



Mayor and City Council Regular Meeting

Thursday, December 02, 2021 at 7:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

MINUTES:

1. Approval of the Minutes from the Regular Council Meeting on November 4, 2021
2. Approval of the Minutes from the First Budget Public Hearing on November 4, 2021

OLD BUSINESS:

3. **Rezoning Application: 2021-CD-RZ-04**, Applicant: Starlight Homes of Georgia, LLC c/o Mahaffey, Pickens, Tucker, LLP, Owner(s): Ernest Walker Cain, Jr. and James H. Wilbanks requests rezoning from R-1200 Single-Family Residential District to TRD Transitional Residential District. The property is located in Land Lot 275, Parcel 001 of the 5th District and contains 74.04 acres more or less. *(Public hearing was held on October 7, 2021)*
4. **Rezoning Application: 2021-CD-RZ-06**, Applicant: City of Dacula, Owner: City of Dacula requests rezoning from R-1200 Single-Family Residential District to C-2 General Business District. The property is located in Land Lot 301, Parcels 009, 009A, and 010 of the 5th District and contains 12.03 acres more or less. *(Public hearing was held on November 4, 2021)*

NEW BUSINESS:

5. 2021 General Election Results
6. Adoption of the FY-2022 Proposal and Revised FY-2021 Budget Adjustment
7. Waste Management contract renewal
8. Rector, Lofton, & Reeder, PC contract renewal
9. Hebron Church Road Asphalt Improvement Project bid results

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:

CITY OF DACULA

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

**COUNCIL MEETING
MINUTES**

November 4, 2021

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the November 4, 2021 Council Meeting to order at 7:40 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Council Members Present:

Trey King, Mayor
Sean Williams, Council
Daniel Spain, Council
Ann Mitchell, Council
Denis W. Haynes, Jr., Council

City Staff Present:

Heather Coggins, Assistant City Administrator
Jack Wilson, City Attorney
Greg Chapel, City Marshal
Angelica Schaper, Court Administrator
Amy Morris, Accounts Payable
Courtney Mahady, Administrative Clerk
Chris Parks, Public Works Supervisor

II. INVOCATION:

Mark Chandler gave invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Trey King led the Pledge of Allegiance.

IV. MINUTES:**1. Approval of the Minutes from the Regular Meeting on October 7, 2021.**

Mayor King called for a motion to approve the minutes of the regular Council meeting on October 7, 2021.

Councilman Spain motioned to approve. Councilman Haynes, Jr. seconded. Motion passed unanimously.

City of Dacula
 Meeting Minutes
 November 4, 2021
 Page Two

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

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

Councilman Haynes, Jr. motioned to open the public hearing. Councilwoman Mitchell seconded. Motion passed unanimously.

City consultant, Joey Murphy, presented the staff report for the application for rezoning from R-1200 Single-Family Residential to C-2 General Business. Mr. Murphy stated staff recommended approval with conditions. The below conditions were read into the record.

1. The following uses in the C-2 Zoning district shall be prohibited and made part of the owner's restrictive covenants: Adult entertainment establishments, automotive body repair shops, automotive muffler, brake, tune-up, oil change, repair shops or tire stores, automotive sales or service facilities, boat sales establishments, boarding and rooming houses, building supply centers, contractor's offices with outdoor storage, equipment rental sales or service, hotels or motels, lawnmower repair shops, storage lots, machine/welding/radiator repair shops, mobile home leasing or sales lots, taxicab or limousine services, vehicle rental establishments.
2. No outdoor storage shall be permitted.
3. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
4. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
5. A 5-foot wide sidewalk shall be constructed/replaced on the property frontage of Harbins Road, McMillan Road, and Sanjo Street.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
7. Human sign spinners and/or twirlers shall be prohibited.

City of Dacula
 Meeting Minutes
 November 4, 2021
 Page Three

Comment in opposition:

Karla Price, 415 McMillan Road, Dacula, GA 30019, expressed her concern with the rezoning application and felt the Council should reconsider zoning the property to C-1 rather than C-2, which would allow for another city park. Ms. Price also had concerns of the impact the C-2 General Business zoning would have on McMillan Road where her property is located.

Wayne Davis, 426 McMillan Road, Dacula, GA 30019, had questions regarding the rezoning application and the differences between C-1 and C-2 zoning.

Mr. Murphy responded and explained that the difference was the intensity of the commercial properties and the square footage of the structure.

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

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

Mayor King called for a motion to approve or deny application 2021-CD-RZ-06 with staff recommended conditions.

Councilwoman Mitchell motioned to table application 2021-CD-RZ-06 to the December 2, 2021 Meeting. Councilman Haynes, Jr. seconded.

Councilman Williams and Councilman Spain voted against Councilwoman Mitchell's motion

Mayor King voted to break the tie in favor of tabling the application to the December 2, 2021 meeting. The motion carried to table application to December 2, 2021. (vote 3-2)

4. Security cameras for Maple Creek Park and Maintenance Facility

Mayor King called for a motion to approve the security camera installation project as proposed in the amount of \$15,384.

Councilman Williams motioned to approve. Councilman Spain seconded. Motion passed unanimously.

5. Revision of License Fee Ordinances - Insurance Companies

Mayor King called for a motion to amend the City Code of Ordinances Article IV – Section 12-108 – 12-114 as presented by staff effective January 1, 2022.

City of Dacula
 Meeting Minutes
 November 4, 2021
 Page Four

Councilwoman Mitchell motioned to amend ordinance. Councilman Haynes, Jr. seconded. Motion passed unanimously.

6. 2022 Tax Collection

Mayor King called for a motion to terminate the contract with the Tax Commissioner and authorize notice to be provided to the Tax Commissioner in accordance with the terms of the Agreement.

Councilman Haynes, Jr. motioned to terminate the contract with the Gwinnett County Tax Commissioner. Councilman Williams seconded. Motion passed unanimously.

VII. STAFF COMMENTS:

Heather Coggins, Assistant City Administrator, thanked all of the poll workers and city staff for their hard work during the election on November 2, 2021.

Chris Parks stated the company the City ordered a recycling truck from earlier this year updated the delivery date to the first week of December 2021.

VIII. MAYOR AND COUNCIL COMMENT(S):

Mayor and Council also thanked everyone for their hard work during the election held on November 2, 2021.

IX. PUBLIC COMMENTS:

David Stone, 2491 2nd Avenue, Dacula, GA 30019, inquired about constructing brick columns along Broad Street to prohibit cars from driving into his store.

X. EXECUTIVE SESSION: Personnel matters, pending litigation, real property

Councilman Spain motioned to exit regular session and enter executive session. Councilman Williams seconded. Motion passed unanimously. Regular session adjourned and executive session began for the purposes of personnel matters, pending litigation, and real property matters at 8:28 p.m.

Councilman Spain motioned to exit executive session and reconvene regular session. Councilwoman Mitchell seconded. Motion passed unanimously. Regular session reconvened at 8:56 p.m.

City Attorney, Jack Wilson, reported there were no votes taken in executive session. The Council met to discuss personnel, pending litigation, and real property issues as allowed by the Open Meetings Act.

XI. ADJOURNMENT:

City of Dacula
Meeting Minutes
November 4, 2021
Page Five

Councilman Haynes, Jr. motioned to adjourn. Councilman Spain seconded. Motion passed unanimously.
Meeting adjourned at 8:57 p.m.

Minutes approved

Date

Signature

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

FIRST BUDGET PUBLIC HEARING
MINUTES
November 4, 2021

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the November 4, 2021 first budget public hearing to order at 7:11 p.m. and a roll call of the members was taken. A quorum was present.

Council Members Present:

Trey King, Mayor
 Sean Williams, Council
 Daniel Spain, Council
 Ann Mitchell, Council
 Denis W. Haynes, Jr., Council

City Staff Present:

Heather Coggins, Assistant City Administrator
 Jack Wilson, City Attorney
 Amy Morris, Accounts Payable
 Angelica Schaper, Court Administrator
 Courtney Mahady, Administrative Clerk
 Chris Parks, Public Works Supervisor
 Greg Chapel, City Marshal

II. NEW BUSINESS:

1. Presentation of the FY-2022 Proposed Budget and FY-2021 Budget Adjustment

Assistant City Administrator, Heather Coggins, presented the 2021 amended and 2022 proposed budget.

2. Public Hearing: FY-2022 Proposed Budget and FY-2021 Budget Adjustment

Councilman Haynes, Jr. motioned to open the public hearing. Councilman Williams seconded. Motion passed unanimously.

Public Comment:

City of Dacula
Budget Meeting Minutes
November 4, 2021
Page Two

Nick Pallone, 2530 Harbins Springs Cove, Dacula, GA 30019, inquired about the break room renovation in the 2021 Budget.

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

III. ADJOURNMENT:

Councilman Haynes, Jr. motioned to adjourn. Councilman Williams seconded. Motion passed unanimously. Meeting adjourned at 7:39 p.m.

Minutes approved _____

Date

Signature

Memorandum

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

From: Brittni Nix, Director of Planning and Economic Development

Date: October 26, 2021

Subject: Rezoning Case: 2021-CD-RZ-04

Proposed Zoning: TRD Transitional Residential District

Existing Zoning: R-1200 Single-Family Residential District

Size: 74.04 acres

Proposed Use: Single-Family Residential

Applicant: Starlight Homes of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043

Owner: Ernest Walker Cain, Jr. and James H. Wilbanks
5400 Via Venoto Court
Sanford, Florida 32771

Location: LL 275 - 5th District, Parcel 001

Existing Land Use and Zoning:

The subject property totals 74.04 +/- acres and is located along Stanley Road. The majority of the site (70.66 acres) is located on the south side of the Stanley Road and Gregory Lane intersection. The remaining 3.38 acres are located within the northeastern quadrant of the Stanley Road and Gregory Lane intersection. In 2009, 55.45 acres of the 90-acre parcel was annexed and rezoned R-1200 Single-Family Residential District (2009-CD-AA-01 and 2009-CD-RZ-02), resulting in the entire parcel being located within the City limits. Gwinnett County has since purchased 15.9-acres +/- of the original 90-acre parcel for right-of-way. The property remains undeveloped wooded land.

Adjacent properties consistent of primarily single-family residential uses and zoning districts including R-1200 and R-1400 Single-Family Residential Districts to the north and south, TRD Transitional Residential District to the west, and MH Mobile Home Park District to the north.

The Proposed Development:

The applicant proposes rezoning 74.04 acres from R-1200 Single-Family Residential District to TRD Transitional Residential District for a 173-lot single-family residential subdivision (net density = 2.34 units/acre). While the subject site is split by Stanley Road, the proposed residential lots are wholly located within the southern tract of the subject property. Two (2) entrances are depicted along Stanley Road to provide access to the

subdivision development. One entrance is directly across from Jody Avenue and the second entrance is located approximately 300-feet east of Gregory Lane. An amenity area with a pool, clubhouse, and twenty-two (22) parking spots located near the center of the subdivision is proposed per the application materials. The site layout shows five (5) detention ponds for stormwater management.

Two (2) streams and wetland areas are located within the subject site. Twenty-three (23) of the proposed lots are located within the undisturbed stream buffers and/or impervious setback of these streams. Staff notes, a variance has not been requested as part of the rezoning application materials and a variance approval shall not be inferred if the proposed application is approved.

Summary:

The proposed residential subdivision is compatible with residential uses in the surrounding area. As such, the Department recommends that the requested rezoning be approved with the proposed conditions at this location.

Since the City Council Public Hearing on October 7, 2021, staff recommends adding condition #20 for consideration.

Comprehensive Plan:

The subject parcel is designated as Village Density Residential on The City of Dacula’s Future Land Use Map in the City of Dacula’s Comprehensive Plan.

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

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

The proposed TRD Transitional Residential District zoning is consistent with neighboring land uses and low-density residential development patterns in the area. As such, the proposed single-family residential subdivision could be considered suitable at this location.

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

The proposed applications would not be expected to adversely affect the existing use or usability of adjacent or nearby properties.

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

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?

With the provided conditions, excessive or burdensome use of streets, transportation facilities or schools would be minimized.

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

The proposed use is considered less intensive than the Village Density Residential (3.5 - 6 units/acre) designation shown on the City of Dacula's Future Land Use Map.

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, change of conditions, and variance?*

The proposed low-density single-family residential development is consistent with the current land uses in the area and is less dense than the Village Density Residential designation shown on the City of Dacula's Future Land Use Map.

Recommendation:

The Department notes the Planning Commission unanimously recommended approval with 19 conditions at the Public Hearing on September 27, 2021.

Based upon the application, the request to rezone to TRD Transitional Residential District, is recommended for **approval with the following conditions:**

1. The property shall be developed in accordance with the conceptual site plan prepared by Christopher Planning & Engineering dated August 10, 2021, revised September 14, 2021 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. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners association. The deed to the mandatory homeowners association shall require that the open space be perpetually maintained.
3. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
4. The maximum number of dwelling units shall not exceed 173.
5. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story units and 2,000 square feet for two-story units.
6. The front and side façades of all dwelling units shall consist primarily of brick or stone with architectural treatments utilizing other masonry products of fiber cement siding. The rear façade of the dwelling units shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
7. All dwelling units shall have at least a two-car garage.

8. 5-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets.
9. 5-foot wide sidewalks shall be constructed along the entire property frontage of Stanley Road.
10. Provide a decorative entrance feature with landscaping at each subdivision entrance to include a decorative fence to extend 100 feet of both sides of the Stanley Road entrance(s). Fencing shall be wrought-iron style with stacked stone or brick columns spaced every 30 feet. Provide a minimum 10-foot wide landscape strip along the entire property frontage of Stanley Road. Subject landscape strip shall include understory plantings and a 6-foot high landscape berm with a minimum of two (2), 6-foot high decorative trees planted every 15 linear feet. The tree species shall be approved by the City Administrator prior to planting. Any dead or diseased trees or plantings shall be removed and replaced with like kind materials. The subject landscape strip/berm shall be maintained by the mandatory homeowners association. The subject entrance feature and landscape plan along Stanley Road shall be submitted to the City for review and approval.
11. A standard deceleration lane with appropriate taper and adequate right-of-way shall be required for Stanley Road. Prior to the issuance of a development permit, a sight distance certification shall be provided that meets required distance for the speed limit posted on Stanley Road. The developer shall be limited to two curb cuts.
12. Underground utilities shall be provided throughout the development.
13. The development shall include an amenity area with a swimming pool, cabana with restrooms, playground, and adequate parking. The cabana shall be finished to match the façades of the adjacent dwelling units.
14. Provide a mail kiosk center with a minimum of one (1) postal box for each dwelling unit and a minimum of ten (10) parking spaces.
15. Street light service fees and maintenance are the responsibility of the mandatory homeowners association.
16. All grassed areas except the open space/common area shall be sodded. The open space/common area shall be hydro-seeded or sodded.
17. Each building lot shall have a minimum of two (2) decorative trees (maple, oak, birch, elm, etc.) at least 3 inches in diameter (DBH).
18. Incorporated into the declaration of restrictive covenants of the mandatory homeowners association will be a statement limiting the number of leased or rented homes to no more than thirty percent (30%) of the total number of units in the development. The declaration shall also require owners wishing to lease their property to obtain a written permit to rent or lease from the homeowners association.

19. All lots shall abide by the City of Dacula's undisturbed stream buffer and impervious setback requirements as stated in Section 1504 of the Zoning Resolution.
20. To allow for the installation of necessary infrastructure and to plan and provide for services to accommodate new residents, no more than 30 residential building permits shall be issued prior to the end of 2022, and no more than 100 total permits will be issued by the end of 2023. All remaining permits may be available to be issued in 2024.



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>Starlight Homes of Georgia, LLC c/o Mahaffrey Pickens Tucker, LLP</u>	NAME <u>Ernest Walker Cain, Jr. James H. Wilbanks</u>
ADDRESS <u>1550 North Brown Road, Suite 125</u>	ADDRESS <u>5400 Via Venoto Ct</u>
CITY <u>Lawrenceville</u>	CITY <u>Sanford</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>FL</u> ZIP <u>32771</u>
PHONE <u>770-232-0000</u> FAX <u>678-518-6880</u>	PHONE <u>770-232-0000</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 Shane Lanham
 COMPANY NAME Mahaffrey, Pickens, Tucker, LLP
 ADDRESS 1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
 PHONE 770-232-0000 FAX 678-518-6880

PRESENT ZONING DISTRICT(S) R-1200 REQUESTED ZONING DISTRICT TRD
 LAND LOT(S) 275 PARCEL # R5275-001 DISTRICT(S) 5th ACREAGE 74.04
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Single family detached residential homes

<u>RESIDENTIAL DEVELOPMENT:</u>	<u>NON-RESIDENTIAL DEVELOPMENT:</u>
NO. OF LOTS/DWELLINGS UNITS <u>173 Homes</u>	NO. OF BUILDINGS/LOTS _____
DWELLING UNIT SIDE (SQ. FT.) <u>min 1,600</u>	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 2021-CD-RZ-04

Matthew P. Benson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook
Charlotte L. Luu

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

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
STARLIGHT HOMES OF GEORGIA, LLC.**

Mahaffey, Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the Application) on behalf of Starlight Homes of Georgia, LLC (the “Applicant”) for the purpose of rezoning to the Transitional Residential District (TRD) zoning classification +/- 74.04 acres of land (the “Property”) situated along Stanley Road to the west of McMillan Street and just south of Winder Highway. The Property is mostly wooded and is currently zoned R-1200 with convenient access to the downtown area of Dacula via Winder Highway (State Route 8).

The Applicant proposes to develop the Property for use as a single-family residential community including a total of 173 detached single-family homes at a size, quality and price commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to another TRD zoning classification and is surrounded by older zoning classifications such as R-1200 and a Mobile Home Park or Subdivision. The proposed homes will include a mixture of one-story ranch and two-story homes including two-car garages. The front façade of the proposed homes would be constructed of a mixture of brick, stone, and/or fiber-cement shake/siding (including board and batten). The proposed homes would contain a minimum of 1,600 square feet for the one-story homes and a minimum of 2,000 square feet for the two-story homes. The proposed development would also contain a recreation/amenity area for the use of residents including a pool and clubhouse.

The proposed development would provide a high-quality residential community that is compatible with development in the surrounding area. The proposed development is a low-intensity residential subdivision which would have an overall density of approximately 2.4 units per acre which is consistent with the policies set forth in the City of Dacula 2030 Unified Plan. Specifically, the 2019 Update to the City of Dacula Comprehensive Plan designates the Property as “Village Density Residential” which encourages residential densities of 3.5-6 units per acre. Policies for the Village Density Residential area include promoting efficient land use, diversifying housing options, and providing residential critical mass to support growing commercial and employment uses in the City. Further, surrounding development and existing homes would not face major negative impacts as a result of the proposed development in part because of the substantial buffering and setback requirement of the City’s Zoning Resolution. Accordingly, the proposed development is compatible with surrounding zoning classifications and land uses, is consistent with the policies of the City’s Comprehensive Plan, and would provide needed residential critical mass to support growing commercial, office, and other employment uses.

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

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

TELEPHONE 770 232 0000

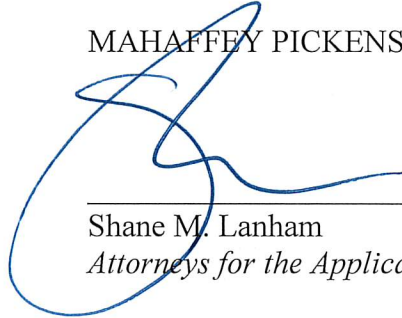
FACSIMILE 678 518 6880

www.mptlawfirm.com

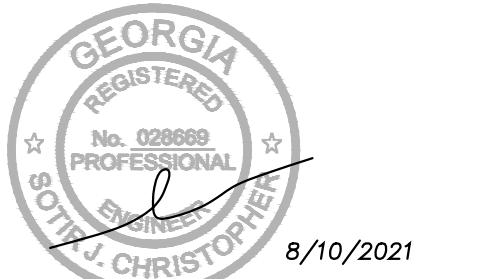
The Applicant and its representatives welcome the opportunity to meet with staff of the City of Dacula to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully request your approval of this Application.

