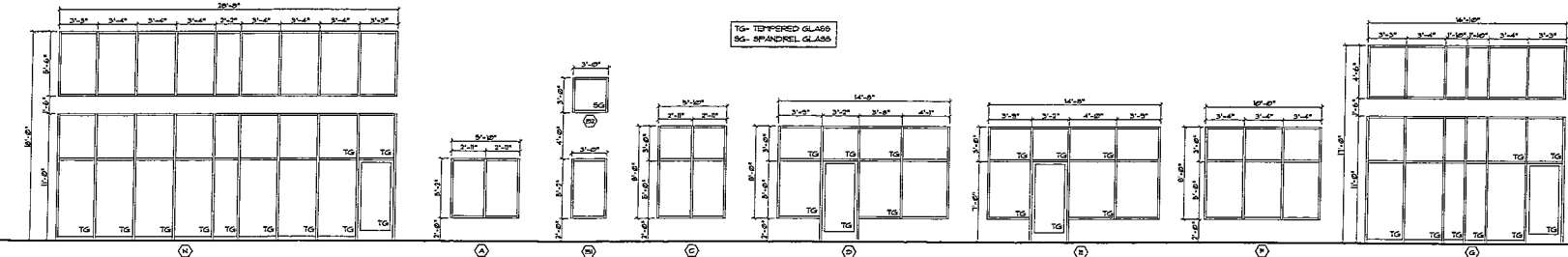


TRUE PLAN NORTH
1 SHELL PLAN
SCALE 1/8"=1'-0"

EXTERIOR WINDOW ELEVATIONS



T.G. - TEMPERED GLASS
S.G. - SPANDELL GLASS



EXTERIOR WINDOW & DOOR SPECIFICATIONS

1. WINDOW FRAMING SYSTEM - BASIS OF DESIGN KAWNEER TITANID VERSAGLASS SYSTEM. THERMAL BROKEN SYSTEM. FINISH TO BE BLACK ANODIZED. OTHER ACCEPTABLE MANUFACTURERS: TFC AND OLDCASTLE BUILDING ENVELOPE (SYSTEMS MUST BE EQUAL TO KAWNEER).
2. STOREFRONT DOORS - BASIS OF DESIGN KAWNEER TITANID INSULGLASS, 2 1/4" INSUL. GLASS, NARROW STYLE. ADA BOTTOM STYLE. FINISH TO BE BLACK ANODIZED. OTHER ACCEPTABLE MANUFACTURERS: TFC AND OLDCASTLE BUILDING ENVELOPE (SYSTEMS MUST BE EQUAL TO KAWNEER).
3. GLASS TO BE BY VITRO ARCHITECTURAL GLASS.
A. VISION GLASS TO BE:
1" INSULATING GLASS
IGU: SOLARBAN 70 ON SOLAR GRAY 6111 (2)
ARSON F (2775)
CLEAR 6111
VLT 32%
EXT. REFLECTANCE 33%
INTERIOR REFLECTANCE 33%
U-VALUE WINTER ARSON 0.24
SHGC 0.19
LAG 168
B. SPANDELL GLASS TO BE:
100 COATINGS ON SOLARBAN 70 (2) CLEAR
3-600 CARPETOT GRAY.
- GLAZING GASKETS
GENSE COMPRESSION GASKETS, MOLDED OR EXTRUDED GASKETS AND HARNESS REQUIRED TO MAINTAIN WATER TIGHT SEAL, MADE FROM ONE OF THE FOLLOWING:
1. NEOPRENE COMPLYING TO ASTM C 844.
2. EPDM COMPLYING WITH ASTM C 844.
3. SILICONE COMPLYING WITH ASTM C 136.
4. THERMOPLASTIC POLYURETHANE COMPLYING WITH ASTM C 136.
5. SORT COMPRESSION GASKETS
EXTRUDED OR MOLDED, GLAZING CELL, INTERNAL SORTED NEOPRENE, EPDM, OR SILICONE GASKETS COMPLYING WITH ASTM C 136 TYPE I, BLACK, OF PROFILE AND HARNESS REQUIRED TO MAINTAIN WATER TIGHT SEAL.