Respectfully submitted this 13th day of August, 2021.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant



CSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 02.17.2024)
12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLANS FOR:
STANLEY ROAD TRACT
LAND LOTS 275
5th DISTRICT, 3RD SECTION
CITY OF DACULA
GWINNETT COUNTY, GEORGIA
TAX MAP & PARCEL ID: R5275-001

FOR:
STARLIGHT HOMES
STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

NO.	DATE	CITY COMMENTS
1	09.14.2021	

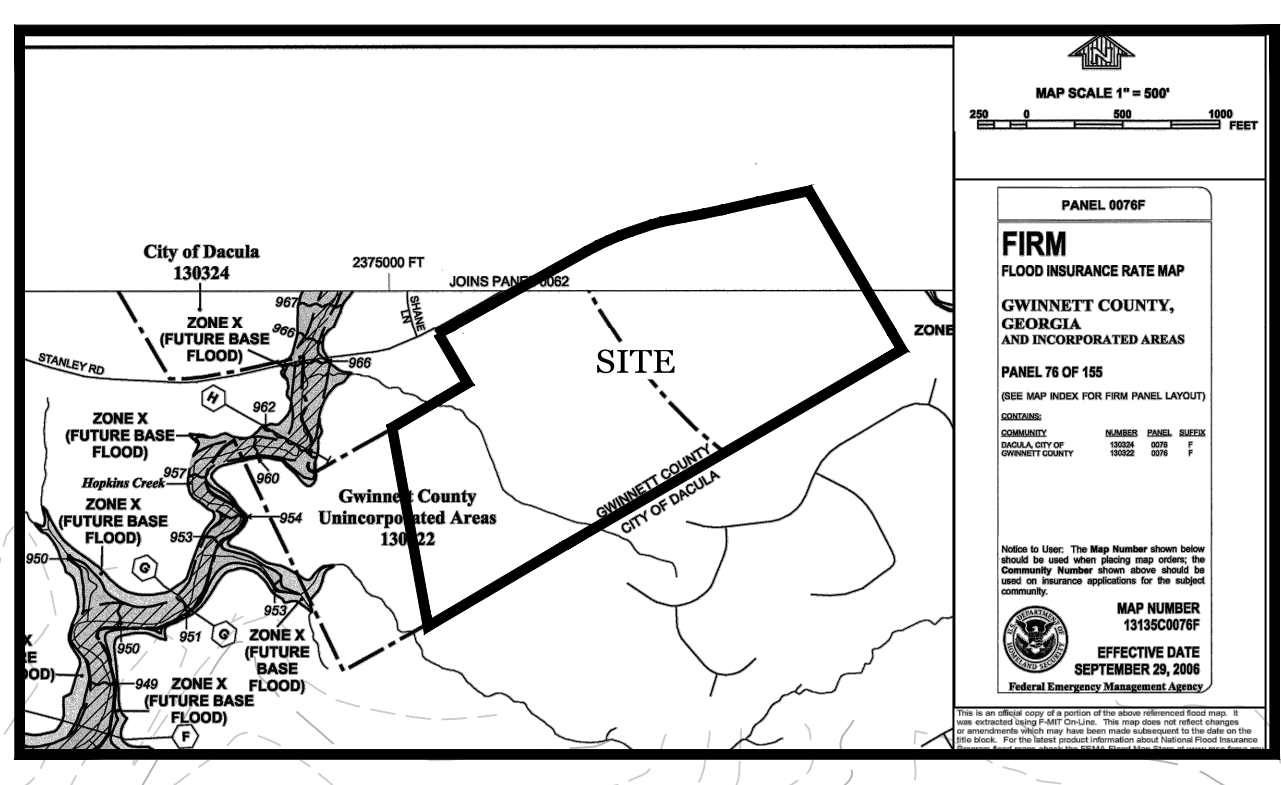
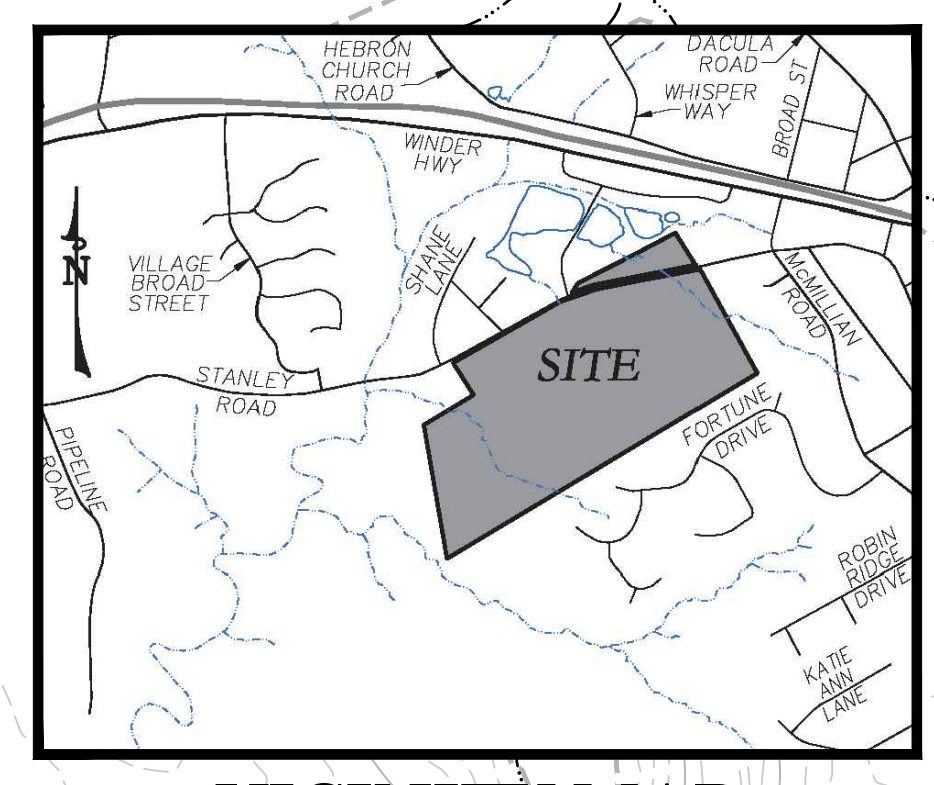
DATE: AUGUST 10, 2021 CP&E DRAWING NO: 2019135z1.dwg

ZONING SITE PLAN

- PLAN NOTES:
- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM ALTA SURVEY FOR STARLIGHT HOMES GEORGIA LLC A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN LAND SURVEYING DATED 09.25.2019.
 - THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF DACULA TRD (TRANSITIONAL RESIDENTIAL DISTRICT) ZONING CATEGORY. EXISTING ZONING FOR THE SUBJECT PARCEL IS R1200.
 - SUBJECT PROPERTY IS LOCATED ON BOTH SIDES OF STANLEY ROAD IN LAND LOT 275, 5TH DISTRICT, 3RD SECTION, CITY OF DACULA, GWINNETT COUNTY, GEORGIA AND IS PREDOMINATELY WOODED.
 - TOTAL SITE AREA = 74.04 ACRES± (SEE SITE ANALYSIS)
TAX MAP & PARCEL ID: R5275-001
 - APPLICANT: STARLIGHT HOMES - ATLANTA
3780 MANSELL ROAD, SUITE 100
ALPHARETTA, GEORGIA 30022
CONTACT: MR. JOE INGRAM
 - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA, FIRM PANEL #P#313500076F & #313500062F, DATED 9/28/2006, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE PLAN (ZONE A WITH NO ESTABLISHED FLOOD ELEVATION).
 - ALL JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS OR OR WITHIN 200' OF SUBJECT PROPERTY HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).
 - WATER & GRAVITY SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY AS NOTED ON THE PLAN.

SITE ANALYSIS

SITE AREA	TRACT 1 (SOUTH OF STANLEY ROAD)	70.66 ACRES±
	TRACT 2 (NORTH OF STANLEY ROAD)	3.38 ACRES±
TOTAL SITE AREA		74.04 ACRES±
PROPOSED YIELD	60' WIDE LOTS	173 UNITS
DENSITY PROPOSED		2.34 UNITS/AC
TRD ZONING CRITERIA (CITY OF DACULA)		
MINIMUM LOT WIDTH		60 FEET
MINIMUM LOT AREA		12,000 S.F.
BUILDING SETBACKS		
	FRONT (MAJOR)	40 FEET
	FRONT (INTERIOR)	30 FEET
	CORNER SIDE	30 FEET
	SIDE	8 FEET
	REAR (INTERIOR)	25 FEET
	REAR (EXTERIOR)	30 FEET
MINIMUM FLOOR AREA		1,600 S.F.
MAX. BUILDING HEIGHT		40 FEET
OFF-STREET PARKING REQUIRED		3 SPACES/UNIT
PARKING PROVIDED (2 CAR GARAGE + 2 SP IN DRIVEWAY)		4 SPACES/UNIT



CALL TABLE - TRACT 2

COURSE	BEARING	DISTANCE
L1	S78°29'27"W	186.11'
L2	S77°42'28"W	92.30'
L3	S77°31'10"W	186.45'
L4	S77°25'50"W	103.21'
L5	S76°11'17"W	107.34'
L6	S69°25'11"W	85.21'
L7	N71°29'42"E	112.88'
L8	N48°02'00"E	96.16'
L9	N53°48'48"E	53.48'
L10	N60°31'31"E	350.45'
L11	S32°46'11"E	298.33'

CALL TABLE - TRACT 1

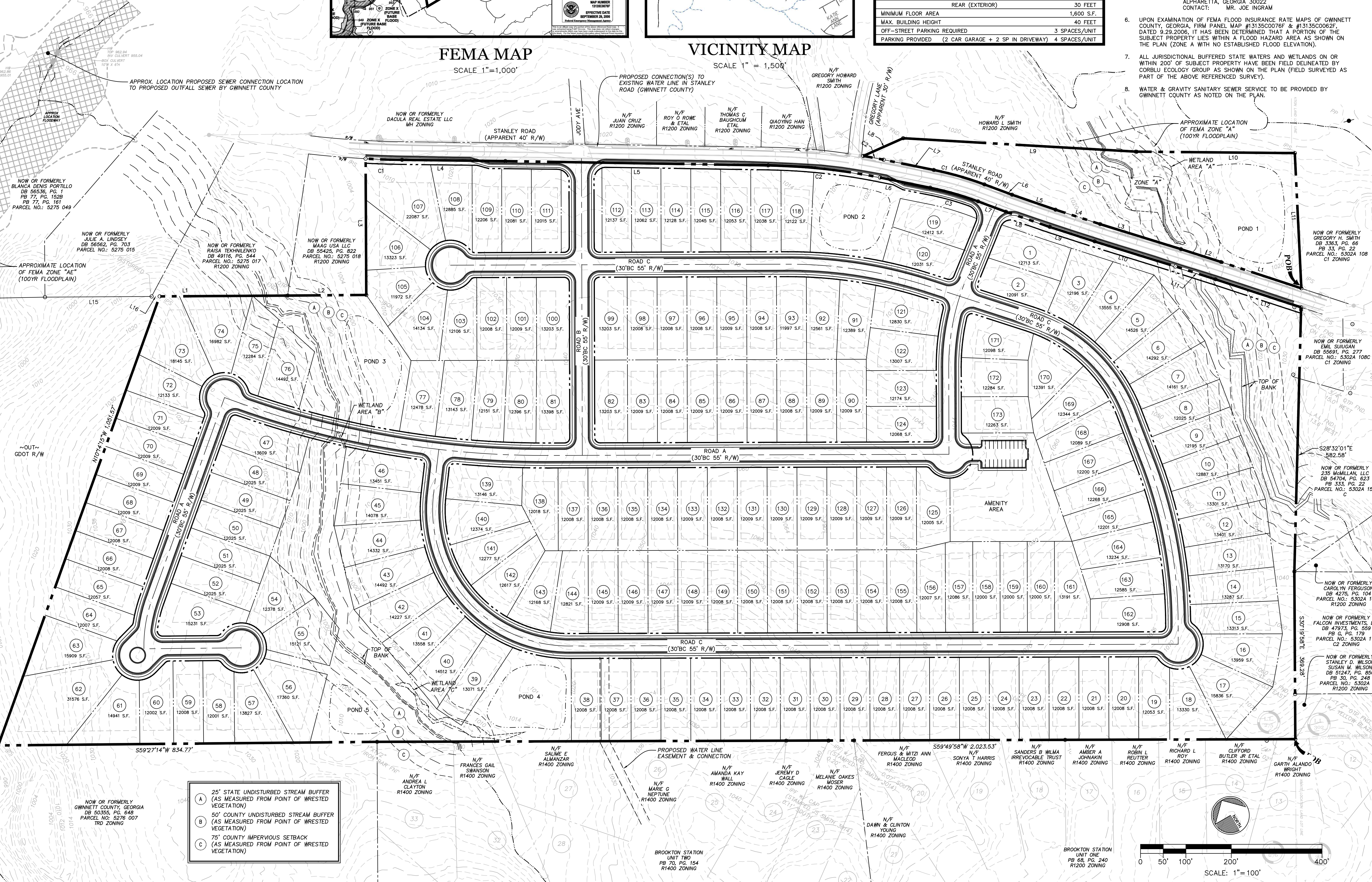
COURSE	BEARING	DISTANCE
L1	N59°38'19"E	260.09'
L2	N59°35'56"E	173.38'
L3	N30°17'01"W	300.29'
L4	N60°43'26"E	222.61'
L5	N60°50'43"E	579.22'
L6	N71°29'42"E	112.88'
L7	N69°25'11"E	85.20'
L8	N78°01'17"E	102.19'
L9	N77°42'50"E	103.84'
L10	N77°31'10"E	186.52'
L11	N74°39'58"E	93.62'
L12	N78°09'27"E	188.55'
L13	N60°35'48"E	214.30'
L14	N58°51'19"E	408.29'
L15	N59°31'19"E	235.00'
L16	N59°34'19"E	174.87'

CURVE TABLE - TRACT 2

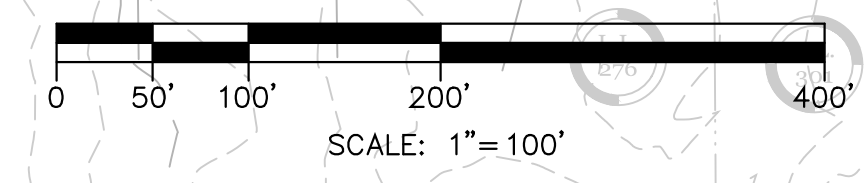
CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	115.51'	743.31'	370°51'29"W	115.50'
C2	45.61'	1385.70'	S70°33'08"W	45.61'

CURVE TABLE - TRACT 1

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	80.24'	1939.57'	N61°50'23"E	80.23'
C2	248.17'	1345.70'	N68°19'23"E	247.89'
C3	109.37'	703.43'	N75°57'28"E	109.48'



- A 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- B 50' COUNTY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- C 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



Legal Description
Tract 1

All that tract or parcel of land lying and being in Land Lot 275 of the 5th District, City of Dacula, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1-1/2" open top pipe with yellow blaze) located at the Land Lot Corner common to Land Lots 275, 276, 301 and 302, said iron pin found being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said common Land Lot Corner and run southwesterly along the Land Lot Line common to Land Lots 275 and 276 the following courses and distances: S59°49'58"W a distance of 2,023.53 feet to an iron pin found (1"x1/2" iron bar); S59°27'14"W a distance of 834.77 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave said common Land Lot Line and run N10°14'15"W a distance of 1,051.57 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N59°38'19"E a distance of 282.09 feet to an iron pin found (1" open top pipe); thence run N59°31'59"E a distance of 173.38 feet to an iron pin found (1" iron pipe found); thence run N30°17'01"W a distance of 300.29 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southeasterly right-of-way line of Stanley Road (having a 40' right-of-way width); thence run northeasterly along said southeasterly right-of-way line of Stanley Road the following courses and distances: along the arc of a curve to the left, an arc distance of 80.24 feet to a point, said curve having a radius of 1,999.97 feet and being subtended by a chord bearing N61°50'23"E and a chord distance of 80.23 feet; N60°41'26"E a distance of 227.81 feet to a point; N60°55'43"E a distance of 579.22 feet to a point; along the arc of a curve to the right, an arc distance of 248.17 feet to a point, said curve having a radius of 1,345.70 feet and being subtended by a chord bearing N66°12'43"E and a chord distance of 247.82 feet; N71°29'42"E a distance of 112.98 feet to a point; along the arc of a curve to the right, an arc distance of 109.57 feet to a point, said curve having a radius of 703.41 feet and being subtended by a chord bearing N75°57'26"E and a chord distance of 109.46 feet; N80°25'11"E a distance of 65.70 feet to a point; N79°01'17"E a distance of 102.19 feet to a point; N77°54'50"E a distance of 103.84 feet to a point; N77°13'10"E a distance of 186.52 feet to a point; N77°43'26"E a distance of 92.62 feet to a point; N78°09'27"E a distance of 198.55 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of said southeasterly right-of-way line of Stanley Road with the Land Lot Line common to Land Lots 275 and 302; thence leave said intersection and run southeasterly along said common Land Lot Line the following courses and distances: S28°32'01"E a distance of 582.58 feet to an iron pin found (1" open top pipe); S30°19'58"E a distance of 369.28 feet to an iron pin found (1-1/2" open top pipe with yellow blaze), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 70.664 acres.

Legal Description
Tract 2

All that tract or parcel of land lying and being in Land Lot 275 of the 5th District, City of Dacula, Gwinnett County, Georgia, and being more particularly described as follows:

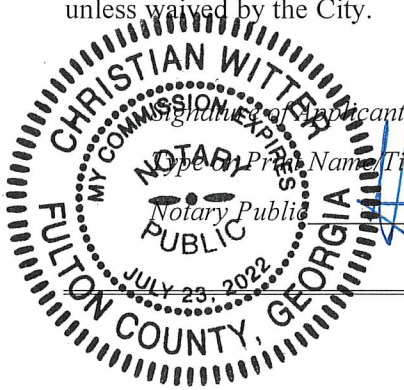
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at an iron pin found (1-1/2" open top pipe with yellow blaze) located at the Land Lot Corner common to Land Lots 275, 276, 301 and 302; thence leave said common Land Lot Corner and run northwesterly along the Land Lot Line common to Lots 275 and 302 the following courses and distances: N30°19'58"W a distance of 369.28 feet to an iron pin found (1" open top pipe); N28°32'01"W a distance of 582.58 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of said common Land Lot Line with the southeasterly right-of-way line of Stanley Road (having a 40' right-of-way width); thence leave said intersection and run N29°19'18"W a distance of 41.97 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the northwesterly right-of-way line of Stanley Road, said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southwesterly along said northwesterly right-of-way line of Stanley Road the following courses and distances: S78°09'27"W a distance of 186.11 feet to a point; S77°43'26"W a distance of 92.95 feet to a point; S77°13'10"W a distance of 186.45 feet to a point; S77°54'50"W a distance of 103.21 feet to a point; S79°01'17"W a distance of 101.31 feet to a point; S80°25'11"W a distance of 65.21 feet to a point; along the arc of a curve to the left, an arc distance of 115.80 feet to a point, said curve having a radius of 743.41 feet and being subtended by a chord bearing S75°57'26"W and a chord distance of 115.68 feet; S71°29'42"W a distance of 112.98 feet to a point; along the arc of a curve to the left, an arc distance of 45.61 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said curve having a radius of 1,385.70 feet and being subtended by a chord bearing S70°33'08"W and a chord distance of 45.61 feet; thence leave said northwesterly right-of-way line and run N36°02'00"E a distance of 96.16 feet to an iron pin found (5/8" open top pipe); thence run N63°17'57"E a distance of 513.48 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N60°31'31"E a distance of 350.45 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S32°46'11"E a distance of 298.33 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the northwesterly right-of-way line of Stanley Road, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 3.381 acres.

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: 8.12.2021
Type or Print Name/Title: JOE INGRAM, VP LAND ACQUISITION
Notary Public: [Signature] Date: 8/12/2021

PROPERTY OWNER CERTIFICATION

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

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

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 8-16-2021 RECEIVED BY Brittini Mix FEE 2721 RECEIPT # _____
LAND LOT 275 DISTRICT 5 PARCEL # 001 HEARING DATE 10-7-2021

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

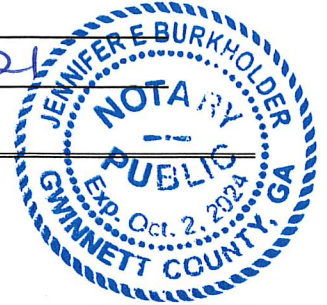
APPLICANT CERTIFICATION

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 8/13/21

Type or Print Name/Title Shane Lanham, attorney for the Applicant

Notary Public _____ Date 8/13/2021



PROPERTY OWNER CERTIFICATION

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Signature of Property Owner _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

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 _____

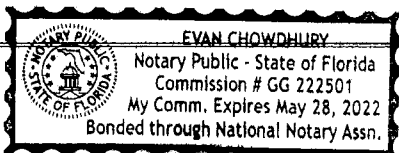
PROPERTY OWNER CERTIFICATION

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 Ernest Walker Cain Jr Date August 13, 2021

Type or Print Name/Title Ernest Walker Cain Jr

Notary Public [Signature] Date 08/13/2021



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

Cell - 770.713.1628
Sent from my iPhone

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 _____

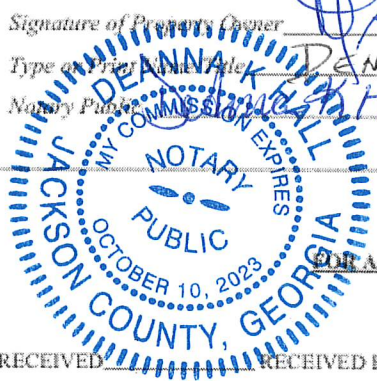
PROPERTY OWNER CERTIFICATION

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  Date 8/12/21

Type or Print Name/Title DENNIS T. Still Executor Est. of J. W. Banks

Notary Public _____ Date 8/12/21



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>
NONE		

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>
NONE		

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



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>
NONE		

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>
NONE		

(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 Joe Ingram Date 8.12.2021

Type or Print Name/Title JOE INGRAM, VP LAND ACQUISITION

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Christian Witter Date 8/12/2021

Official Use Only

DATE RECEIVED 8-16-2021 ZONING CASE NUMBER 2021-CD-RZ-04

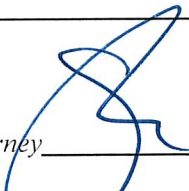
RECEIVED BY Brittani Mix

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 _____

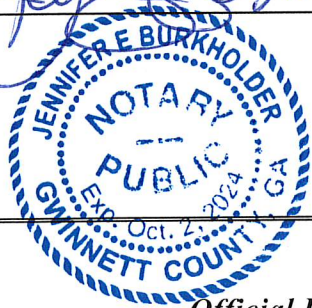
Type or Print Name/Title _____

Signature of Applicant' Attorney  _____ Date 8/13/21

Type or Print Name/Title Shane Lanham, attorney for the Applicant

Notary Public  _____ Date 8/13/2021

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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

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 August 8, 2021 APPLICANT Starlight Homes of Georgia, 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: See Attached

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

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

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. See Attached

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: See Attached

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: See Attached

REZONING APPLICANTS RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is a single-family residential neighborhood that will conserve important natural areas. The surrounding area is generally characterized by a mix of land uses including commercial, industrial and residential. The proposed residential development would complement existing and future employment uses while also being compatible with existing residential property zoned TRD, PUD, R1200, and R1400.
- (B) The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed development is compatible with surrounding development and will complement existing and future employment uses.
- (C) Due to the size, layout, location, and topography of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned.
- (D) The proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The subject property is located off Stanley Road with access to utilities. Further, the relatively low development density will not overly burden infrastructure systems.
- (E) The proposed rezoning is in conformity with the policy and intent of the City's 2030 Future Land Use Map as found in the 2019 Update to the City of Dacula, Georgia Comprehensive Plan. According to the Future Land Use Map, the Property is designated as "Village Density Residential" which encourages residential development at 3.5-6 units per acre.
- (F) Applicant submits that the single-family residential nature of the area, the proximity to U S Highway 8 and SR316, and the upcoming Rowen project provide additional supporting grounds for approval of this Application.

PIN	Owner	Address	City	State	ZIP
5275 015	LINDSEY JULIE A WALL AMANDA KAY	2176 STANLEY RD	DACULA	GA	30019-2309
5276 143	WALL SAMUEL BRIAN WILMA B SANDERS	2280 FORTUNE DR	DACULA	GA	30019-2392
5276 069	IRREVOCABLE TRUST ROY RICHARD L	2081 LUKE EDWARDS RD	DACULA	GA	30019-2518
5276 066	ROY CLAIRE P	4389 MILFORD PL	HOSCHTON	GA	30548-1677
5276 065	BUTLER CLIFFORD JR ETAL	2410 FORTUNE DR	DACULA	GA	30019-4704
5276 070	HARRIS SONYA T	2360 FORTUNE DR	DACULA	GA	30019-2374
5302A114	FALCON INVESTMENTS LLC NEPTUNE MARIE G	PO BOX 229	LAWRENCEVILLE	GA	30046-0229
5276 144	NEPTUNE JACQUES ETZER	2270 FORTUNE DR	DACULA	GA	30019-2392
5276 068	JOHNAKIN AMBER A WRIGHT GARTH ALANDO	2380 FORTUNE DR	DACULA	GA	30019-2374
5276 064	WRIGHT GARTH ANTHONY	325 LUNA CT	DACULA	GA	30019-2373
5302A108C	2362 STANLEY ROAD LLC	1924A COLLINS HILL RD	LAWRENCEVILLE	GA	30043-3004
5276 067	REUTTER ROBIN L	2390 FORTUNE DR	DACULA	GA	30019-2374
5302A153	235 MCMILLAN LLC	396 GREENLEAF DR	LAVONIA	GA	30553-6024
5276 007	GWINNETT COUNTY, GEORGIA	75 LANGLEY DR	LAWRENCEVILLE	GA	30046-6935
5276 142	CAGLE JEREMY D MOSER MELANIE OAKES	2290 FORTUNE DR	DACULA	GA	30019-2392
5276 141	MOSER LEN A	1260 JOHN ANDERSON DR	ORMOND BEACH	FL	32176-3720
5276 140	GUNTER JAMES L & INEZ L CESPEDES WALTER	2320 FORTUNE DR	DACULA	GA	30019-2374
5276 063	SOLANAO MARLENE	305 LUNA CT	DACULA	GA	30019-2373
5275 018	MAAG USA LLC	324 KENT VALLEY CIR	TUCKER	GA	30084-8493
5276 072	YOUNG DAWN & CLINTON	2340 FORTUNE DR	DACULA	GA	30019-2374
5276 071	MACLEOD FERGUS & MITZI ANN WILSON STANLEY D	90 N 750 W	OREM	UT	84057-4513
5302A113	WILSON SUSAN M	295 MCMILLAN RD	DACULA	GA	30019-2336
5302A108F	FERGUSON CAROLYN CLAYTON ANDREA J	251 ROOKS RD	DACULA	GA	30019-2356
5276 151	WILSON SUSAN M	2222 ALTON FRANK WAY	DACULA	GA	30019-2393
5275 017	TEKHNILENKO RAISA	2184 STANLEY RD	DACULA	GA	30019-2309
5276 150	SWANSON FRANCES GAIL	2232 ALTON FRANK WAY	DACULA	GA	30019-2393
5276 145	ALMANZAR SALIME E	6522 STORY CIR	NORCROSS	GA	30093-3753
5275 014	FOX GABRIELLE	150 GREGORY LN	DACULA	GA	30019-2367
5275 059	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5302A108	SMITH GREGORY H	153 GREGORY LN	DACULA	GA	30019-2370
5275 058	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5275 057	DACULA REAL ESTATE LLC	3975 STONE VILLAGE CT	DULUTH	GA	30097-7620
5275 060	SMITH HOWARD L	152 GREGORY LN	DACULA	GA	30019-2367
5275 024	CRUZ JUAN	2277 STANLEY RD	DACULA	GA	30019-4701
5275 025	BAUGHUM THOMAS C ETAL	2293 STANLEY RD	DACULA	GA	30019-4701
5275 021	HAN QIAOYING	3925 SILVER SPRINGS RD	CUMMING	GA	30041-5889

PIN	Owner	Address	City	State	ZIP
5275 015	LINDSEY JULIE A WALL AMANDA KAY	2176 STANLEY RD	DACULA	GA	30019-2309
5276 143	WALL SAMUEL BRIAN WILMA B SANDERS	2280 FORTUNE DR	DACULA	GA	30019-2392
5276 069	IRREVOCABLE TRUST ROY RICHARD L	2081 LUKE EDWARDS RD	DACULA	GA	30019-2518
5276 066	ROY CLAIRE P	4389 MILFORD PL	HOSCHTON	GA	30548-1677
5276 065	BUTLER CLIFFORD JR ETAL	2410 FORTUNE DR	DACULA	GA	30019-4704
5276 070	HARRIS SONYA T	2360 FORTUNE DR	DACULA	GA	30019-2374
5302A114	FALCON INVESTMENTS LLC NEPTUNE MARIE G	PO BOX 229	LAWRENCEVILLE	GA	30046-0229
5276 144	NEPTUNE JACQUES ETZER	2270 FORTUNE DR	DACULA	GA	30019-2392
5276 068	JOHNAKIN AMBER A WRIGHT GARTH ALANDO	2380 FORTUNE DR	DACULA	GA	30019-2374
5276 064	WRIGHT GARTH ANTHONY	325 LUNA CT	DACULA	GA	30019-2373
5302A108C	2362 STANLEY ROAD LLC	1924A COLLINS HILL RD	LAWRENCEVILLE	GA	30043-3004
5276 067	REUTTER ROBIN L	2390 FORTUNE DR	DACULA	GA	30019-2374
5302A153	235 MCMILLAN LLC	396 GREENLEAF DR	LAVONIA	GA	30553-6024
5276 007	GWINNETT COUNTY, GEORGIA	75 LANGLEY DR	LAWRENCEVILLE	GA	30046-6935
5276 142	CAGLE JEREMY D MOSER MELANIE OAKES	2290 FORTUNE DR	DACULA	GA	30019-2392
5276 141	MOSER LEN A	1260 JOHN ANDERSON DR	ORMOND BEACH	FL	32176-3720
5276 140	GUNTER JAMES L & INEZ L CESPEDES WALTER	2320 FORTUNE DR	DACULA	GA	30019-2374
5276 063	SOLANAO MARLENE	305 LUNA CT	DACULA	GA	30019-2373
5275 018	MAAG USA LLC	324 KENT VALLEY CIR	TUCKER	GA	30084-8493
5276 072	YOUNG DAWN & CLINTON	2340 FORTUNE DR	DACULA	GA	30019-2374
5276 071	MACLEOD FERGUS & MITZI ANN WILSON STANLEY D	90 N 750 W	OREM	UT	84057-4513
5302A113	WILSON SUSAN M	295 MCMILLAN RD	DACULA	GA	30019-2336
5302A108F	FERGUSON CAROLYN CLAYTON ANDREA J	251 ROOKS RD	DACULA	GA	30019-2356
5276 151	WILSON SUSAN M	2222 ALTON FRANK WAY	DACULA	GA	30019-2393
5275 017	TEKHNILENKO RAISA	2184 STANLEY RD	DACULA	GA	30019-2309
5276 150	SWANSON FRANCES GAIL	2232 ALTON FRANK WAY	DACULA	GA	30019-2393
5276 145	ALMANZAR SALIME E	6522 STORY CIR	NORCROSS	GA	30093-3753
5275 014	FOX GABRIELLE	150 GREGORY LN	DACULA	GA	30019-2367
5275 059	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5302A108	SMITH GREGORY H	153 GREGORY LN	DACULA	GA	30019-2370
5275 058	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5275 057	DACULA REAL ESTATE LLC	3975 STONE VILLAGE CT	DULUTH	GA	30097-7620
5275 060	SMITH HOWARD L	152 GREGORY LN	DACULA	GA	30019-2367
5275 024	CRUZ JUAN	2277 STANLEY RD	DACULA	GA	30019-4701
5275 025	BAUGHUM THOMAS C ETAL	2293 STANLEY RD	DACULA	GA	30019-4701
5275 021	HAN QIAOYING	3925 SILVER SPRINGS RD	CUMMING	GA	30041-5889

**TRAFFIC IMPACT STUDY
FOR
RESIDENTIAL DEVELOPMENT ON STANLEY ROAD
CITY OF DACULA, GEORGIA**



Prepared for:

***Starlight Homes
3780 Mansell Road, Suite 100
Alpharetta, GA 30022***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

November 01, 2021
A & R Project # 21-173

TABLE OF CONTENTS

Item	Page
1.0 Introduction	1
2.0 Existing Facilities / Conditions	3
2.1 Roadway Facilities.....	3
2.1.1 Stanley Road	3
2.1.2 Jody Avenue	3
3.0 Study Methodology	4
4.0 Existing 2021 Traffic Analysis.....	6
4.1 Existing Traffic Volumes	6
4.2 Existing Traffic Operations.....	8
5.0 Proposed Development.....	10
5.1 Trip Generation.....	10
5.2 Trip Distribution.....	10
6.0 Future 2023 Traffic Analysis	13
6.1 Future “No-Build” Conditions	13
6.1.1 Annual Traffic Growth.....	13
6.2 Future “Build” Conditions	13
6.3 Auxiliary Lane Analysis	16
6.3.1 Left Turn Lane Analysis	16
6.3.2 Deceleration Turn Lane Analysis.....	17
6.4 Future Traffic Operations.....	17
7.0 Conclusions and Recommendations.....	19
7.1 Site Access Configuration.....	19
Appendix	

LIST OF TABLES

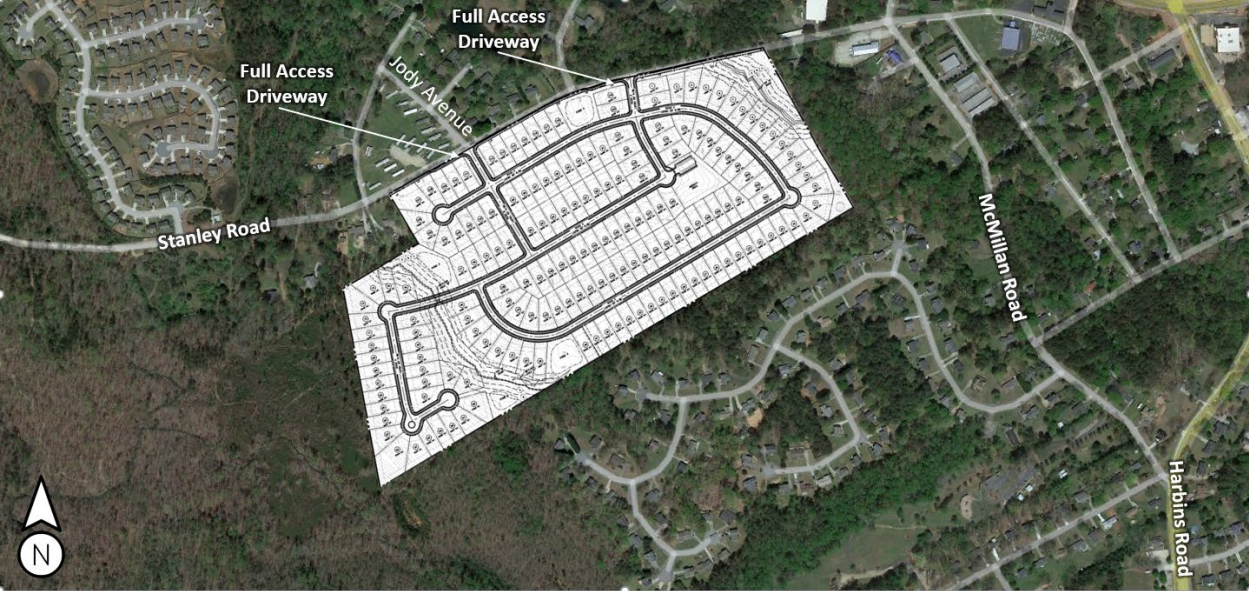
Item	Page
Table 1 – Level-of-service Criteria for Unsignalized Intersections.....	4
Table 2 – Level-of-service Criteria for Signalized Intersections	5
Table 3 – Existing Intersection Operations	8
Table 4 – Trip Generation	10
Table 5 – GDOT Requirements for Left Turn Lanes	17
Table 6 – Future Intersection Operations.....	17

LIST OF FIGURES

Item	Page
Figure 1 – Location Map.....	2
Figure 2 – Existing Weekday Peak Hour Volumes.....	7
Figure 3 – Existing Traffic Control and Lane Geometry	9
Figure 4 – Site Plan.....	11
Figure 5 – Outer Leg Trip Distribution and Site Generated Peak Hour Volumes.....	12
Figure 6 – Future (No-Build) Peak Hour Volumes	14
Figure 7 – Future (Build) Peak Hour Volumes.....	15
Figure 8 – Future Traffic Control and Lane Geometry	18

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact that will result from the proposed residential development located on Stanley Road in City of Dacula, Georgia and to determine if left-turn lanes are warranted on Stanley Road at the two driveway intersections. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed development will consist of 173 units of single-family homes.

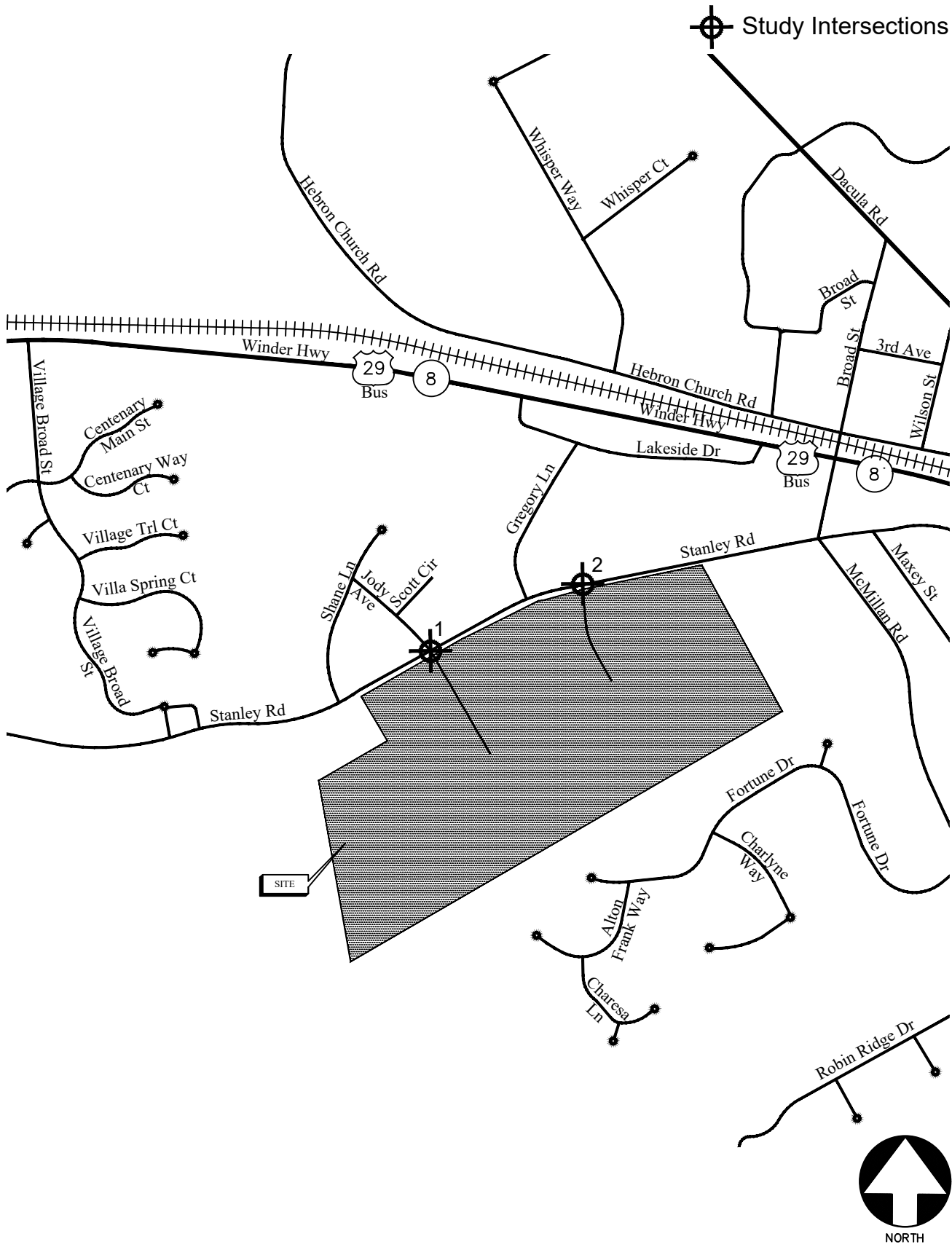


The development proposes access at the following locations:

- Site Driveway 1: Full-access western driveway on Stanley Road aligned with Jody Avenue
- Site Driveway 2: Full-access eastern driveway on Stanley Road

The AM and PM peak hours have been analyzed in this study.

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Stanley Road

Stanley Road is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph.

2.1.2 Jody Avenue

Jody Avenue is a north-south, two-lane, undivided roadway with a posted speed limit of 25 mph.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersection and the level-of-service for the overall intersection. Level-of-service is based on control delay incurred at the intersection. Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross safely, resulting in extremely long total delays and long queues. The level-of-service criteria for two-way stop-controlled and all-way stop-controlled (unsignalized) intersections are given in Table 1.

Level-of-service	Control Delay (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: Highway Capacity Manual

3.2 Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersection is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This results in a volume/capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the sum of the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of control delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on control delay, are shown in Table 2. Level-of-service “A” indicates operations with very low control delay, while level-of-service “F” describes operations with extremely high control delay. Level-of-service “E” is typically considered to be the limit of acceptable delay, and level-of-service “F” is considered unacceptable by most drivers.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS	
Level-of-service	Control Delay (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

Source: Highway Capacity Manual

4.0 EXISTING 2021 TRAFFIC ANALYSIS

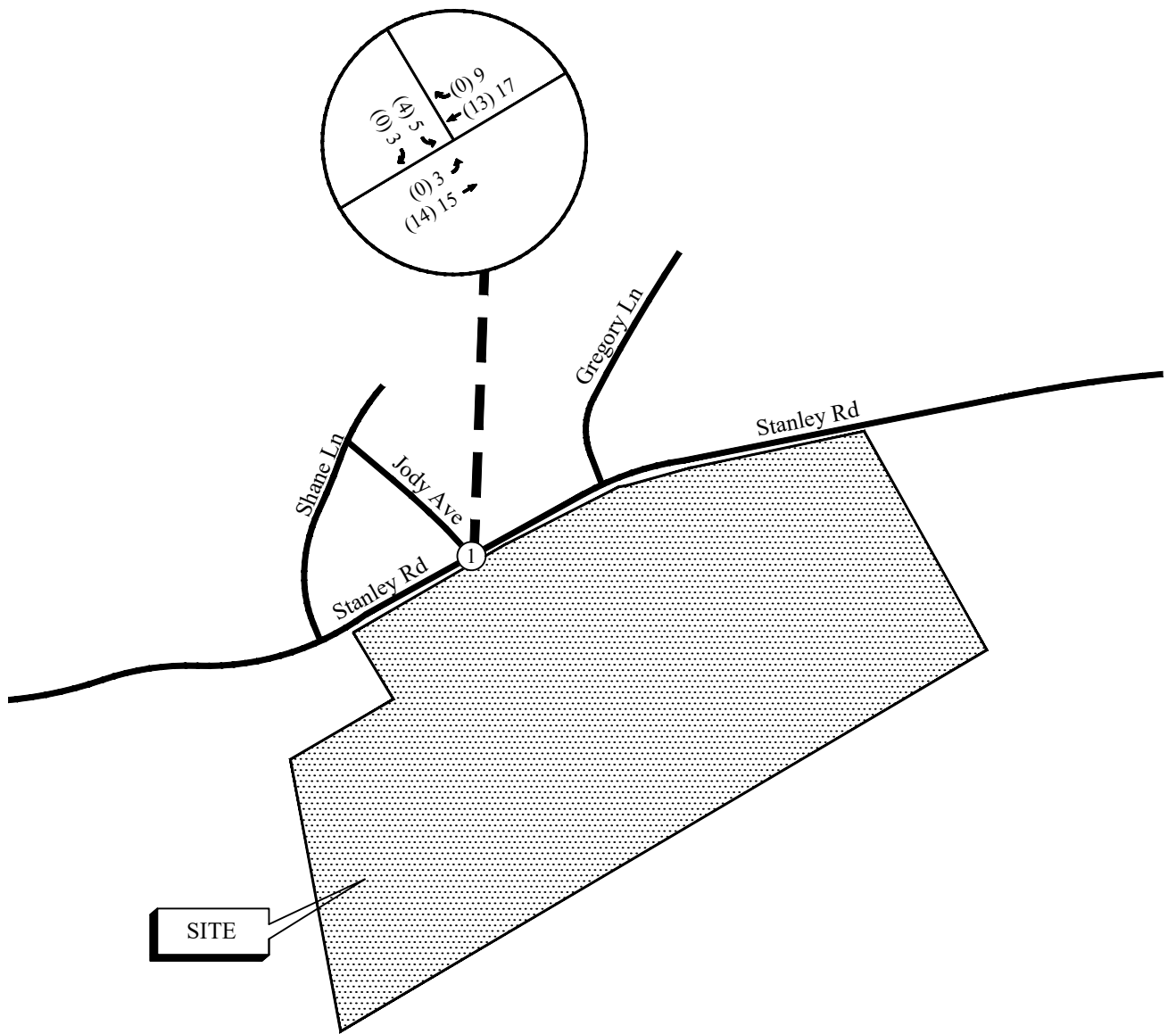
4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersection:

- Stanley Road at Jody Avenue

Turning movement counts were collected on Tuesday, October 26, 2021. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection were then determined. These volumes make up the peak hour traffic volumes for the intersection counted and are shown in Figure 2.

A 24-hour bi-directional volume count was also collected on October 26, 2021, to determine the daily traffic on Stanley Road. The daily bi-directional volume on Stanley Road just east of Gregory Lane is 478. Raw traffic counts are included in the Appendix.



(AM) PM



EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.

4.2 Existing Traffic Operations

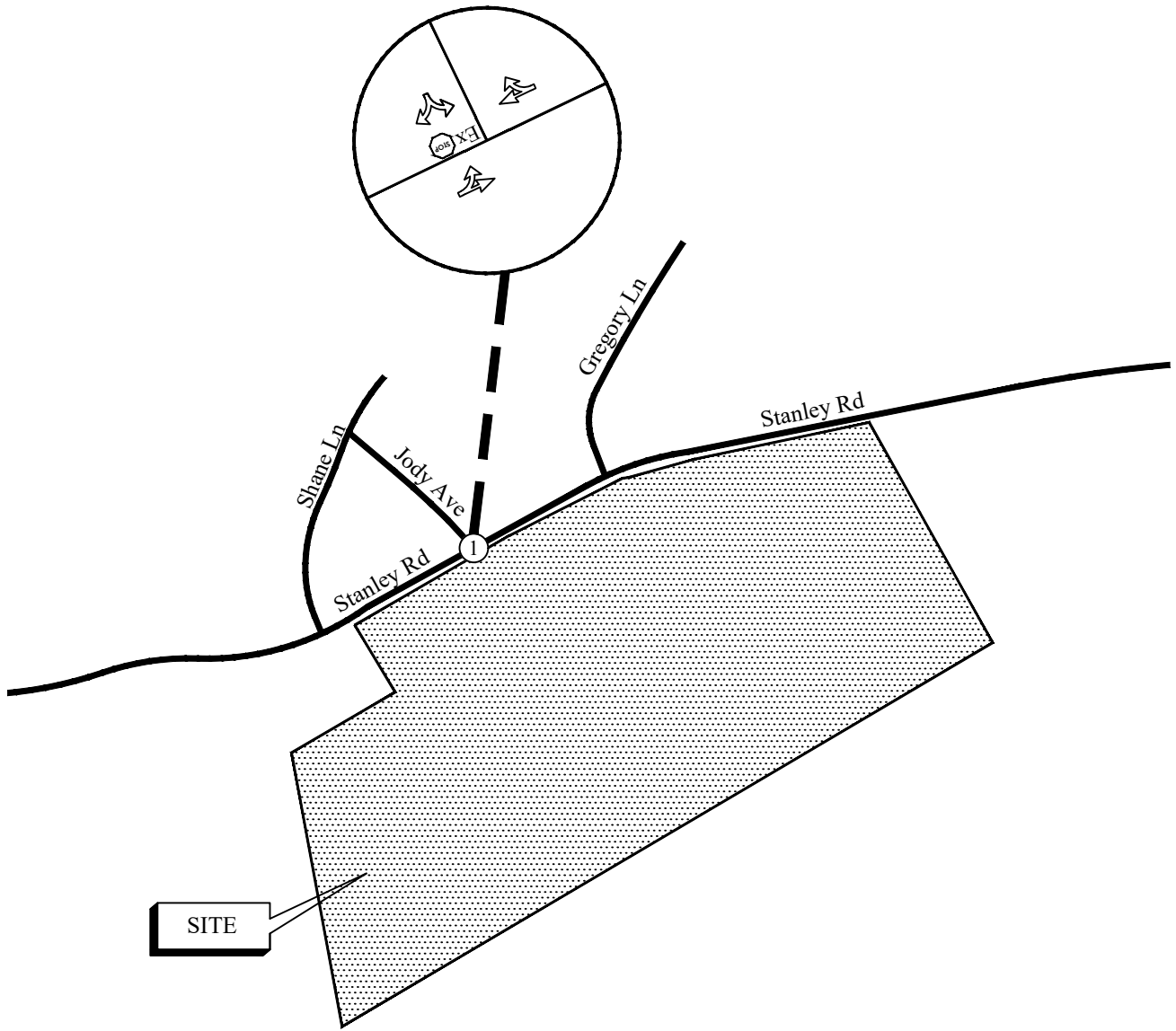
Existing 2021 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. The results of the analysis are shown in Table 3. The existing traffic control and lane geometry for the intersection are shown in Figure 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	Stanley Road @ Jody Avenue	Stop Controlled on SB Approach	A (0.0)	A (7.3)
	-Eastbound Left -Southbound Approach		A (8.8)	A (8.7)

The results of existing traffic operations analysis indicate that the study intersection is operating at satisfactory level of service “A” in both the AM and PM peak hours.