DACULA RD. MEDICAL BUILDING
335 & 355 DACULA RD.
DACULA, GA

QANARDO
ARCHITECTS, P.C.
295 OLIVER STREET, SUITE 200
LAWRENCEVILLE, GA 30046
(770) 962-1111

date 8/17/2022
draw BA
check BZ
proj# 2022-07

SHELL PLAN

A1.0

LINE	BEARING	DISTANCE
L1	N 43° 33' 10" W	99.98'



EVA, LLC

BEING THOSE TRACTS OF LAND DESCRIBED AND RECORDED IN D.B. 4525,
P. 102 and D.B. 4525, P. 106 CHANDLER COUNTY, GEORGIA, BUT NOT

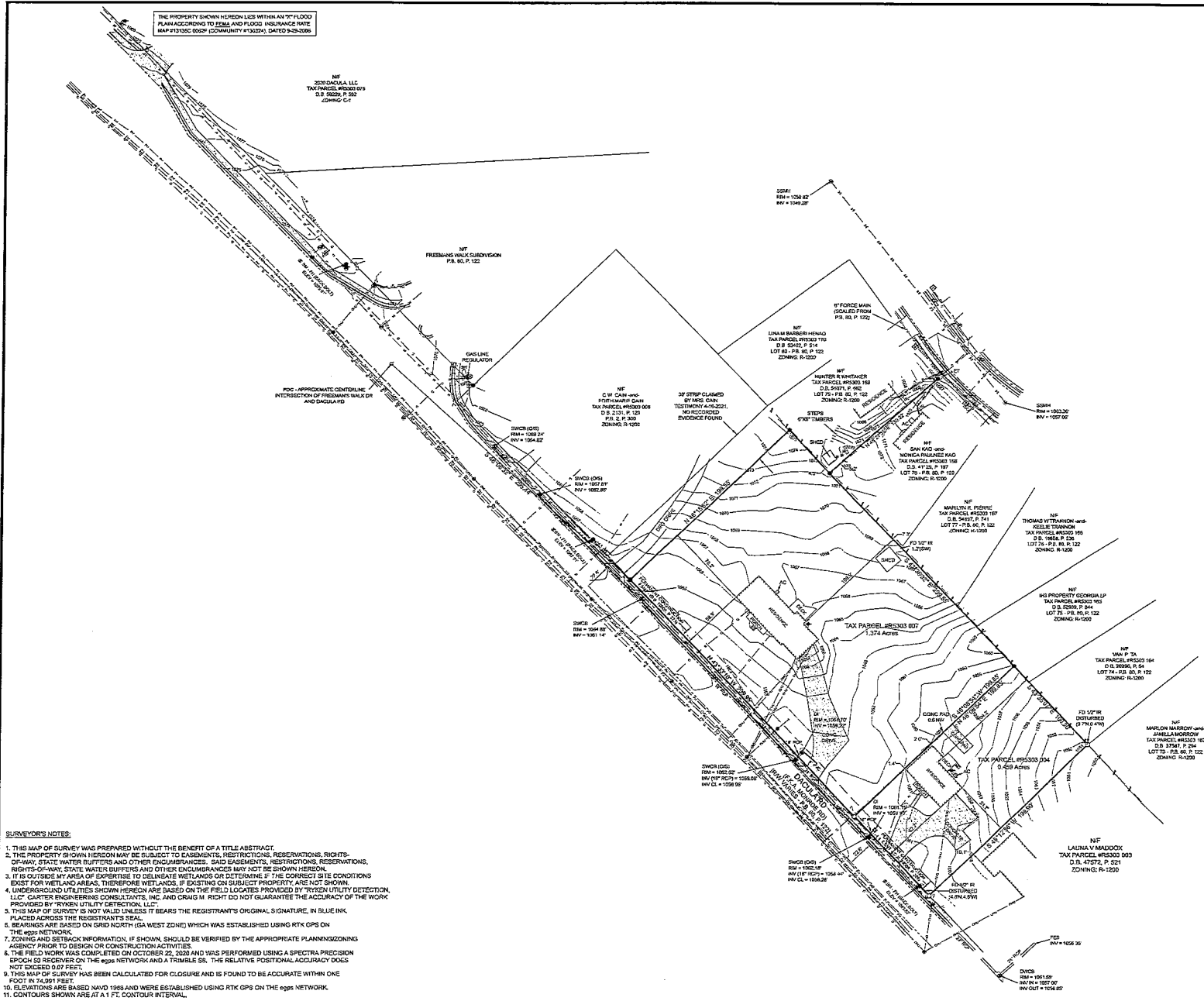
REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