LEGEND

- Existing Sign
- Existing Lane
- Item 3



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3
A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

The proposed site will be located on Stanley Road in City of Dacula, Georgia. The development will consist of 173 units of single-family homes. A site plan is shown in Figure 4.

The development proposes access at the following locations:

- Site Driveway 1: Full-access western driveway on Stanley Road aligned with Jody Avenue
- Site Driveway 2: Full-access eastern driveway on Stanley Road

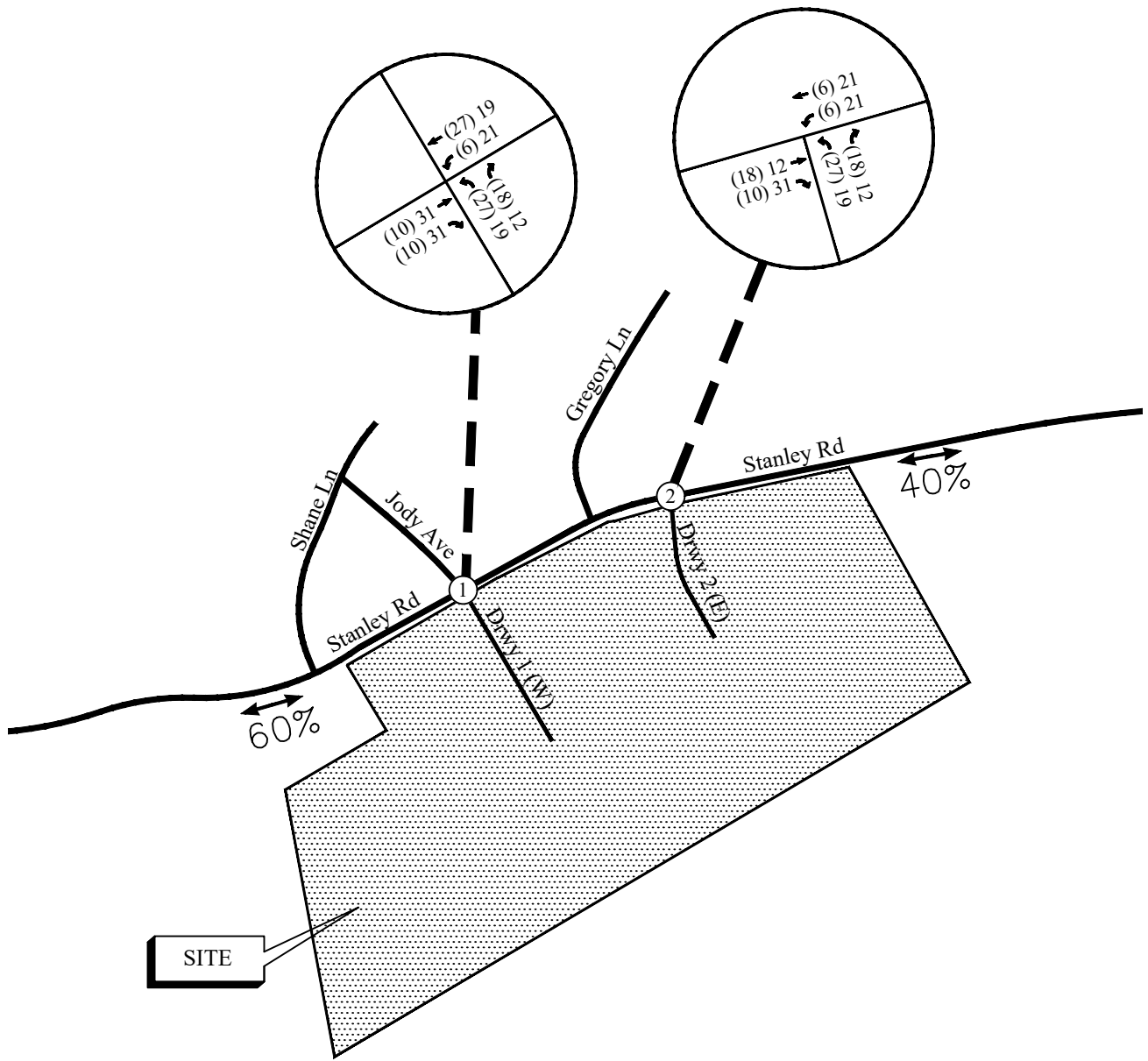
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 210 – Single-Family Detached Housing. The calculated total trip generation for the proposed development is shown in Table 4.

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 210 – Single-Family Detached Housing	173 units	32	91	123	104	62	166	1,671

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



(AM) PM



TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

6.0 FUTURE 2023 TRAFFIC ANALYSIS

The future 2023 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

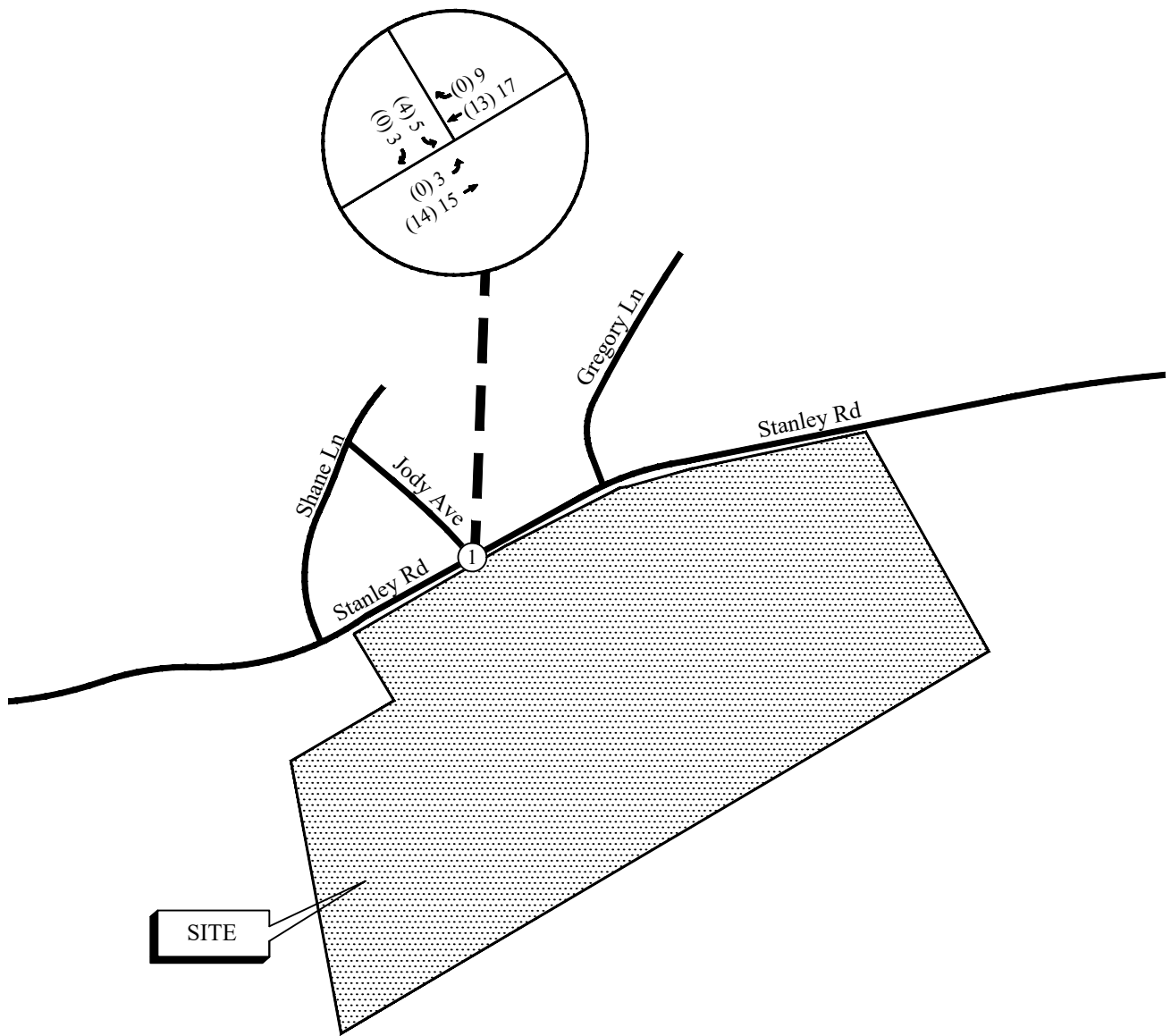
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways in order to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 6.

6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.

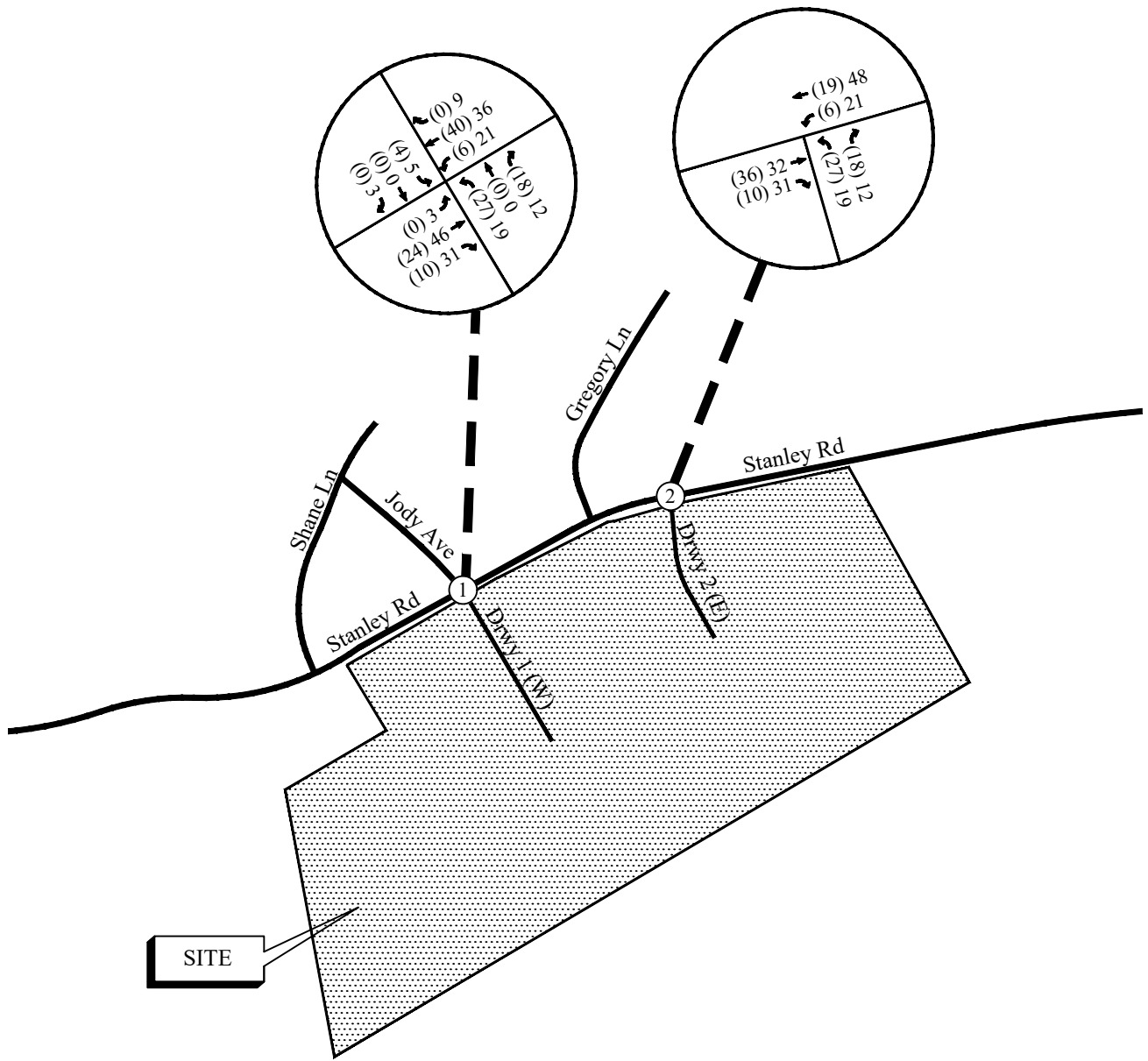


(AM) PM



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
A&R Engineering Inc.



SITE

(AM) PM



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting of the site is 1,671 vehicles. A bi-directional count on Stanley Road collected on Tuesday, October 26, 2021, indicates that the ADT on Stanley Road is 478 vehicles.

6.3.1 Left Turn Lane Analysis

Gwinnett County Requirements for Left-Turn Lanes

According to https://www.gwinnettcounty.com/.../Left_Turn_Lanes.pdf the criteria and guidelines for a left turn lanes for multiple entry points of Gwinnett County Department of Transportation each entry point for a development shall be considered individually in the determination of the requirement for a left turn lane, based upon a reasonable distribution of entry volumes among the entry points. A left turn lane will be required at any entry point that meets the Gwinnett County thresholds for single-family residential development.

Gwinnett County – Residential Developments * **TABLE I**
Left Turn Lane Criteria

Posted Speed Limit (mph)	2 Lane Routes -----ADT-----		More Than 2 Lanes on Main Road -----ADT-----	
	<6000	>=6000	<10,000	>=10,000
30 to 35	120 Lots	75 Lots	160 Lots	120 Lots
40 to 50	100 Lots	65 Lots	130 Lots	100 Lots
>= 55	75 lots	55 Lots	100 Lots	75 Lots

* Zoning Districts R-XX(X)

Stanley Road is a two-lane roadway with a posted speed limit of 25 mph and has a daily traffic of 478 trips. Based on this data, a left-turn lane will be warranted at any driveway that serves 120 lots or more per Gwinnett County standards. The proposed development, consisting of 173 single-family units has two full access driveways on Stanley Road. We have equally distributed the entry volumes at both the site driveways. Therefore, a total of 87 units ($173 \div 2 = 86.5$) will be assigned to each driveway. Since 87 lots is under the threshold of 120 lots, a left-turn lane is not required at any of the two site driveways per Gwinnett County standards.

GDOT Requirement for Left-Turn Lanes

Stanley Road is a two-lane roadway with a posted speed limit of 25 mph and has a daily traffic of 478 trips. For two lane roadways with AADT's less than 6,000 vehicles and a posted speed limit of 25 mph, the daily site generated traffic left-turn movements threshold to warrant a left-turn lane is 300 left-turning vehicles a day. The projected left-turn volumes per day for each driveway is included below.

TABLE 5 – GDOT REQUIREMENTS FOR LEFT TURN LANES				
Intersection	Left-turn traffic (% total entering)	Left-turn Volume (veh/day)	Roadway Speed/ # lanes	GDOT Threshold (veh/day)
Stanley Road @ Jody Avenue/Site Driveway 1 (W)	20%	167 (Total trips) ÷ 2 × 0.2 = (1671) ÷ 2 × 0.2 = 167	25 mph / 2- lane / <6,000	300
Stanley Road @ Site Driveway 2 (E)	20%	167 (Total trips) ÷ 2 × 0.2 = (1671) ÷ 2 × 0.2 = 167	25 mph / 2- lane / <6,000	300

Since the projected number of left-turning vehicles at Site driveway 1 and Site driveway 2 does not exceed the threshold of 300 left turning vehicles, a left-turn lane is not warranted at both the Site Driveways per GDOT standards.

6.3.2 Deceleration Turn Lane Analysis

The development proposes to construct a deceleration lane at both the site driveways.

6.4 Future Traffic Operations

The future traffic operations were analyzed using the volumes in Figures 6 and 7 and the results are shown in Table 6 below. Recommendations on traffic control and lane geometry are shown graphically in Figure 8.

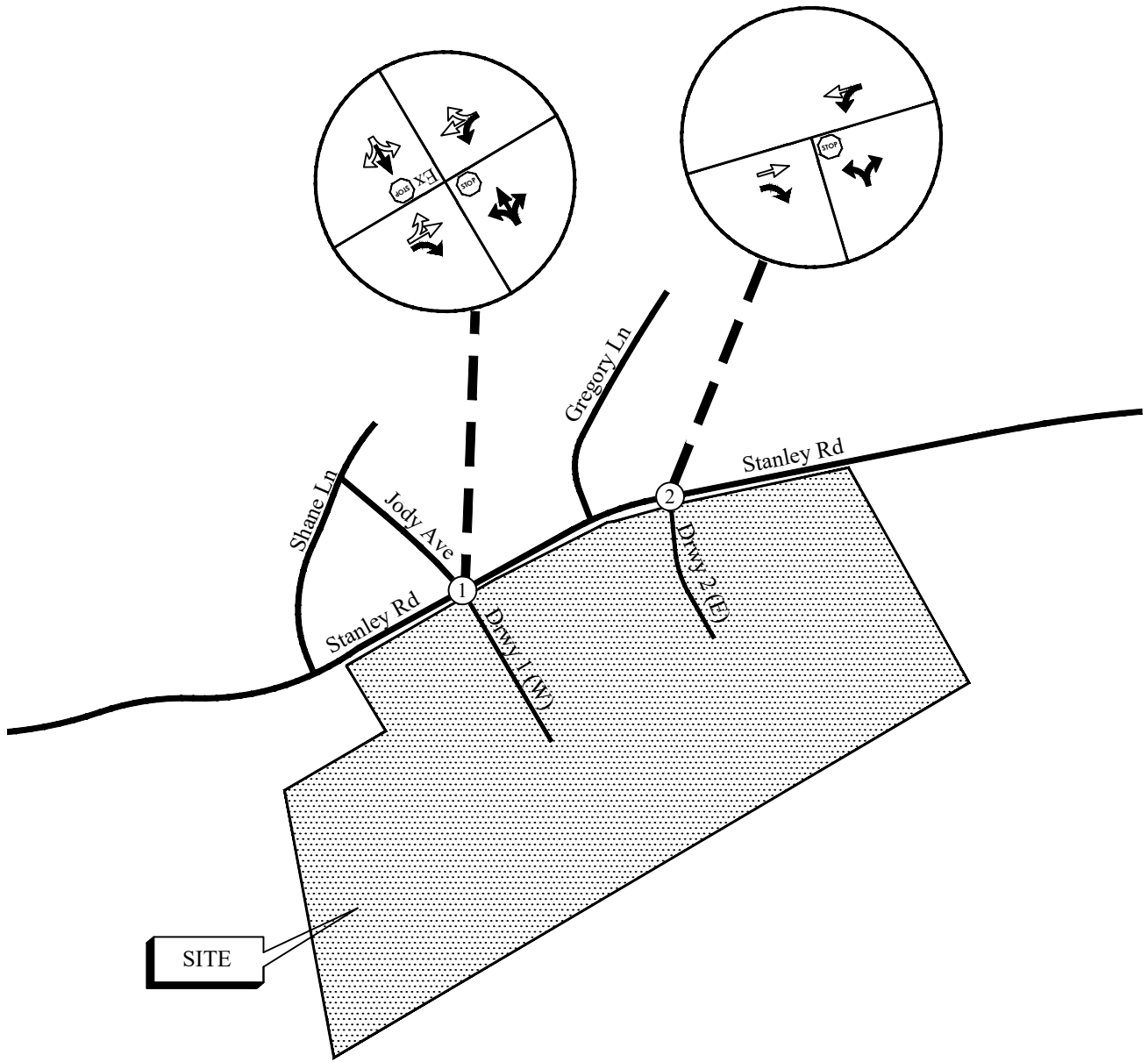
TABLE 6 – FUTURE INTERSECTION OPERATIONS					
Intersection		No-Build Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	Stanley Road @ Jody Avenue/Site Driveway 1 (W)				
	-Eastbound Left	A (0.0)	A (7.3)	A (0.0)	A (7.3)
	-Westbound Left	-	-	A (7.3)	A (7.4)
	-Northbound Approach	-	-	A (9.3)	A (9.3)
	-Southbound Approach	A (8.8)	A (8.7)	A (9.6)	A (9.3)
2	Stanley Road @ Site Driveway 2 (E)				
	-Westbound Left	-	-	A (7.3)	A (7.4)
	-Northbound Approach			A (8.9)	A (9.1)

The results of future traffic operations analysis indicate that all the study intersections will continue to operate at satisfactory level of service “A” in both the AM and PM peak hours. The impact of site generated traffic is insignificant.

LEGEND

- Ex  Existing Signed Approach
-  Proposed Signed Approach
-  Existing Lane Geometry
-  Proposed Lane Geometry

Item 3.
ry



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

**FIGURE 8
A&R Engineering Inc.**

7.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this study was to determine the traffic impact that will result from the proposed residential development that will be located on Stanley Road in City of Dacula, Georgia. The development will consist of 173 units of single-family homes.

The development proposes access at the following locations:

- Site Driveway 1: Full-access western driveway on Stanley Road aligned with Jody Avenue
- Site Driveway 2: Full-access eastern driveway on Stanley Road

Existing and future operations after completion of the project were analyzed at the intersections of:

- Stanley Road at Jody Avenue/Site Driveway 1 (W)
- Stanley Road at Site Driveway 2 (E)

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic.

7.1 Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections.

- Site Driveway 1: Full access western driveway on Stanley Road aligned with Jody Avenue
 - This driveway to consist of one entering and one exiting lane. The northbound (driveway) approach is to have a shared through/ left / right-turn lane for exiting traffic.
 - The intersection to be unsignalized with STOP signs on the northbound and southbound approaches.
 - Entering left-turn movements to be made from the westbound through lane. A left-turn lane is not warranted as per Gwinnett County and GDOT standards. (See Section 6.3)
 - A deceleration lane to be constructed for entering traffic.
- Site Driveway 2: Full access eastern driveway on Stanley Road
 - This driveway to consist of one entering and one exiting lane. The northbound (driveway) approach is to have a shared left / right-turn lane for exiting traffic.
 - The intersection to be unsignalized with a STOP sign on the northbound approach.
 - Entering left-turn movements to be made from the westbound through lane. A left-turn lane is not warranted as per Gwinnett County and GDOT standards. (See Section 6.3)
 - A deceleration lane to be constructed for entering traffic.

The results of future traffic operations analysis indicate that all the study intersections will continue to operate at satisfactory level of service “A” in both the AM and PM peak hours. The impact of site generated traffic is insignificant. Left-turn lanes are not warranted at both driveways based on both Gwinnett County and GDOT standards.

Appendix

- Existing Intersection Traffic Counts.....
- Linear Regression of Daily Traffic.....
- Existing Intersection Analysis
- Future "No-Build" Intersection Analysis.....
- Future "Build" Intersection Analysis
- Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC DATA
Stanley Rd @ Jody Ave
7-9 am | 4-6 pm

File Name : 20210347
Site Code : 20210347
Start Date : 10/26/2021
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Northbound				Jody Ave Southbound				Stanley Rd Eastbound				Stanley Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	0	0	0	0	0	2	2	0	2	0	2	0	3	1	4	8
07:15 AM	0	0	0	0	0	0	0	0	0	2	0	2	0	2	0	2	4
07:30 AM	0	0	0	0	1	0	0	1	0	6	0	6	0	1	0	1	8
07:45 AM	0	0	0	0	0	0	0	0	0	3	0	3	0	3	0	3	6
Total	0	0	0	0	1	0	2	3	0	13	0	13	0	9	1	10	26
08:00 AM	0	0	0	0	3	0	0	3	0	3	0	3	0	7	0	7	13
08:15 AM	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	1	2
08:30 AM	0	0	0	0	1	0	0	1	0	1	0	1	0	1	0	1	3
08:45 AM	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1
Total	0	0	0	0	4	0	0	4	0	6	0	6	0	9	0	9	19
*** BREAK ***																	
04:00 PM	0	0	0	0	2	0	0	2	2	5	0	7	0	5	1	6	15
04:15 PM	0	0	0	0	0	0	0	0	0	2	0	2	0	1	1	2	4
04:30 PM	0	0	0	0	1	0	1	2	0	6	0	6	0	2	0	2	10
04:45 PM	0	0	0	0	2	0	0	2	0	5	0	5	0	5	2	7	14
Total	0	0	0	0	5	0	1	6	2	18	0	20	0	13	4	17	43
05:00 PM	0	0	0	0	2	0	0	2	0	3	0	3	0	5	2	7	12
05:15 PM	0	0	0	0	1	0	1	2	1	3	0	4	0	5	2	7	13
05:30 PM	0	0	0	0	0	0	2	2	2	4	0	6	0	2	3	5	13
05:45 PM	0	0	0	0	2	0	1	3	0	3	0	3	0	1	1	2	8
Total	0	0	0	0	5	0	4	9	3	13	0	16	0	13	8	21	46
Grand Total	0	0	0	0	15	0	7	22	5	50	0	55	0	44	13	57	134
Apprch %	0	0	0	0	68.2	0	31.8		9.1	90.9	0		0	77.2	22.8		
Total %	0	0	0	0	11.2	0	5.2	16.4	3.7	37.3	0	41	0	32.8	9.7	42.5	

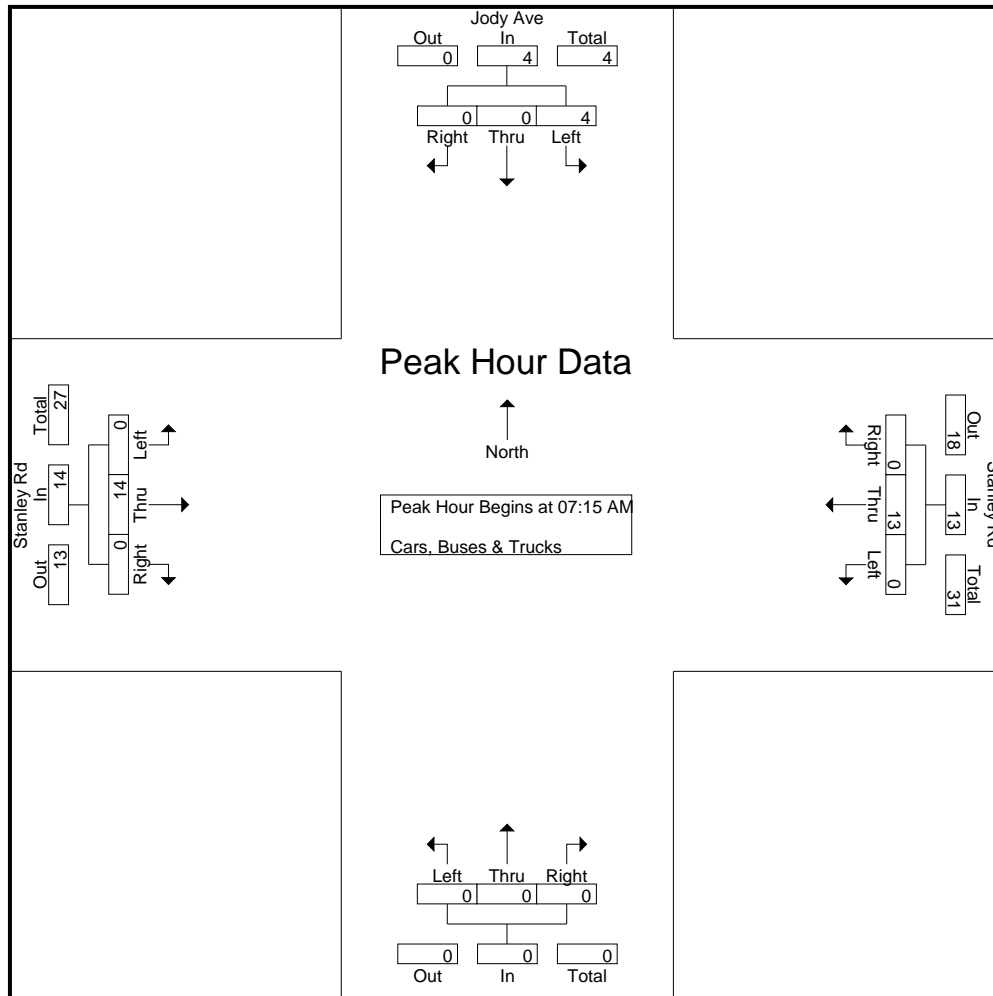
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC DATA
Stanley Rd @ Jody Ave
7-9 am | 4-6 pm

File Name : 20210347
Site Code : 20210347
Start Date : 10/26/2021
Page No : 2

Start Time	Northbound				Jody Ave Southbound				Stanley Rd Eastbound				Stanley Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	0	0	0	0	2	0	2	0	2	0	2	4
07:30 AM	0	0	0	0	1	0	0	1	0	6	0	6	0	1	0	1	8
07:45 AM	0	0	0	0	0	0	0	0	0	3	0	3	0	3	0	3	6
08:00 AM	0	0	0	0	3	0	0	3	0	3	0	3	0	7	0	7	13
Total Volume	0	0	0	0	4	0	0	4	0	14	0	14	0	13	0	13	31
% App. Total	0	0	0	0	100	0	0	100	0	100	0	100	0	100	0	100	
PHF	.000	.000	.000	.000	.333	.000	.000	.333	.000	.583	.000	.583	.000	.464	.000	.464	.596



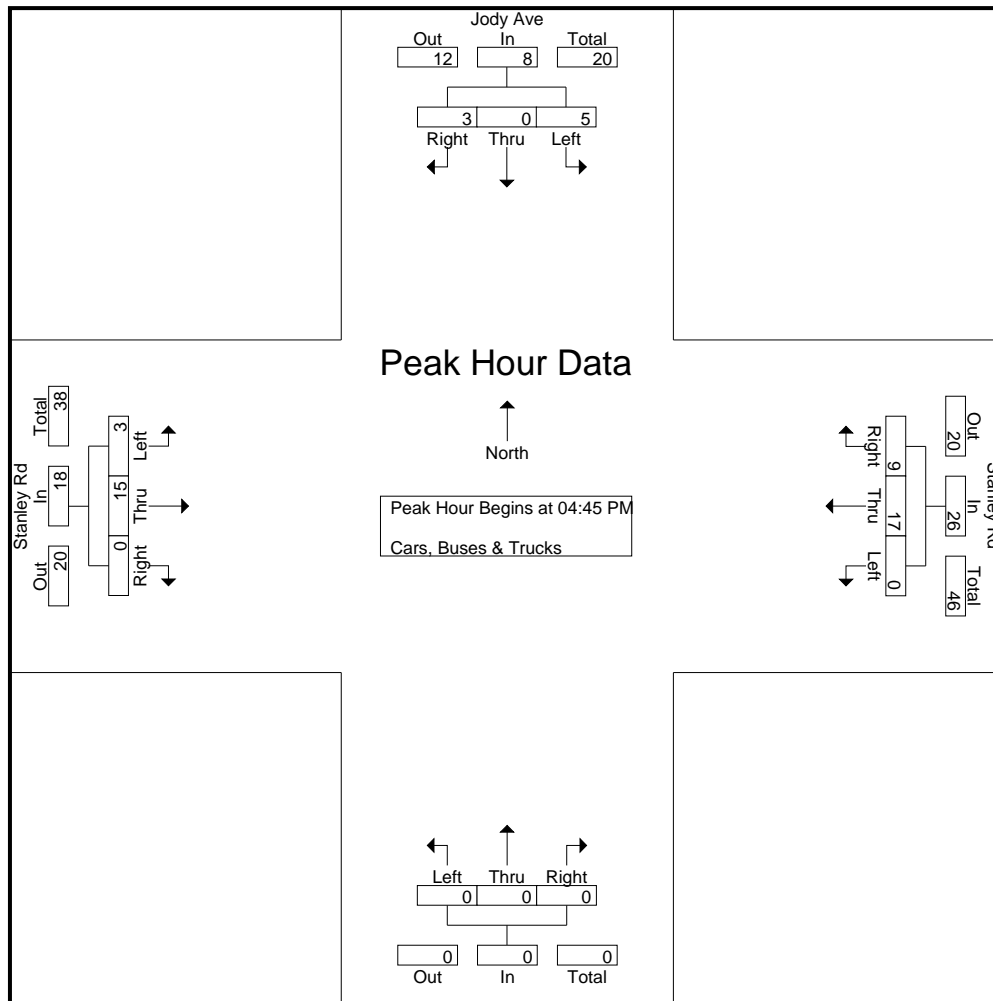
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC DATA
Stanley Rd @ Jody Ave
7-9 am | 4-6 pm

File Name : 20210347
Site Code : 20210347
Start Date : 10/26/2021
Page No : 3

Start Time	Northbound				Jody Ave Southbound				Stanley Rd Eastbound				Stanley Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	2	0	0	2	0	5	0	5	0	5	2	7	14
05:00 PM	0	0	0	0	2	0	0	2	0	3	0	3	0	5	2	7	12
05:15 PM	0	0	0	0	1	0	1	2	1	3	0	4	0	5	2	7	13
05:30 PM	0	0	0	0	0	0	2	2	2	4	0	6	0	2	3	5	13
Total Volume	0	0	0	0	5	0	3	8	3	15	0	18	0	17	9	26	52
% App. Total	0	0	0	0	62.5	0	37.5		16.7	83.3	0		0	65.4	34.6		
PHF	.000	.000	.000	.000	.625	.000	.375	1.00	.375	.750	.000	.750	.000	.850	.750	.929	.929



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Item 3.

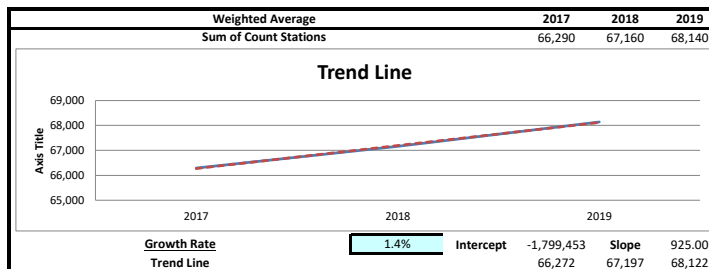
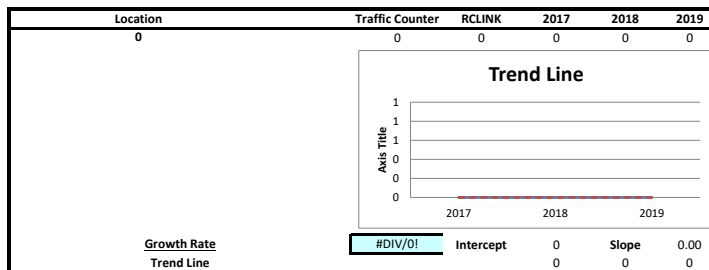
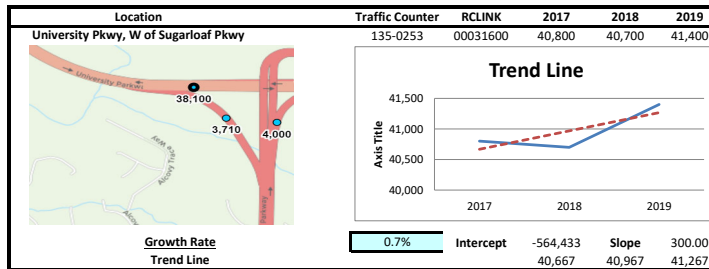
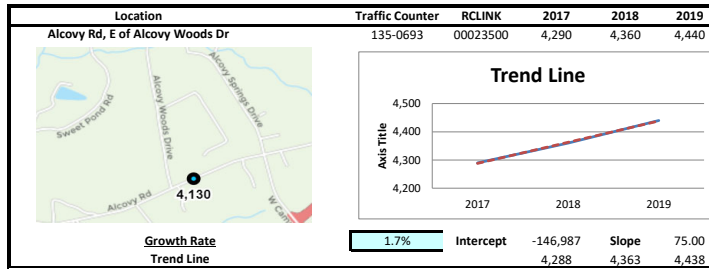
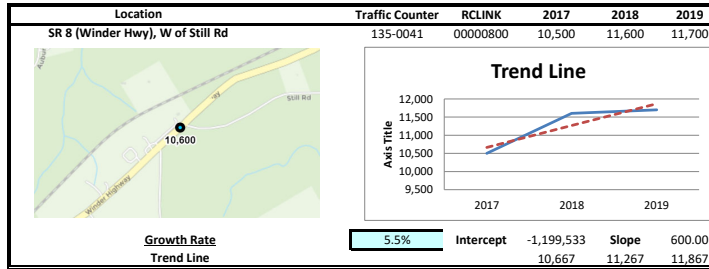
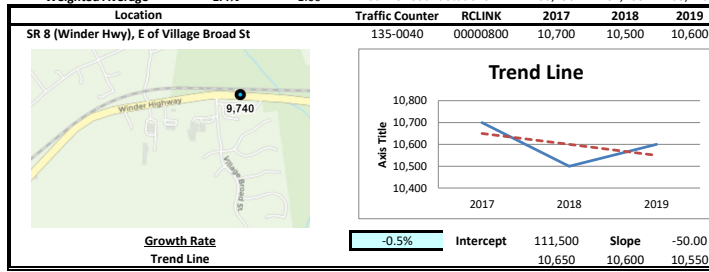
24-Hour Bi-Directional Volume Count on
Stanley Road West of Gregory Lane
Site Code: 20210350
Date Start: 26-Oct-21
Date End: 26-Oct-21

Start Time	26-Oct-21 Tue	Eastbound	Westbound							Total
12:00 AM		1	1							2
01:00		3	3							6
02:00		1	0							1
03:00		2	0							2
04:00		7	4							11
05:00		10	10							20
06:00		11	15							26
07:00		14	10							24
08:00		10	9							19
09:00		10	9							19
10:00		8	10							18
11:00		9	10							19
12:00 PM		14	11							25
01:00		18	14							32
02:00		19	22							41
03:00		22	21							43
04:00		24	18							42
05:00		18	21							39
06:00		9	15							24
07:00		11	9							20
08:00		12	8							20
09:00		6	5							11
10:00		3	6							9
11:00		1	4							5
Total		243	235							478
Percent		50.8%	49.2%							
AM Peak	-	07:00	06:00	-	-	-	-	-	-	06:00
Vol.	-	14	15	-	-	-	-	-	-	26
PM Peak	-	16:00	14:00	-	-	-	-	-	-	15:00
Vol.	-	24	22	-	-	-	-	-	-	43
Grand Total		243	235							478
Percent		50.8%	49.2%							
ADT		ADT 478	AADT 478							

LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019
SR 8 (Winder Hwy), E of Village	-0.5%	0.25	135-0040	00000800	10,700	10,500	10,600
SR 8 (Winder Hwy), W of Still Rc	5.5%	0.81	135-0041	00000800	10,500	11,600	11,700
Alcovy Rd, E of Alcovy Woods D	1.7%	1.00	135-0693	00023500	4,290	4,360	4,440
University Pkwy, W of Sugarloaf	0.7%	0.63	135-0253	00031600	40,800	40,700	41,400

Weighted Average 1.4% 1.00 Sum of Count Stations = 66,290 67,160 68,140



EXISTING INTERSECTION ANALYSIS

Intersection

Int Delay, s/veh 1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	0	14	13	0	4	0
Future Vol, veh/h	0	14	13	0	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	22	0	7	0

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	22	0	45
Stage 1	-	-	22
Stage 2	-	-	23
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1593	-	965
Stage 1	-	-	1001
Stage 2	-	-	1000
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1593	-	965
Mov Cap-2 Maneuver	-	-	965
Stage 1	-	-	1001
Stage 2	-	-	1000

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1593	-	-	-	965
HCM Lane V/C Ratio	-	-	-	-	0.007
HCM Control Delay (s)	0	-	-	-	8.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	3	15	17	9	5	3
Future Vol, veh/h	3	15	17	9	5	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	16	18	10	5	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	28	0	-	0	45 23
Stage 1	-	-	-	-	23 -
Stage 2	-	-	-	-	22 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1585	-	-	-	965 1054
Stage 1	-	-	-	-	1000 -
Stage 2	-	-	-	-	1001 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1585	-	-	-	963 1054
Mov Cap-2 Maneuver	-	-	-	-	963 -
Stage 1	-	-	-	-	998 -
Stage 2	-	-	-	-	1001 -

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1585	-	-	-	995
HCM Lane V/C Ratio	0.002	-	-	-	0.009
HCM Control Delay (s)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	0	14	13	0	4	0
Future Vol, veh/h	0	14	13	0	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	22	0	7	0

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	22	0	-	0	45 22
Stage 1	-	-	-	-	22 -
Stage 2	-	-	-	-	23 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1593	-	-	-	965 1055
Stage 1	-	-	-	-	1001 -
Stage 2	-	-	-	-	1000 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1593	-	-	-	965 1055
Mov Cap-2 Maneuver	-	-	-	-	965 -
Stage 1	-	-	-	-	1001 -
Stage 2	-	-	-	-	1000 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1593	-	-	-	965
HCM Lane V/C Ratio	-	-	-	-	0.007
HCM Control Delay (s)	0	-	-	-	8.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	3	15	17	9	5	3
Future Vol, veh/h	3	15	17	9	5	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	16	18	10	5	3

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	28	0	0 45 23
Stage 1	-	-	- 23 -
Stage 2	-	-	- 22 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1585	-	- 965 1054
Stage 1	-	-	- 1000 -
Stage 2	-	-	- 1001 -
Platoon blocked, %		-	- -
Mov Cap-1 Maneuver	1585	-	- 963 1054
Mov Cap-2 Maneuver	-	-	- 963 -
Stage 1	-	-	- 998 -
Stage 2	-	-	- 1001 -

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1585	-	-	-	995
HCM Lane V/C Ratio	0.002	-	-	-	0.009
HCM Control Delay (s)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection												
Int Delay, s/veh	3.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	0	24	10	6	40	0	27	0	18	4	0	0
Future Vol, veh/h	0	24	10	6	40	0	27	0	18	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	75	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	40	17	10	67	0	45	0	30	7	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	67	0	0	57	0	0	127	127	40	151	144	67
Stage 1	-	-	-	-	-	-	40	40	-	87	87	-
Stage 2	-	-	-	-	-	-	87	87	-	64	57	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1535	-	-	1547	-	-	846	764	1031	816	747	997
Stage 1	-	-	-	-	-	-	975	862	-	921	823	-
Stage 2	-	-	-	-	-	-	921	823	-	947	847	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1535	-	-	1547	-	-	842	759	1031	788	742	997
Mov Cap-2 Maneuver	-	-	-	-	-	-	842	759	-	788	742	-
Stage 1	-	-	-	-	-	-	975	862	-	921	817	-
Stage 2	-	-	-	-	-	-	915	817	-	919	847	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1	9.3	9.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	909	1535	-	-	1547	-	-	788
HCM Lane V/C Ratio	0.083	-	-	-	0.006	-	-	0.008
HCM Control Delay (s)	9.3	0	-	-	7.3	0	-	9.6
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0

Intersection						
Int Delay, s/veh	3.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗		↖	↘	
Traffic Vol, veh/h	36	10	6	19	27	18
Future Vol, veh/h	36	10	6	19	27	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	75	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	11	7	21	29	20

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	50	0	74
Stage 1	-	-	-	-	39
Stage 2	-	-	-	-	35
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1557	-	930
Stage 1	-	-	-	-	983
Stage 2	-	-	-	-	987
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1557	-	925
Mov Cap-2 Maneuver	-	-	-	-	925
Stage 1	-	-	-	-	983
Stage 2	-	-	-	-	982

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	965	-	-	1557	-
HCM Lane V/C Ratio	0.051	-	-	0.004	-
HCM Control Delay (s)	8.9	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	3	46	31	21	36	9	19	0	12	5	0	3
Future Vol, veh/h	3	46	31	21	36	9	19	0	12	5	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	75	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	49	33	23	39	10	20	0	13	5	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	82	0	0	147	150	49	168	178	44
Stage 1	-	-	-	-	-	-	55	55	-	90	90	-
Stage 2	-	-	-	-	-	-	92	95	-	78	88	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1515	-	-	821	742	1020	796	716	1026
Stage 1	-	-	-	-	-	-	957	849	-	917	820	-
Stage 2	-	-	-	-	-	-	915	816	-	931	822	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1558	-	-	1515	-	-	807	729	1020	775	703	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	807	729	-	775	703	-
Stage 1	-	-	-	-	-	-	955	847	-	915	807	-
Stage 2	-	-	-	-	-	-	898	803	-	917	820	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	2.4	9.3	9.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	878	1558	-	-	1515	-	-	853
HCM Lane V/C Ratio	0.038	0.002	-	-	0.015	-	-	0.01
HCM Control Delay (s)	9.3	7.3	0	-	7.4	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	32	31	21	48	19	12
Future Vol, veh/h	32	31	21	48	19	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	75	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	34	23	52	21	13

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	69	0	133 35
Stage 1	-	-	-	-	35 -
Stage 2	-	-	-	-	98 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1532	-	861 1038
Stage 1	-	-	-	-	987 -
Stage 2	-	-	-	-	926 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1532	-	848 1038
Mov Cap-2 Maneuver	-	-	-	-	848 -
Stage 1	-	-	-	-	987 -
Stage 2	-	-	-	-	912 -

Approach	EB	WB	NB
HCM Control Delay, s	0	2.2	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	913	-	-	1532	-
HCM Lane V/C Ratio	0.037	-	-	0.015	-
HCM Control Delay (s)	9.1	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

TRAFFIC VOLUME WORKSHEETS

21-173 - Residential Development on Stanley Road, City of Dacula
Traffic Volumes

A&R Engineering
 November 2021

1. Stanley Rd @ Drwy 1 (W)
A.M. Peak Hour

Condition	Site Driveway 1 (W) Northbound			Jody Avenue Southbound			Stanley Road Eastbound			Stanley Road Westbound			
	L	T	R	L	T	R	L	T	R	L	T	R	Tot
Existing 2021 Counts:	0	0	0	4	0	0	0	14	0	0	13	0	13
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1	1
No-Build 2023 Volumes:	0	0	0	4	0	0	0	14	0	0	13	0	13
Total New Trips:	27	0	18	45	0	0	0	10	10	20	6	27	33
Future 2023 Traffic Volumes:	27	0	18	45	4	0	0	24	10	34	6	40	46

P.M. Peak Hour

Condition	Site Driveway 1 (W) Northbound			Jody Avenue Southbound			Stanley Road Eastbound			Stanley Road Westbound			
	L	T	R	L	T	R	L	T	R	L	T	R	Tot
Existing 2021 Counts:	0	0	0	5	0	3	3	15	0	18	0	17	26
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1	1
No-Build 2023 Volumes:	0	0	0	5	0	3	3	15	0	18	0	17	26
Total New Trips:	19	0	12	31	0	0	0	31	31	62	21	19	40
Future 2023 Traffic Volumes:	19	0	12	31	5	0	3	46	31	80	21	36	66

21-173 - Residential Development on Stanley Road, City of Dacula
Traffic Volumes

A&R Engineering
November 2021

2. Stanley Rd @ Drwy 2 (E)
A.M. Peak Hour

Condition	Site Driveway 2 (E) Northbound			-			Southbound			Stanley Road Eastbound			Stanley Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
	Tot			Tot			Tot			Tot			Tot		
Existing 2021 Counts:	0	0	0	0	0	0	0	0	0	0	18	0	18	0	13
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
No-Build 2023 Volumes:	0	0	0	0	0	0	0	0	0	0	18	0	18	0	13
Total New Trips:	27	0	18	45	0	0	0	0	0	0	18	10	28	6	6
Future 2023 Traffic Volumes:	27	0	18	45	0	0	0	0	0	0	36	10	46	6	19

P.M. Peak Hour

Condition	Site Driveway 2 (E) Northbound			-			Southbound			Stanley Road Eastbound			Stanley Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
	Tot			Tot			Tot			Tot			Tot		
Existing 2021 Counts:	0	0	0	0	0	0	0	0	0	0	20	0	20	0	26
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
No-Build 2023 Volumes:	0	0	0	0	0	0	0	0	0	0	20	0	20	0	27
Total New Trips:	19	0	12	31	0	0	0	0	0	0	12	31	43	21	21
Future 2023 Traffic Volumes:	19	0	12	31	0	0	0	0	0	0	32	31	63	21	48

Memorandum

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

From: Brittini Nix, Director of Planning and Economic Development

Date: October 26, 2021

Subject: Rezoning Case: 2021-CD-RZ-06

Proposed Zoning: C-2 General Business District

Existing Zoning: R-1200 Single-Family Residential District

Size: 12.03 acres

Proposed Use: General Commercial

Applicant: City of Dacula
442 Harbins Road
Dacula, Georgia 30019
770-963-7451

Owner: City of Dacula
442 Harbins Road
Dacula, Georgia 30019
770-963-7451

Location: LL 301 - 5th District, Parcels 009, 009A, and 010

Existing Land Use and Zoning:

The subject property is located within the southwest quadrant of the Harbins Road and Sanjo Street intersection and extends to the northeast quadrant of the McMillan Road and Sanjo Street intersection. Furthermore, the site is across the street from Dacula City Hall located along Harbins Road. The undeveloped site has three (3) road frontages: Harbins Road, Sanjo Street, and McMillan Road. Properties zoned R-1200 Single-Family Residential District are located to the north, south, and west of the subject property. A combination of low-density residential and institutional properties are located to the east.