This plot is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. This representation is based on the documents, maps, plans or other instruments which create the parcel or parcels are stated herein. REVISIONS TO THIS PLAT DOES NOT IMPLY ADDITIONAL OR ANY LOCAL JURISDICTION, AVAILABILITY OF PLANS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned and the person or persons that join this plan with the minimum technical assistance for property surveys in Georgia are set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers, Land Surveyors and as set forth in O.C.G.A. Section 15-6-07

DATE PREPARED:	5-5-2021
PROJECT #:	20002ROD

REVISIONS:	DATE:
GRAPHIC SCALE SCALE: 1" = 40'	SHEET # 1

[illegible]

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

03/26/2026

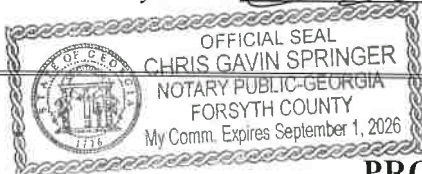
Type or Print Name/Title

Ravikanth Kallu, Member EVAA, LLC

Notary Public

Date

3-26-2026



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

3/26/2026

Type or Print Name/Title

Ravikanth Kallu, Member EVAA, LLC

Notary Public

Date

3-26-2026



FOR ADMINISTRATIVE USE ONLY

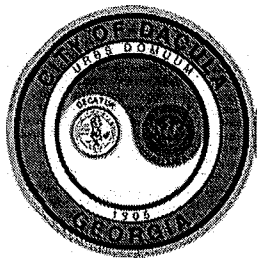
DATE RECEIVED 4-6-26 RECEIVED BY H. Taylor FEE \$1,000 RECEIPT # _____

LAND LOT 303 DISTRICT 5 PARCEL # R5303 007 HEARING DATE 6

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 (All which aggregate to \$250.00+)	Contribution Date (within last 2 years)

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

☐ Yes

☒ No

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

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

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

CONFLICT OF INTEREST CERTIFICATION

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

Signature of Applicant



Date

3/26/2026

Type or Print Name/Title

Ravikanth Kallu, Member, EVAA, LLC

Signature of Applicant's Attorney

Date

Type or Print Name/Title

Chris Springer

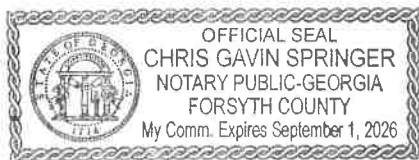
Notary Public



Date

3-26-2026

(Notary Seal)



Official Use Only

DATE RECEIVED

4-6-26

ZONING CASE NUMBER

2026-CD-R2-02

RECEIVED BY

H. Taylor, City Planner

335 Dacula Road

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

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

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

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

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

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

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

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

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

355 Dacula Road

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

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

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

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

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

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

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

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

January 11, 2021

City of Dacula
PO Box 400
Dacula, GA 30019

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

Dear Sir or Madam:

Please consider this as our Letter of Intent to develop the referenced parcels of land being 335 and 355 Dacula Road. Our plan is to construct two (2) medical office buildings and associated parking.

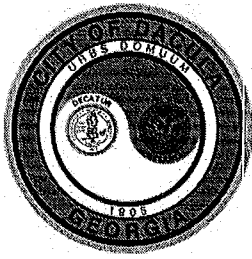
To accomplish this, we are proposing to rezone the property from R-1200 to O&I. The development will include our new dental office space. We feel that this is the best use of the property as it is not suited for residential use due to the traffic volume. This use is consistent with other land uses between US Highway 29 and Fence Road.

Thank you for your consideration.

Sincerely,



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



City of Dacula

P. O. Box 400

Dacula, GA 30019

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

IMPACT ANALYSIS STATEMENT

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

DATE 03/27/2026 APPLICANT EVAA, LLC

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: yes
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: NO
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: NO
Unable to find the Tenant with current zoning
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. NO
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: yes
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: No