The Proposed Development:

The applicant has requested to rezone the 12.03-acre property from R-1200 Single-Family Residential District to C-2 General Business District. While a proposed end use is not known at this time, the application materials state a commercial use would be more appropriate for master planning purposes considering the property's location. Specifically, the property is located along an emerging commercial corridor and contains three (3) roads

frontages, which provides a unique opportunity for roadway interconnectivity. The potential for interconnectivity and pedestrian accessibility offers the property distinctive attributes that would be suitable for various future commercial uses. The rezoning would provide the City flexibility to use the property in a manner most beneficial to the health, safety and welfare of the citizens of the City.

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

Summary:

Zoning the property for general commercial use would be consistent with the City of Dacula's 2019 update to the Comprehensive Plan and the nature of an emerging commercial corridor. As such, the Department hereby recommends that the requested rezoning for C-2 General Business District be approved at this location.

Comprehensive Plan:

The subject parcel is designated as Neighborhood Commercial on Dacula's 2030 Future Development Map in the City of Dacula Comprehensive Plan.

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

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

The proposed commercial zoning could be considered suitable, as it is located along an emerging commercial corridor and near public facilities.

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

No, the usability of adjacent or nearby properties should not be diminished should the request be approved.

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

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

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

schools?

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

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

The requested C-2 zoning is consistent with the Neighborhood Commercial designation of the 2030 Future Land Use Map, which further indicates that the requested C-2 zoning should be approved.

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

The subject property is easily accessible due to the multiple roadway frontages and close proximity to public facilities, making it an ideal location for future commercial uses.

Recommendation:

The Department notes the Planning Commission unanimously recommended approval with conditions at the Public Hearing on October 25, 2021.

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

1. The following uses in the C-2 Zoning district shall be prohibited and made part of the owner's restrictive covenants: Adult entertainment establishments, automotive body repair shops, automotive muffler, brake, tune-up, oil change, repair shops or tire stores, automotive sales or service facilities, boat sales establishments, boarding and rooming houses, building supply centers, contractor's offices with outdoor storage, equipment rental sales or service, hotels or motels, lawnmower repair shops, storage lots, machine/welding/radiator repair shops, mobile home leasing or sales lots, taxicab or limousine services, vehicle rental establishments.
2. No outdoor storage shall be permitted.
3. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
4. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
5. A 5-foot wide sidewalk shall be constructed/replaced on the property frontage of Harbins Road, McMillan Road, and Sanjo Street.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
7. Human sign spinners and/or twirlers shall be prohibited.



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>City of Dacula</u>	NAME <u>City of Dacula</u>
ADDRESS <u>442 Harbins Road</u>	ADDRESS <u>442 Harbins Road</u>
CITY <u>Dacula</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u> ZIP <u>30019</u>	STATE <u>Georgia</u> ZIP <u>30019</u>
PHONE <u>770-963-7451</u> FAX <u>770-513-2187</u>	PHONE <u>770-993-7451</u> FAX <u>770-513-2187</u>

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

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

CONTACT PERSON Trey King, Mayor
 COMPANY NAME City of Dacula
 ADDRESS 442 Harbins Road, Dacula, GA 30019
 PHONE 770-963-7451 FAX 770-513-2187

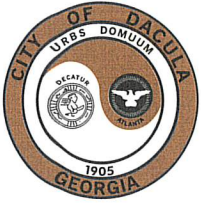
PRESENT ZONING DISTRICT(S) R-1200 REQUESTED ZONING DISTRICT C-2
 LAND LOT(S) 301 PARCEL # 009, 009A, 010 DISTRICT(S) 5 ACREAGE 12.03
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED general commercial

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS <u>0</u>	NO. OF BUILDINGS/LOTS <u>0</u>
DWELLING UNIT SIDE (SQ. FT.) <u>0</u>	TOTAL GROSS SQ. FEET <u>0</u>

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 2021-CD-RZ-06



FAX: (770) 513-2187

City of Dacula

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

Item 4.

Phone: (770) 963-7451

September 7, 2021

On behalf of the City of Dacula, I have submitted an application to rezone 431 Harbins Road (R5301 009, R5301 009A, and R5301 010) from R-1200 Single-Family Residential District to C-2 General Business District. A commercial use would be more appropriate considering the property's access to multiple road frontages, the close proximity to City Hall, and the location within an emerging commercial corridor. At this time, the City does not have a particular commercial use proposed for the site.

If you have any questions, please contact me at 770-963-7451.

Best Regards,

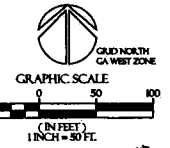
Trey King, Mayor
City Of Dacula
442 Harbins Road
P.O. Box 400
Dacula, Georgia 30019

SURVEYOR'S CERTIFICATION BOX
 This plat is a reconfirmation 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. 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, OR 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 15-8-67.

GEORGIA
 LAND SURVEYORS
 CHRIS WATKINS
 8/1/24

LEGEND	ABBREVIATIONS
○ UTILITY POLE (UP)	INV INVERT ELEVATION
○ GUY WIRE	CMR CORRUGATED METAL PIPE
○ LIGHT POLE (LP)	CPV CORRUGATED PLASTIC PIPE
○ FLAG POLE (FP)	RCP REINFORCED CONCRETE PIPE
○ FINE HYDANT (FH)	DP DUCTILE IRON PIPE
○ FINE HYDANT (FH)	DFP FINISHED FLOOR ELEVATION
○ SIGN	TMV TEMPORARY BENCHMARK
○ JUNCTION BOX (JB)	OV GAS VALVE
○ DRAIN INLET (DI)	CB COMMUNICATIONS BOX
○ WATER VALVE (WV)	UGM UNDERGROUND CABLE MARKER
○ ROOF DRAIN (RD)	GLM GAS LINE MARKER
○ CLEAN OUT (CO)	WLM WATER LINE MARKER
○ WATER METER (WM)	PLM PLAT BOOK
○ SANITARY MANHOLE	DB DEED BOOK
○ IRON PIN FOUND	NSM NOW OR FORMERLY
○ CONCRETE	SSM SANITARY SEWER MANHOLE
○ WALL	DWS DOUBLE WIND CATCH BASIN
○ HEAD WALL (HW)	SWCS SINGLE WIND CATCH BASIN
○ FENCE LINE	CONC CONCRETE
○ TREE LINE	FLD PLANNED END SECTION
○ HANDICAP RAMP	OPM OPEN TOP PIPE
○ CURB AND GUTTER	CTP POINT OF BEGINNING

- REFERENCES:
 1. PLAT BOOK Q, PAGE 254
 2. PLAT BOOK 36, PAGE 133
 3. PLAT BOOK J, PAGE 2088



GENERAL NOTES:

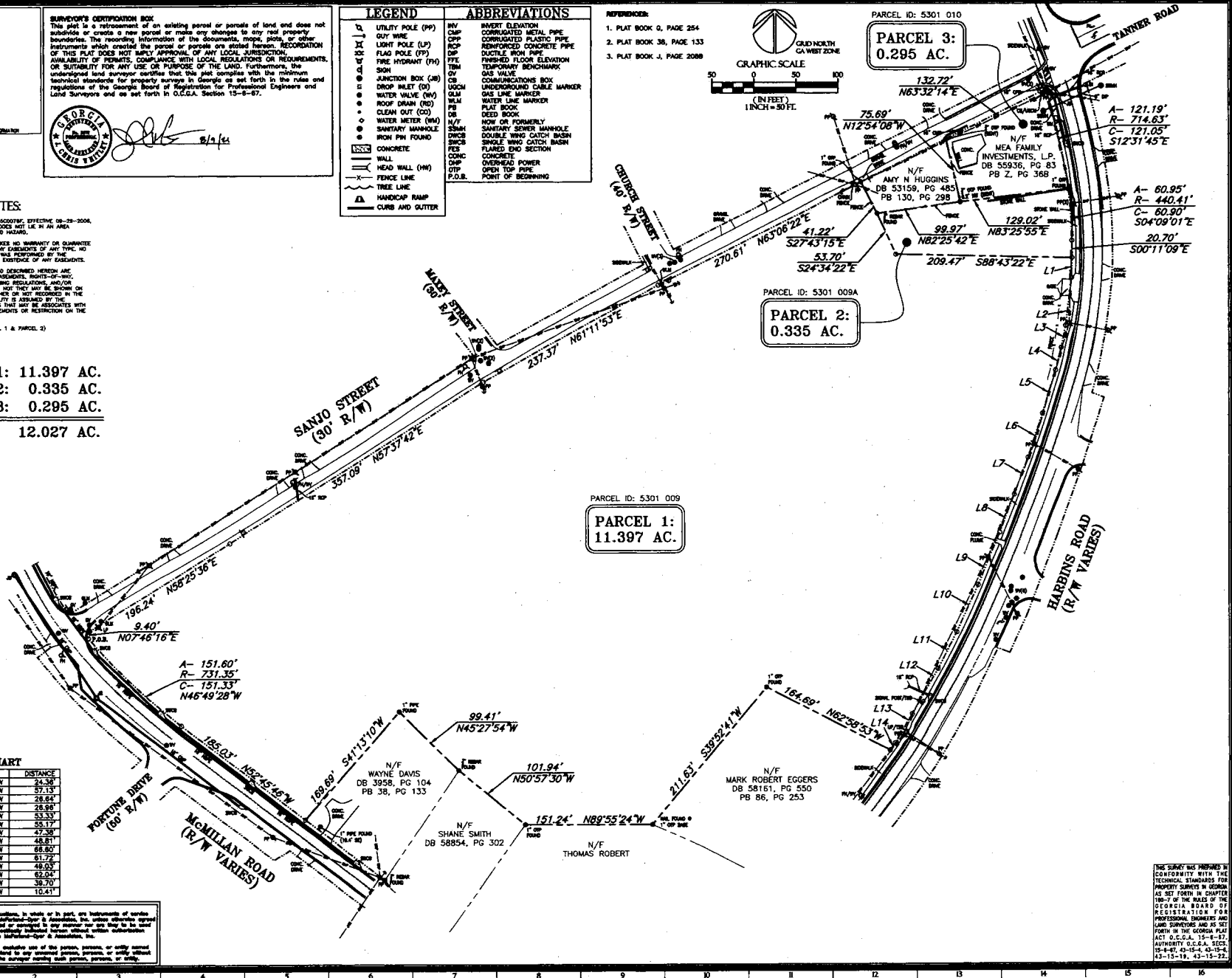
1. PERMITS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING ORDINANCES, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR OTHER INSTRUMENTS WHICH MAY BE ON FILE WITH THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSSES THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY GASOLINES OR RESTRICTION ON THE USE OF THE PROPERTY.
2. THE PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY KIND. AN ABSTRACT OF TITLE SEARCH HAS BEEN CONDUCTED BY THE SURVEYOR TO REVEAL THE EXISTENCE OF ANY EASEMENTS.
3. THE PERMITS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING ORDINANCES, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR OTHER INSTRUMENTS WHICH MAY BE ON FILE WITH THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSSES THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY GASOLINES OR RESTRICTION ON THE USE OF THE PROPERTY.
4. ZONING: R-1200 (PARCEL 1 & PARCEL 2)

PARCEL 1: 11.397 AC.
 PARCEL 2: 0.335 AC.
 PARCEL 3: 0.295 AC.
TOTAL: 12.027 AC.

LINE CHART

LINE	BEARING	DISTANCE
L1	S 01°23'48" W	24.36
L2	S 07°14'07" W	57.13
L3	S 11°14'50" W	28.84
L4	S 14°42'24" W	28.84
L5	S 17°08'11" W	53.33
L6	S 18°25'10" W	55.17
L7	S 20°12'22" W	47.38
L8	S 20°41'14" W	48.81
L9	S 22°31'27" W	66.80
L10	S 24°20'17" W	81.72
L11	S 26°12'52" W	48.03
L12	S 30°00'31" W	62.04
L13	S 30°24'51" W	36.70
L14	S 32°08'48" W	10.41

This plat and permitted representations, in whole or in part, are instruments of service and are the sole property of International-Order of Association, Inc. unless otherwise agreed to. They shall not be reproduced or changed in any manner nor any thing to be used for any purpose other than specifically indicated herein without written authorization from and due compensation to International-Order of Association, Inc.
 This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unshown person, persons, or entity without the express authorization of the surveyor naming said person, persons, or entity.



MDA
 MCDERMOTT DESIGN & ARCHITECTS
 1000 W. BROAD ST., SUITE 1000
 ATLANTA, GA 30308
 TEL: 404.525.1100
 FAX: 404.525.1101
 WWW.MDA-ARCHITECTS.COM

DATE	DESCRIPTION
08/01/2024	BOUNDARY SURVEY

CITY OF DACULA
 (PARCEL 5301 009 & 5301 009A)
 ALL SURVEY INSTRUMENTS MUST BE FILED WITH THE CLERK OF SUPERIOR COURT, COUNTY OF DACULA, GEORGIA.

BOUNDARY SURVEY
 SHEET 1 OF 1

EXHIBIT "A"**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 301, 5th District, City of Dacula, Gwinnett County, Georgia, being more particularly described as follows:

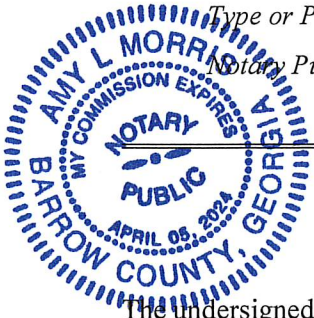
BEGINNING at the southeasterly end of the mitered intersection of the northeasterly right of way of McMillan Road (right of way varies) the southeasterly right of way of Sanjo Street (30 foot right of way), that is the **POINT OF BEGINNING**; thence along said miter North 07°46'16" East a distance of 9.40 feet to a point located at the northeasterly end of said mitered intersection; thence along the right of way of Sanjo Street the following courses and distances: North 58°25'36" East a distance of 196.24 feet to a point; thence North 57°37'42" East a distance of 357.09 feet to a point; thence North 61°11'53" East a distance of 237.37 feet to a point; thence North 63°06'22" East a distance of 270.61 feet to a point; thence leaving said right of way South 27°43'15" East a distance of 41.22 feet to a point; thence North 82°25'42" East a distance of 99.97 feet to a point; thence North 12°54'08" West a distance of 75.69 feet to a point located on the southerly right of way of Sanjo Street; thence along said right of way North 63°32'14" East a distance of 132.72 feet to a point located at the intersection of the southerly right of way of Sanjo Street and northwesterly right of way of Harbins Road (right of way varies); thence along the right of way of Harbins Road the following courses and distances: 121.19 feet along a curve to the right, said curve having a chord of South 12°31'45" East 121.05 feet and a radius of 714.63 feet to a point; thence 60.95 feet along a curve to the right, said curve having a chord of South 04°09'01" East 60.90 feet and a radius of 440.41 feet to a point; thence South 00°11'09" East a distance of 20.70 feet to a point; thence South 01°25'48" West a distance of 24.36 feet to a point; thence South 07°14'07" West a distance of 57.13 feet to a point; thence South 11°14'50" West a distance of 26.64 feet to a point; thence South 14°41'24" West a distance of 26.96 feet to a point; thence South 17°06'11" West a distance of 53.33 feet to a point; thence South 18°25'15" West a distance of 55.17 feet to a point; thence South 20°12'27" West a distance of 47.38 feet to a point; thence South 20°41'14" West a distance of 48.81 feet to a point; thence South 22°31'27" West a distance of 66.60 feet to a point; thence South 24°20'12" West a distance of 61.72 feet to a point; thence South 26°57'55" West a distance of 49.03 feet to a point; thence South 30°00'31" West a distance of 62.04 feet to a point; thence South 30°54'51" West a distance of 39.70 feet to a point; thence South 35°08'48" West a distance of 10.41 feet to a point; thence leaving said right of way North 62°58'53" West a distance of 164.69 feet to a point; thence South 39°52'41" West a distance of 211.63 feet to a point; thence North 89°55'24" West a distance of 151.24 feet to a point; thence North 50°57'30" West a distance of 101.94 feet to a point; thence North 45°27'54" West a distance of 99.41 feet to a point; thence South 41°13'10" West a distance of 169.69 feet to a point located on the northeasterly right of way of McMillan Road; thence along said right of way the following courses and distances: North 52°45'46" West a distance of 185.03 feet to a point; thence 151.60 feet along a curve to the right, said curve having a chord of North 46°49'28" West 151.33 feet and a radius of 731.35 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 12.027 Acres.

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 Trey King Date 9/8/2021
Type or Print Name/Title Trey King, Mayor

Notary Public Amy L Morris Date 9/8/2021

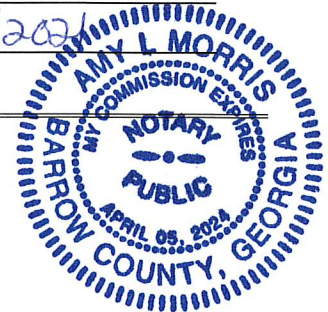


PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner Trey King Date 9/8/2021
Type or Print Name/Title Trey King, Mayor

Notary Public Amy L Morris Date 9/8/2021



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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

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

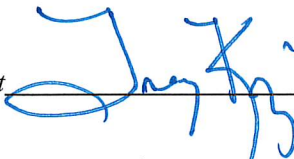
If the answer is Yes, please complete the following section:

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

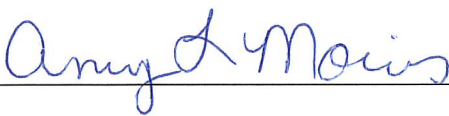
(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

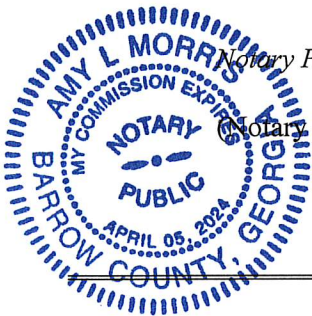
CONFLICT OF INTEREST CERTIFICATION

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 9/8/2021
Type or Print Name/Title Trey King, Mayor

Signature of Applicant' Attorney _____ Date _____
Type or Print Name/Title _____

Notary Public  Date 9/8/2021



(Notary Seal)

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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

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 September 7, 2021 APPLICANT Trey King, Mayor

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, a general commercial use is suitable across from City Hall and is compatible with the nature of an emerging commercial corridor.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, the proposed commercial zoning would not be expected to adversely affect nearby properties.

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

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No, the proposed use is not expected to create excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes, the Land Use Plan shows the property as Neighborhood Commercial, which is consistent with the requested General Business District zoning.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: The property has multiple road frontages, is located across from City Hall, and is within an emerging commercial corridor.

Adjoining Property Owner List for 431 Harbins Road

Property Owner	Physical Address	Mailing Address
Amy N. Huggins	2462 Sanjo Street	2462 Sanjo Street, Dacula, GA 30019
Mark Robert Eggers	461 Harbins Road	461 Harbins Road, Dacula, GA 30019
Robert Thomas	446 McMillan Road	PO Box 162, Dacula, GA 30019
Shane J Smith	436 McMillan Road	436 McMillan Road, Dacula, GA 30019
L. Wayne Davis etal.	426 McMillan Road	426 McMillan Road, Dacula, GA 30019

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 1, 2021
TO: Amy N. Huggins
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)
FROM: City of Dacula
RE: Proposed Rezoning Case #: 2021-CD-RZ-06

Property Location: 5th District, Land Lot 301 Parcel 009, 009A, and 010

LOCATION/ADDRESS: 431 Harbins Road

You are hereby notified that an application a zoning change from R-1200 Single-Family Residential District to C-2 General Business District has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on October 25, 2021 at 6:30 P. M. in the Council Chambers.
(date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on November 4, 2021 at 7:00 P. M. in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 1, 2021
TO: Mark Robert Eggers
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)
FROM: City of Dacula
RE: Proposed Rezoning Case #: 2021-CD-RZ-06

Property Location: 5th District, Land Lot 301 Parcel 009, 009A, and 010

LOCATION/ADDRESS: 431 Harbins Road

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(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 1, 2021
TO: Robert Thomas
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)
FROM: City of Dacula
RE: Proposed Rezoning Case #: 2021-CD-RZ-06

Property Location: 5th District, Land Lot 301 Parcel 009, 009A, and 010

LOCATION/ADDRESS: 431 Harbins Road

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(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 1, 2021
TO: Shane J. Smith
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)
FROM: City of Dacula
RE: Proposed Rezoning Case #: 2021-CD-RZ-06

Property Location: 5th District, Land Lot 301 Parcel 009, 009A, and 010

LOCATION/ADDRESS: 431 Harbins Road

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(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: October 1, 2021
TO: L. Wayne Davis etal.
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)
FROM: City of Dacula
RE: Proposed Rezoning Case #: 2021-CD-RZ-06

Property Location: 5th District, Land Lot 301 Parcel 009, 009A, and 010

LOCATION/ADDRESS: 431 Harbins Road

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(date)

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

Thank you.

Mayor to succeed Hugh D. King III/Miembro del Consejo Para Suceder A Hugh D. King III:

Hugh D. King III – 309

Wade Anthony – 165

No Vote /*No Voto* – 0Voided/Spoiled Ballots/*Anulado /Papeleta Estropeado* – 1Write-Ins/*Escritos* – 1**Council Member to succeed Daniel Spain/Miembro del Consejo Para Suceder A Daniel Spain:**

Daniel Spain – 388

No Vote /*No Voto* – 92Voided/Spoiled Ballots/*Anulado /Papeleta Estropeado* – 1Write-Ins/*Escritos* – 2**Council Member to succeed Denis W. Haynes, Jr./Miembro del Consejo Para Suceder A Denis W. Haynes, Jr.:**

Denis W. Haynes, Jr. – 391

No Vote /*No Voto* – 92Voided/Spoiled Ballots/*Anulado /Papeleta Estropeado* – 0Write-Ins /*Escritos* – 2**Provisional Ballots Rejected/Papeletas Provisional Rechazados– 69****Spoiled Ballots/Papeletas Estropeado – 1****Total Ballots Issued/Total de votos emitidos – 546*******These results are now certified.*******Estos resultados ahora estan certificados.**



**FY 2022
BUDGET**

City of Dacula



TABLE OF CONTENTS

<u>Budget Memo</u>	1
<u>Budget Calendar</u>	2
<u>Budget Ad</u>	3
<u>5-Year Capital Improvements Program</u>	4
<u>Line-Item Budget</u>	11
<u>Budget Resolution</u>	21

Budget Memo

CITY OF DACULA

OFFICE OF
THE MAYOR

442 Harbins Road
Post Office Box 400
Dacula, GA 30019

Telephone: 770-963-7451

Fax: 770-513-2187

Website: www.daculaga.gov

Memo

Dear Citizens:

I am pleased to present to you the Annual Operating and Capital Budget for the 2022 Fiscal Year. In accordance with Georgia Law and the Code of Ordinances for the City of Dacula, this budget is presented for adoption by the City Council on December 2, 2021, for Fiscal Year 2022 beginning January 1 and ending December 31.

Citizen input for this budget will be received at public hearings on November 4 and December 2, 2021.

Goals established by the City Council guided the development of the 2022 budget.

Key points in the budget:

- The property tax millage rate remained consistent at 4.806 mills since 2017.
- Dacula's managed recycling service for one full year.
- Delivery of the Sanitation Department's Freightliner for recycling service expected February 2022.
- In-house real estate tax collection and sanitation billing services.

The City will also face a number of difficult budget issues in the coming year. Such as discovering new and innovative ways to utilize grant funding for capital projects. This grant funding includes the American Rescue Plan Act (ARPA).

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

My thanks also go to each member of the Council for their hard work, thoroughness, and thoughtful contributions during the development of the FY 2022 Budget.

Very truly yours,

Hugh D. King, III
Mayor

FISCAL YEAR 2022 BUDGET CALENDAR

DATE(S) / TIMELINE	ACTIVITY
Phase 1	PHASE 1—STRATEGY FORMULATION (FY 2022 BUDGET PREP DISTRIBUTION)
August 4	FY 2022 Budget request worksheets, instructions, and guidelines distributed to department heads.
Phase 2	PHASE 2—NEEDS ASSESSMENT, REVIEW & DEVELOPMENT OF FY 2022 BUDGET
August 23 - August 27	The City Administrator and the Finance Director hold conferences with the department heads to finalize any changes with the individual budgets.
September 6	Labor Day Holiday
September 7 – September 10	The City Administrator and the Finance Director review Departmental FY 2022 budget requests and make any adjustments deemed necessary.
September 13 – September 17	The City Administrator and the Finance Director meet with Mayor & Council to review Departmental FY 2022 budget requests and make any adjustments deemed necessary.
September 20 – September 24	Finance Director assembles budget requests, compares with revenue estimates, and compiles a preliminary budget document.
September 27	Advertise 1 st Public Hearing
Phase 3	PHASE 3—CITY COUNCIL BUDGET DISCUSSIONS & FINAL BUDGETARY DECISIONS FOR FY 2022
October 7	Present preliminary budget to Council.
October 8 – October 29	FY 2022 Budget Meetings as needed to refine the 2022 Budget and 2021 Amended Budget.
November 1	Advertise FY 2022 Budget information and availability of budget; public hearing date and planned date adoption.
November 4	FY 2022 Proposed Budget submitted to Mayor & Council and made available to the public. First Public Hearing.
Phase 4	PHASE 4 – ADOPTION & IMPLEMENTATION OF FY 2022 BUDGET
December 2	2 nd Public Hearing. FY 2022 Budget – Final review and any last revisions. Adopt FY 2022 Budget Resolution
December 3	Print final Budget Document and send copies to department heads and Council members.
January 1, 2022	FY 2022 Budget is in effect.

CITY OF DACULA, GEORGIA
FISCAL YEAR 2021 BUDGET ADJUSTMENTS (FY21)
& 2022 (FY22) BUDGET REVIEW & ADOPTION

PUBLIC HEARING ON FY21 BUDGET ADJUSTMENTS & FY22 BUDGET: A Public Hearing on the Proposed FY22 Budget and the FY21 Budget Adjustments is scheduled for **Thursday, November 4, 2021 at 6:30 p.m.** in the City Hall Council Chambers located at 442 Harbins Road, Dacula, Georgia. At this meeting, the Mayor and Council will receive both written and oral comments about the Annual Operating and Capital Budget for the City of Dacula, Georgia. All citizens are urged to attend.

RECOMMENDED BUDGET AVAILABLE FOR REVIEW: The Proposed FY22 Budget and the FY21 Budget Adjustments will be available for public review during normal office hours Monday - Friday between 8:30 a.m. - 5:00 p.m. at Dacula City Hall.

BUDGET REVIEW: The Mayor and Council of the City of Dacula are scheduled to review the Proposed FY22 Budget and the FY21 Budget Adjustments on the following dates:

November 4, 2021 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

December 2, 2021 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

BUDGET ADOPTION: The Mayor and Council of the City of Dacula are scheduled to adopt the FY22 Budget and the FY21 Budget Adjustments at their regular monthly meeting on Thursday, December 2, 2021. The meeting will be held at 7:00 p.m. in the City Hall Council Chambers located at 442 Harbins Road, Dacula, Georgia.

Dates of Publication: October 6, 2021; October 20, 2021; November 10, 2021; November 24, 2021

CITY OF DACULA

5 - YEAR CAPITAL IMPROVEMENTS PROGRAM

(2020 - 2024)



5 - Year Capital Improvements Program (2020 – 2024)

A five-year capital improvements program (CIP) is a list of all capital improvements proposed and completed within a specified five-year period (2020 – 2024). The CIP contains project descriptions, need assessments, cost estimates, financing methods, projected time lines, and estimated annual maintenance for each listed project. Staff continually updates the City's CIP as projects progress and as the City's needs evolve. All future projects within the CIP are projections and are subject to revision based on need assessments.

Staff is presenting the current five-year capital improvements program concurrently with the FY-2022 Budget and FY-2021 Budget Adjustment as a tool to anticipate the future financial needs of upcoming projects.

Year One - 2020						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Maple Creek Park (trail & parking)	Repave parking area Repave walking trail	Repaving and repairs needed due to age	\$227,341.20	IGA Endowment	Spring 2020	Mulch / vegetation - \$500 to \$750
Church Street	Asphalt replacement Sidewalk replacement Storm drainage improvements Four-way stop installation	Repairs needed due to age of road and improper initial sidewalk installation	\$729,042.50	CDBG SPLOST LMIG	Spring 2020	Drainage maintenance - \$750 to \$1,000
City Hall Storage Building	Building renovation Safety & convenience updates	Improvements needed for structural integrity and proper document storage	\$65,965.00	SPLOST	Summer 2020	Electrical - \$500 to \$750
Maintenance Facility Parking Area	Install concrete parking area Expand outside storage area	Parking area was not paved during original construction	\$427,987.22	SPLOST	2020	\$500

Year Two - 2021						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Robin Ridge Drive Joey Court Tecca Court	Mill and re-top asphalt Add sidewalk on north side of Robin Ridge Drive	Repairs needed due to age of road	\$493,500.00	SPLOST	Summer 2021	\$750 - \$1,000
Maple Creek Park	Install new playground equipment and exercise stations Tee box improvements Other convenience improvements	Update equipment Increase exercise capability Add multi-use trail	\$500,000.00	Endowment	Fall / Winter 2021	\$2,000 - \$3,000
ADA Compliance Renovations	Renovate restrooms, cabinetry, ADA access, signage, shelving, and provide services per ADA requirements	Handicap ramps, signage Door thresholds, ADA access Protruding objects Door adjustments & switches	\$127,915.91	SPLOST	Summer 2021	\$500
Demolition - 165 Dacula Road	Demolition of City owned structure	Remove existing residential home Prepare property for future economic development	\$45,518.56	Endowment	Summer 2021	\$500

Year Three - 2022						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Brookton Station Subdivision Fortune Drive Luna Court Charlyne Way Alton Frank Way Charesa Lane Kale Court	Milling, repaving, and sidewalk repair	Repairs needed due to age of road and sidewalk	\$674,000.00	SPLOST, LMIG, CDBG	Spring / Summer 2022	\$2,500
Gateway Signage #1	Beautify right-of-ways	Determine location(s)	\$100,000.00	Endowment Funds	Spring / Summer 2021	Landscape maintenance - \$750
Sewer Tie-in at City Hall	Install sewer hookup to Gwinnett County Sanitary Sewer	Abandon septic system and utilize Gwinnett County Public Services	\$115,000.00	SPLOST	Fall 2022	\$900 (Utility Fee)
Sewer Line on McMillan Road	Sewer line from US 29 to City PMUD	Sewer access to City development	\$600,000.00	ARPA Funds	Fall / Winter 2023	\$0

Year Four - 2023						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Gateway Signage #2	Beautify right-of-ways Designate City boundaries	Determine locations Sign, style, and color	\$100,000.00	Endowment	Spring / Summer 2023	Landscape maintenance - \$750
City PMUD Construction	Master municipal development	Grading / construction	TBD	TBD	Spring - Winter 2023	
Brookton Place Subdivision (Phase I) Williams Farm Drive Torrey Place Hannah Court	Patch and re-top as needed	Repairs needed due to age of road	\$498,308.00	SPLOST / LMIG	Spring / Summer 2022	\$2,500
Brookton Place Subdivision (Phase II) Kristi Beth Court Katie Lynne Lane Nathan Timothy Court Winky Bluff James Henry Drive Sam Calvin Drive Peter Josiah Court	Patch and re-top as needed	Repairs needed due to age of road	\$921,312.00	TBD	Summer / Fall 2022	\$3,000
Brookton Downs Subdivision Brookton Drive Brookton Lane Brookton Woods Way	Patch and re-top as needed	Repairs needed due to age of road	\$498,308.00	SPLOST / LMIG	Spring / Summer 2023	\$2,500

Year Five - 2024						
Project Name	Description	Needs Assesment	Cost Estimate	Financing	Time Schedule	Annual Maintenance / Operation Cost
Brookton Downs Subdivision Brookton Drive Brookton Lane Brookton Woods Way	Patch and re-top as needed	Repairs needed due to age of road	\$498,308.00	SPLOST / LMIG	Spring / Summer 2023	\$2,500
Dacula Crossing Subdivision Dacula Ridge Drive Dacula Court	Asphalt replacement Storm drainage improvements	Replacement of aging roadways	\$278,826.00	SPLOST	Winter 2021	\$750 - \$1,000



CITY OF DACULA

ANNUAL BUDGET FISCAL YEAR 2022

Public Hearing Dates: November 4, 2021 & December 2, 2021

BUDGET FY 2022				
REVENUE	GENERAL FUND - 100			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
311100	Real Property Taxes - Current Year	\$ 1,100,000.00	\$ 1,000,000.00	\$ 1,000,000.00
311300	Personal Property Taxes - Current Year	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
319000	Penalties & Interest Real & Personal Property	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
311310	Motor Vehicle Taxes	\$ 200,000.00	\$ 110,000.00	\$ 110,000.00
311320	Mobile Home Taxes	\$ 100.00	\$ 185.00	\$ 100.00
311340	Recording Tax (Intangibles)	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00
311600	Real Estate Transfer Tax	\$ 15,600.00	\$ 15,600.00	\$ 15,600.00
311700	Franchise Taxes	\$ 400,000.00	\$ 405,000.00	\$ 410,000.00
314200	Alcohol Beverage Excise Tax	\$ 240,000.00	\$ 220,000.00	\$ 220,000.00
314300	Alcohol Beverage Tax by the Drink	\$ 20,000.00	\$ 12,000.00	\$ 12,000.00
316100	Occupational Tax (Business Licenses)	\$ 100,000.00	\$ 108,000.00	\$ 110,000.00
316200	Insurance Premium Tax	\$ 360,000.00	\$ 359,000.00	\$ 350,000.00
316300	Financial Institution Tax	\$ 45,000.00	\$ 48,000.00	\$ 40,000.00
321100	Alcohol Licenses	\$ 62,400.00	\$ 62,400.00	\$ 62,400.00
321700	Insurance Company Licenses	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00
322200	Permits issued by Planning Dept	\$ 335,000.00	\$ 250,000.00	\$ 159,500.00
331152	CDBG	\$ 675,000.00	\$ -	\$ -
334100	LMIG Georgia DOT	\$ -	\$ 70,495.52	\$ -
341910	Elections - Qualifying Fee	\$ -	\$ 924.00	\$ 800.00
351160	Municipal Fines	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00
361000	Interest Revenues	\$ 1,700.00	\$ 1,700.00	\$ 11,000.00
GENERAL FUND Revenue Totals:		\$ 3,684,400.00	\$ 2,792,904.52	\$ 2,627,000.00
BUDGET FY 2022				
EXPENDITURES	GENERAL FUND - 100			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
	DEPARTMENT: COUNCIL			
1110	Council: Salaries	\$ 28,400.00	\$ 28,400.00	\$ 28,400.00
1110	Council: Taxes: FICA, FUTA, Medicare	\$ 2,382.00	\$ 2,382.00	\$ 2,382.00
1110	Council: Travel Expenditures	\$ 7,000.00	\$ 5,000.00	\$ 6,000.00
1110	Council: Education/Training	\$ 8,000.00	\$ 3,600.00	\$ 3,000.00
	DEPARTMENT: CITY ADMINISTRATOR			
1130	City Administrator: Salary	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00

1130	City Administrator: Taxes: FICA, FUTA, Medicare	\$ 9,380.00	\$ 9,380.00	\$ 9,380.00
1130	City Administrator: Group Health Ins	\$ 20,000.00	\$ 20,000.00	\$ 21,000.00
1130	City Administrator: Retirement	\$ 8,000.00	\$ 6,900.00	\$ 6,709.65
1130	City Administrator: Auto Allowance	\$ -	\$ 4,000.00	\$ 4,800.00
1130	City Administrator: Travel Expenditures	\$ 3,000.00	\$ 200.00	\$ 3,000.00
1130	City Administrator: Education/Training	\$ 2,000.00	\$ 1,110.00	\$ 2,000.00
	DEPARTMENT: MAYOR			
1310	Mayor: Salaries	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00
1310	Mayor: Taxes: FICA, FUTA, Medicare	\$ 687.00	\$ 687.00	\$ 682.00
1310	Mayor: Travel Expenditures	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
1310	Mayor: Education/Training	\$ 2,000.00	\$ 1,300.00	\$ 2,000.00
	DEPARTMENT: ELECTIONS			
1400	Elections: Poll Worker Salaries		\$ 8,000.00	\$ 8,000.00
1400	Election: General Supplies	\$ 4,000.00	\$ 10,000.00	\$ 10,000.00
1400	Elections: Training		\$ 500.00	\$ 500.00
	DEPARTMENT: FINANCIAL			
1510	Administration: Salary	\$ 335,000.00	\$ 267,000.00	\$ 267,000.00
1510	Administration: Group Health Ins	\$ 119,000.00	\$ 105,000.00	\$ 105,000.00
1510	Administration: Taxes: FICA, FUTA, Medicare	\$ 30,000.00	\$ 24,000.00	\$ 20,000.00
1510	Administration: Retirement	\$ 32,000.00	\$ 28,200.00	\$ 28,220.55
1510	Administration: Travel Expenditures	\$ 4,000.00	\$ 100.00	\$ 2,000.00
1510	Administration: Education/Training	\$ 6,000.00	\$ 3,100.00	\$ 4,000.00
1510	Purchase Services - Accounting, Audits	\$ 30,000.00	\$ 25,000.00	\$ 20,000.00
1510	Tax Administration	\$ 8,000.00	\$ 18,000.00	\$ -
1510	Contract Labor	\$ 10,000.00		
1510	Purchase Services - Payroll, Tax Billing	\$ 40,000.00	\$ 35,000.00	\$ 35,000.00
1510	Insurance: Worker's Comp, Fleet, Structure	\$ 140,800.00	\$ 128,000.00	\$ 125,000.00
1510	Communications: Telephones, Fax & Internet	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
1510	Advertising	\$ 7,000.00	\$ 6,000.00	\$ 7,000.00
1510	Other Purchase Services	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
1510	Purchase Services - Technical	\$ 83,000.00	\$ 50,000.00	\$ 52,000.00
1510	CDBG	\$ 675,000.00	\$ 430,646.00	\$ -
1510	LMIG GA DOT	\$ 91,644.18	\$ 142,687.00	\$ 83,200.00
1510	Contingency	\$ 333,146.82	\$ 197,894.52	\$ 466,012.90
	DEPARTMENT: LEGAL			
1530	Professional Legal Services	\$ 70,000.00	\$ 60,000.00	\$ 60,000.00
1530	Official Code of Georgia yearly update	\$ 1,000.00	\$ 1,000.00	\$ 600.00
1530	Municode: Codification of Ordinances	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00

DEPARTMENT: CITY HALL				
1565	Supplies and Materials	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
1565	Water	\$ 1,500.00	\$ 1,240.00	\$ 1,500.00
1565	Natural Gas	\$ 6,500.00	\$ 4,500.00	\$ 6,500.00
1565	Electricity	\$ 125,000.00	\$ 120,000.00	\$ 125,000.00
1565	Cleaning Sanitation Supplies	\$ 15,000.00	\$ 12,000.00	\$ 15,000.00
1565	Repairs and Maintenance	\$ 25,000.00	\$ 10,000.00	\$ 75,000.00
1565	Other supplies not otherwise categorized	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
1565	COVID-19 Related Expenditures		\$ 400.00	
1565	Capital Outlay/Furniture & Fixtures	\$ 7,600.00	\$ 2,500.00	\$ 2,900.00
1565	Capital Outlay Computers	\$ 3,000.00	\$ 600.00	\$ 7,000.00
1565	Capital Outlay Equipment	\$ 10,000.00	\$ 3,400.00	\$ 4,000.00
DEPARTMENT: MUNICIPAL COURT				
2650	Judicial: Salaries	\$ 10,400.00	\$ 9,000.00	\$ 10,400.00
2650	Judicial: Taxes: FICA, FUTA, Medicare	\$ 560.00	\$ 560.00	\$ 560.00
2650	Judicial: Travel Expenditures	\$ 2,000.00	\$ -	\$ 2,000.00
2650	Judicial: Education/Training	\$ 2,000.00	\$ 1,150.00	\$ 2,000.00
2650	Judicial: Dues/Fees (State Surcharges)	\$ 9,000.00	\$ 8,000.00	\$ 9,000.00
2650	Judicial: Court Computers/Equipment	\$ -	\$ -	\$ 1,500.00
2650	Judicial: Supplies	\$ 300.00	\$ 100.00	\$ 300.00
DEPARTMENT: PUBLIC SAFETY				
3200	Marshal: Salary	\$ 115,000.00	\$ 108,000.00	\$ 108,000.00
3200	Marshal: Group Health Ins	\$ 40,000.00	\$ 43,000.00	\$ 43,000.00
3200	Marshal: Taxes: FICA, FUTA, Medicare	\$ 8,100.00	\$ 7,700.00	\$ 7,700.00
3200	Marshal: Retirement	\$ 16,000.00	\$ 13,418.00	\$ 13,417.30
3200	Marshal: Travel Expenditures	\$ 3,000.00	\$ 2,500.00	\$ 3,000.00
3200	Marshal: Education/Training	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
3200	Marshal: Uniforms	\$ 4,000.00	\$ 2,000.00	\$ 2,500.00
3200	Marshal: Purch Svc Repairs & Maintenance	\$ 5,500.00	\$ 4,000.00	\$ 5,500.00
3200	Marshal: Gen Supplies (Purch Svc)	\$ 4,000.00	\$ 3,500.00	\$ 4,000.00
3200	Marshal: Gasoline	\$ 6,000.00	\$ 5,250.00	\$ 5,250.00
3200	Marshal: Supplies	\$ 500.00	\$ 200.00	\$ 400.00
3200	Marshal: Dues & Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
3200	Marshal: Capital Outlay	\$ 7,000.00	\$ 1,400.00	\$ 3,500.00
DEPARTMENT: PUBLIC WORKS				
4200	Streets & Maintenance: Salary	\$ 229,400.00	\$ 160,000.00	\$ 160,000.00
4200	Streets & Maintenance: Group Health Ins	\$ 100,000.00	\$ 63,000.00	\$ 51,000.00
4200	Streets & Maintenance: Taxes: FICA, FUTA, Medicare	\$ 18,000.00	\$ 13,000.00	\$ 13,000.00

4200	Streets & Maintenance: Retirement	\$ 24,000.00	\$ 21,000.00	\$ 20,125.95
4200	Streets & Maintenance: Travel Expenditures	\$ 1,000.00	\$ 600.00	\$ 600.00
4200	Streets & Maintenance: Education/Training	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00
4200	Streets & Maintenance: Uniforms	\$ 18,000.00	\$ 14,000.00	\$ 14,000.00
4200	Streets & Maintenance: Purch Svc Repairs & Maintenance	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00
4200	Streets & Maintenance: Gasoline	\$ 20,000.00	\$ 13,100.00	\$ 13,000.00
4200	Streets & Maintenance: Supplies	\$ 15,000.00	\$ 15,000.00	\$ 12,500.00
4200	Streets & Maintenance: Dues & Fees	\$ 1,000.00	\$ 500.00	\$ 1,000.00
4200	Capital Outlay Small Equipment (weed eaters, etc)	\$ 5,000.00	\$ 9,700.00	\$ 2,500.00
4200	Capital Outlay (Large Machinery, Trucks, and Computers)	\$ 95,000.00	\$ -	\$ 15,000.00
4200	Right of Way Maintenance	\$ 10,000.00	\$ 4,300.00	\$ 4,000.00
DEPARTMENT: STORMWATER				
4250	Stormwater & DIP	\$ 22,600.00	\$ 22,600.00	\$ 22,600.00
4250	Storm Drainage & System Improvements	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
DEPARTMENT: PARKS				
6200	Culture and Recreation - Other Supplies	\$ 8,000.00	\$ 1,750.00	\$ 8,000.00
6200	Employee Salary (Open & Close Park)	\$ 9,000.00	\$ 7,500.00	\$ 7,500.00
6200	General Supplies	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00
DEPARTMENT: PLANNING & ZONING				
7400	Planning: Salary	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
7400	Planning: Group Health Ins	\$ 20,000.00	\$ 21,000.00	\$ 21,000.00
7400	Planning: Taxes: FICA, FUTA, Medicare	\$ 7,000.00	\$ 6,050.00	\$ 6,050.00
7400	Planning: Retirement	\$ 8,000.00	\$ 6,800.00	\$ 6,709.65
7400	Planning: Travel Expenditures	\$ 1,250.00	\$ 200.00	\$ 300.00
7400	Planning: Education/Training	\$ 3,000.00	\$ 1,000.00	\$ 1,500.00
7400	Planning: Millage Reimbursement	\$ 2,400.00		
7400	Planning: Prof Svc (Bldg Inspections)	\$ 137,000.00	\$ 80,000.00	\$ 55,000.00
7400	Professional Engineers (General)	\$ 75,000.00	\$ 50,000.00	\$ 50,000.00
7400	Planning: Dues & Subscriptions	\$ 750.00	\$ 500.00	\$ 1,000.00
7400	Planning: Revised Zoning Map (Prof Svcs)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7400	Planning: Supplies	\$ 4,500.00	\$ 2,000.00	\$ 2,000.00
7400	Capital Outlay	\$ 300.00		
DEPARTMENT: DOWNTOWN DEVELOPMENT AUTHORITY				
7550	General	\$ 6,000.00		
GENERAL FUND Expenditure Totals:		\$ 3,684,400.00	\$ 2,792,904.52	\$ 2,627,000.00
GENERAL FUND 100 REVENUE TOTALS		\$ 3,684,400.00		
GENERAL FUND 100 EXPENDITURE TOTALS		\$ 3,684,400.00		

BUDGET FY 2022

REVENUE				
SPLOST 2017 FUND - 320				
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
320	SPECIAL PURPOSE LOCAL OPTION SALES TAX			
320	INTEREST INCOME	\$ 400.00	\$ 400.00	\$ 6,000.00
320	TRANSFER IN FROM RESERVES	\$ 725,600.00	\$ 643,600.00	\$ 267,000.00
SPLOST 2017 FUND Revenue Totals:		\$ 726,000.00	\$ 644,000.00	\$ 273,000.00

BUDGET FY 2022

EXPENDITURES				
SPLOST 2017 FUND - 320				
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
320	CAPITAL OUTLAY: ADMIN FACILITIES	\$ 115,000.00	\$ 400,000.00	\$ 221,000.00
320	CAPITAL OUTLAY: PUBLIC SAFETY	\$ 11,000.00	\$ 44,000.00	\$ 52,000.00
320	CAPITAL OUTLAY: PARKS & RECREATION	\$ -	\$ -	\$ -
320	CAPITAL OUTLAY: TRANSPORTATION	\$ 600,000.00	\$ 200,000.00	
320	CAPITAL OUTLAY: WATER & SEWER	\$ -		
SPLOST 2017 FUND Expenditure Totals:		\$ 726,000.00	\$ 644,000.00	\$ 273,000.00
SPLOST 2017 FUND 320 REVENUE TOTALS		\$ 726,000.00		
SPLOST 2017 FUND 320 EXPENDITURE TOTALS		\$ 726,000.00		

BUDGET FY 2022

REVENUE				
SPLOST 2014 FUND - 320				
Account #	Account Description	Account Closed	2021 Amended Budget	2021 Current Budget
320	SPECIAL PURPOSE LOCAL OPTION SALES TAX			
320	INTEREST INCOME			
320	TRANSFER IN FROM RESERVES		\$ 57,976.25	\$ 382,000.00
SPLOST 2014 FUND Revenue Totals:			\$ 57,976.25	\$ 382,000.00

BUDGET FY 2022

EXPENDITURES				
SPLOST 2014 FUND - 320				
Account #	Account Description	Account Closed	2021 Amended Budget	2021 Current Budget
320	CAPITAL OUTLAY: TRANSPORTATION	\$ -	\$ 57,976.25	\$ 382,000.00
SPLOST 2014 FUND Expenditure Totals:			\$ 57,976.25	\$ 382,000.00

BUDGET FY 2022				
REVENUE	ARPA SLRLF FUND - 230			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
230	AMERICAN RESCUE PLAN ACT FUNDS	\$ 1,185,656.56	\$ 1,185,664.44	
230	INTEREST INCOME	\$ 240.00		
ARPA SLRLF FUND Revenue Totals:		\$ 1,185,896.56	\$ 1,185,664.44	\$ -
BUDGET FY 2022				
EXPENDITURES	ARPA SLRLF FUND - 230			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
230	SEWER LINE	\$ 600,000.00	\$ 45,751.25	
230	CONTINGENCY FUND	\$ 585,896.56	\$ 1,139,913.19	
ARPA SLRLF FUND Expenditure Totals:		\$ 1,185,896.56	\$ 1,185,664.44	\$ -
ARPA SLRLF FUND 230 REVENUE TOTALS		\$ 1,185,896.56		
ARPA SLRLF FUND 230 EXPENDITURE TOTALS		\$ 1,185,896.56		

BUDGET FY 2022				
REVENUE	ENDOWMENT FUND - 300			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
300	DONATION			
300	INTEREST INCOME	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
300	TRANSFER IN FROM RESERVES	\$ 599,000.00	\$ 79,000.00	\$ 498,000.00
ENDOWMENT FUND Revenue Totals:		\$ 600,000.00	\$ 80,000.00	\$ 500,000.00
BUDGET FY 2022				
EXPENDITURES	ENDOWMENT FUND - 300			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
300	CAPITAL OUTLAY: BEAUTIFICATION, PARKS & RECREATION	\$ 600,000.00	\$ 80,000.00	\$ 500,000.00
ENDOWMENT FUND Expenditure Totals:		\$ 600,000.00	\$ 80,000.00	\$ 500,000.00
ENDOWMENT FUND 300 REVENUE TOTALS		\$ 600,000.00		
ENDOWMENT FUND 300 EXPENDITURE TOTALS		\$ 600,000.00		

BUDGET FY 2022

BUDGET FY 2022				
REVENUE	ENTERPRISE FUND - 540			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
540	Utilities: Refuse Collection Charge	\$ 466,000.00	\$ 460,000.00	\$ 466,000.00
540	Other Charges (Penalties)	\$ 500.00	\$ 500.00	\$ 500.00
540	Transfers In	\$ 513,300.00	\$ 326,150.00	\$ 554,158.00
ENTERPRISE FUND Revenue Totals:		\$ 979,800.00	\$ 786,650.00	\$ 1,020,658.00
BUDGET FY 2022				
EXPENDITURES	ENTERPRISE FUND - 540			
Account #	Account Description	2022 Proposed Budget	2021 Amended Budget	2021 Current Budget
4520	Sanitation: Salary	\$ 272,000.00	\$ 220,000.00	\$ 226,000.00
4520	Sanitation: Group Health Ins	\$ 94,000.00	\$ 77,000.00	\$ 115,000.00
4520	Sanitation: Taxes: FICA, FUTA, Medicare	\$ 24,000.00	\$ 18,000.00	\$ 23,200.00
4520	Sanitation: Retirement	\$ 40,000.00	\$ 35,000.00	\$ 40,258.00
4520	Sanitation: Travel Expenditures	\$ 1,200.00	\$ 500.00	\$ 1,200.00
4520	Sanitation: Education/Training	\$ 7,000.00	\$ -	\$ 7,000.00
4520	Sanitation: Uniforms	\$ 20,000.00	\$ 16,000.00	\$ 16,000.00
4520	Sanitation: Purch Svc Repairs & Maintenance	\$ 35,000.00	\$ 25,000.00	\$ 35,000.00
4520	Sanitation: Gasoline	\$ 24,000.00	\$ 15,000.00	\$ 18,000.00
4520	Sanitation: Supplies	\$ 7,000.00	\$ 5,000.00	\$ 7,000.00
4520	Sanitation: Dues & Fees	\$ 600.00	\$ 500.00	\$ 2,000.00
4520	Sanitation: Disposal Fees	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00
4520	Sanitation: Recycling	\$ 40,000.00	\$ 110,000.00	\$ 70,000.00
4520	Inventory (Trash & Recycle Cans)	\$ 85,000.00	\$ 140,000.00	\$ 140,000.00
4520	Sanitation: Contract Labor	\$ 20,000.00	\$ 19,000.00	\$ 10,000.00
4520	Small Machinery & Equipment		\$ 650.00	
4520	Capital Outlay	\$ 205,000.00	\$ -	\$ 205,000.00
ENTERPRISE FUND Expenditure Totals:		\$ 979,800.00	\$ 786,650.00	\$ 1,020,658.00
ENTERPRISE FUND 540 REVENUE TOTALS		\$ 979,800.00		
ENTERPRISE FUND 540 EXPENDITURE TOTALS		\$ 979,800.00		

A RESOLUTION

TO APODTE THE FISCAL YEAR 2022 BUDGET & 2021 BUDGET ADJUSTMENT FOR EACH FUND OF THE CITY OF DACULA, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/ EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING AVAILABLE

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

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

WHEREAS, the Mayor and City Council of the City of Dacula have reviewed the proposed FY22 budget as presented by the Mayor and conducted public hearings in accordance with State law and the City Code of Ordinances; and

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

WHEREAS, the Mayor and City Council wishes to adopt this proposal as the Fiscal Year 2022 Annual Budget, effective from January 1, 2022 through December 31, 2022

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

Section 1. That the proposed Fiscal Year 2022 Budget, attached hereto and incorporated herein as a part of this Resolution is hereby adopted as the Budget for the City of Dacula, Georgia for the Fiscal Year 2022, which begins January 1, 2022 and ends on December 31, 2022.

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

Section 3. That the “legal level of control” as defined in OCGA § 36-81-2(14) is set at the departmental level, meaning that the Mayor in his capacity is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without further Budget amendment approved by the Mayor and City Council.

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

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

Adopted this 2nd day of December, 2021.

CITY OF DACULA, GEORGIA

By: Trey King, Mayor

Attest:

(AFFIX SEAL)



October 28, 2021

Ms. Heather Coggins
Finance Director
City of Dacula
442 Harbins Road
Dacula, Georgia 30019

Dear Ms. Coggins:

As you know, Waste Management's agreement with The City of Dacula for solid waste disposal expires 12/31/2021. Please accept this letter as Waste Management's notification to not renew this contract. As we discussed in our meeting Monday, we appreciate doing disposal services for the City of Dacula, but because of increases in transportation cost, are not able to continue under the current rate structure of this agreement.

Our desire is to continue working with the City of Dacula for waste disposal services and would like to sign a new agreement, with an increase in the current rates per ton, to offset escalated transportation cost in the Atlanta market.

I forwarded a copy of this agreement earlier this afternoon. Please let me know if you have any questions or need more information. We do appreciate our business with the City of Dacula and look forward to a continued partnership.

Thank you.

Sincerely,

Vic Knight
Public Sector Account Manager

TRANSPORTATION DISPOSAL SERVICE AGREEMENT
BETWEEN THE CITY OF DACULA, GEORGIA
AND
R&B LANDFILL, INC.

Agreement is made as of this ____ day of _____ 2021, by and between the City of Dacula, Georgia (hereinafter referred to as the "City") and R&B Landfill, Inc., a Delaware corporation, (hereinafter referred to as "Contractor").

WHEREAS, Contractor is in the business of solid waste transportation and disposal; and

WHEREAS, the City desires to ensure the availability of a sanitary landfill for the economically and environmentally sound disposal of solid waste; and

WHEREAS, the City desires to secure services to transport solid waste from the Contractor's transfer station to a sanitary landfill for ultimate disposal; and

WHEREAS, the Contractor desires to provide services to City to transport and dispose of City solid waste from Contractor's transfer station to a sanitary landfill owned and/or operated by Contractor; and

WHEREAS, the governing authority of the City has the power to negotiate and enter into service contracts for the transportation and disposal of such solid waste; and

WHEREAS, in reliance on this Agreement, the Contractor will secure the necessary equipment, services, and personnel to service the foregoing objectives of the City.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective covenants herein contained, the parties have agreed as follows:

DEFINITIONS

Sanitary Landfill. As used herein, the term "Sanitary Landfill" means the R&B Landfill in Homer, Georgia or any other alternate, duly permitted sanitary landfill mutually agreeable to the parties.

Transfer Station. As used herein, the term "Transfer Station" shall mean the Contractor's facility located at 350 Maltbie Industrial Drive in Lawrenceville, Georgia.

City Solid Waste. As used herein, the term "City Solid Waste" shall mean non-hazardous (as defined by CERCLA and other applicable laws) and non-special (as defined in Exhibit "A" hereto) solid waste material generated in the City, including garbage, refuse, trash, sliced tires, bulky waste construction and remodeling debris, and commercial waste, but excluding yard waste, discarded appliances and white goods, and further provided that such materials must be of the type and consistency to be lawfully accepted at the Transfer Station and the Sanitary Landfill under the applicable federal, state and local laws, regulations and permits governing each.

SCOPE OF SERVICE **CONTRACTOR OBLIGATIONS**

The Contractor shall own and operate the Transfer Station.

The Contractor shall be responsible for securing necessary permits and approvals from relevant federal, state and local governmental agencies having jurisdiction over the Transfer Station and its transportation and disposal operations referenced herein. During the term hereof, Contractor shall receive and accept City Solid Waste at the Transfer Station and transport and dispose of such waste at the Sanitary Landfill, all in compliance with applicable laws and regulations.

The Contractor shall maintain the Transfer Station open for performance of this Agreement between the hours of 6:00 a.m. and 5:00 p.m., Monday through Friday, and between 7:00 am. and 12:00 noon on Saturdays. These hours may be changed by Contractor after prior notice is provided to the City in writing.

Contractor shall provide a scale at the Transfer Station for use in weighing City Solid Waste delivered to the Transfer Station for disposal pursuant to the terms of this Agreement. City may at its cost and expense and on a monthly basis and during normal business hours, inspect the scale and test the accuracy of same. In the event the scale is not available for use by the Transfer Station or if available is inoperable, vehicles hauling City Solid Waste will be charged on a cubic yard basis calculated to be commensurate with the then existing Service Fee based upon the maximum rated cubic yardage capacity for such size vehicles.

COMPENSATION TO CONTRACTOR

The Service Fee due to Contractor from City for Contractor's receipt and handling of City Solid Waste at the Transfer Station and the transportation and disposal of such waste at the Sanitary Landfill pursuant to this Agreement shall be as follows:

During the initial term of this Agreement, the Service Fee shall be Forty-Three and 75/100 Dollars (\$43.75) per ton of City Solid Waste accepted at the Transfer Station and transported by Contractor from the Transfer Station to the Sanitary Landfill, including the cost of disposal at the Sanitary Landfill, as adjusted pursuant to the terms hereof. This rate includes all current surcharges and fees.

These rates shall be subject to an adjustment on each January 1, beginning January 1, 2023, based upon changes in the Consumer Price Index ("C.P.I.") during the most recently available preceding twelve month period; provided, however, no single annual C.P.I. adjustment will exceed five percent (5%). For purposes of this Agreement, C.P.I. means the Consumer Price Index for Water, Sewer, and Trash CPI, Not Seasonally Adjusted, All Areas, (WST CPI) (published by the Bureau of Labor Statistics, U.S. Department of Labor ("C.P.I.")) as issued by the U.S. Department of Labor, Bureau of Labor Statistics, or the successor of that index.

Contractor shall invoice City monthly for the Service Fee, and payment thereon shall be due fifteen (15) days after receipt of invoice.

Contractor shall be entitled to an automatic Service Fee increase in the Service Fee equal to the amount of any fee, surcharge, duty, tax, or other charges of any nature imposed by the federal government, any agency thereof, the state where the Transfer Station and/or Sanitary Landfill are located, any agency thereof, or by any local governmental agency which is payable solely by reason of the nature of the Transfer Station operation, or the transportation or disposal operations conducted by Contractor and any other sales or service taxes of general application to the operation of the Transfer Station, or the transportation services and/or the Sanitary Landfill. Such fee, surcharge, duty, tax or other charge shall be paid by the City in the form of a Service Fee increase and shall include by way of example and not limitation any state superfund tax for funding waste disposal and minimization studies or projects and any other tax, fee, surcharge or like charge.

Contractor shall be entitled to an automatic increase in the Service Fee to offset the increased cost of transportation services or of operating the Transfer Station or Sanitary Landfill as a result of increased charges by Contractor's transportation subcontractor or increases in costs of operations at the Sanitary Landfill resulting from changes in federal, state or local environmental or other law or regulation concerning the receipt, transportation, disposal or handling of waste material at the Transfer Station or Sanitary Landfill, which law or regulation becomes effective after January 1, 2022.

In the event it becomes necessary for Contractor to dispose of waste at a landfill other than the R&B Landfill, such site must first be agreed to by Contractor and the City. Thereafter, Contractor shall be entitled to offset any increased costs of transportation or disposal by increasing the Service Fee unless Contractor's inability to use the R&B Landfill is directly attributable to Contractor's default of its obligations hereunder.

TERM OF CONTRACT

This Agreement shall be effective on full execution by the parties. The services shall commence on January 1, 2022, and the initial term shall extend through December 31, 2026, provided, however, either party may terminate its obligations hereunder at the close of calendar year 2022, and at the close of each succeeding calendar year during the term hereof. Any decision by a party to terminate in accordance with this provision shall be given to the other party at least sixty (60) days prior to the end of the calendar year.

REPRESENTATIONS AND WARRANTIES OF CITY

The City warrants that it will undertake reasonable efforts to exclude regulated hazardous wastes and special waste, from the City Solid Waste delivered to the Transfer Station. To the knowledge of the City, said waste will not contain either hazardous or special waste. The City warrants that it shall exercise its best efforts to maintain its collection and transportation of City Solid Waste to the Transfer Station in compliance with the terms hereof and in compliance with applicable federal, state and local laws and regulations throughout the term of this Agreement. City shall be responsible for the proper disposal of excluded wastes in the event any such wastes are provided to Contractor for disposal.

TONNAGE COMMITMENT

The City agrees to deliver or cause to be delivered to the Transfer Station, all acceptable City Solid Waste collected by the City or at its direction.

INSURANCE

During the term of this contract, Company shall maintain in full force and effect the following insurance:

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workmen's Compensation	Statutory
Employer's Liability	\$ 500,000.00
Bodily Injury Liability	\$1,000,000.00 each occurrence
except Automobile	\$1,000,000.00 aggregate
Property Damage Liability	\$1,000,000.00 each occurrence
except Automobile	\$1,000,000.00 aggregate
Automobile Bodily Injury Liability	\$1,000,000.00 each person
Automobile Property Damage Liability	\$1,000,000.00 each occurrence
Excess Umbrella Liability	\$1,000,000.00 each occurrence

DEFAULT

Except as otherwise provided herein, if either party allegedly defaults in the performance of any of the warranties, covenants or conditions contained herein for thirty (30) days after the other party has given the defaulting party written notice of such default, unless a longer period of time is required to cure such default and the party allegedly defaulting shall have commenced to cure such default within said period and pursues diligently to the completion thereof, the other party may: i) terminate this Agreement as of any date at least thirty (30) days after the last day of the thirty (30) day period; ii) cure the default at the expense of the defaulting party; and iii) have recourse to any other right or remedy to which it may be entitled by law or equity, including, but not limited to, the right for all damage or loss suffered as a result of such default and termination. In the event either party waives default by the other party, such waiver shall not be construed or determined to be a continuing waiver of the same or any subsequent default. In the event that in the exercise of due diligence during the aforesaid thirty (30) day cure period such cure cannot reasonably be effected or completed, such cure period shall be extended to include such additional time as is reasonably necessary to effect or complete such cure provided the defaulting party exercises continuous diligent efforts to cure such default during such extended period.

NOTICE

A letter addressed and sent by certified United States mail to either party at the business address specified shall be sufficient notice whenever required for any purpose

in this Contract. Also, the address designated at this address may be changed from time to time by written notice sent by Certified U.S. Mail as provided herein.

City: City of Dacula
P.O. Box 400
Dacula, GA 30019-0007
Attn: City Clerk

Company: R & B Landfill
705 Frank Bennett Road
Homer, GA 30547
Attention: Landfill Manager

with a copy to: Group General Counsel
Waste Management Southern Group Office
1850 Parkway Place, Suite 600
Marietta, GA 30067
jfoster@wm.com

GENERAL PROVISIONS

Neither party shall assign or transfer, or permit the assignment or transfer of this Agreement or the rights hereunder without the prior written consent of the other party, provided however the Contractor may subcontract the transportation services to another entity. Also, Contractor may without the prior consent of the City transfer or assign its interests hereunder to an "Affiliated Contractor" without the prior written consent of City. In the event of any assignment or transfer, the assignee shall assume the liability of the Contractor, but such assumption of liability shall not relieve the Contractor of liability under this Agreement. For purposes of this paragraph, "dated Contractor" means any company which controls, is controlled by, or is under common control with the Contractor.

This Agreement constitutes the entire agreement and understanding between the parties hereto, and it shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the parties hereto.

This is an Agreement for the performance of specific services described herein. Under no circumstances or conditions shall the operation of the Transfer Station or the Sanitary Landfill by the Contractor in accordance with this Agreement be deemed a public function, nor has City acquired an interest, ownership or otherwise in the real or personal property or improvements or fixtures used in providing the transportation services and/or the disposal services at the Transfer Station or the Sanitary Landfill by virtue of this Agreement.

From and after the date of this Agreement the Contractor's performance hereunder may be suspended and its obligations hereunder excused in the event and during the period that such performance is prevented by a cause or causes beyond the reasonable control of the Contractor. Such causes may include, by way of example and not limitations, acts of God, pandemic, epidemic, labor shortages, acts of war, riot, fire, explosion, accident, flood or sabotage; lack of adequate fuel, power or raw materials, judicial administrative or governmental laws, regulations, requirements, rules, orders or actions; injunctions or restraining orders; the failure of any governmental body to issue or grant, or the suspension or revocation or modification of any license, permit or other authorization necessary for the services envisioned by this Agreement; national defense requirements; labor strike, lockout or injunction.

If any term, clause or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be illegal, invalid or unenforceable under present or future laws effective during the term hereof, then it is the intention of the parties hereto that the remainder of this Agreement, or the application of such term, clause or provision to persons or circumstances other than those to which it is held illegal, invalid or unenforceable, shall not be affected thereby, and it is also the intention of the parties hereto that in lieu of each term, clause or provision that is illegal, invalid or unenforceable, there be added by a Court of competent jurisdiction or otherwise as a part of this Agreement a term, clause or provision as similar in terms to such illegal, invalid or unenforceable term, clause or provision as may be possible to effect the expressed intent of the parties and be legal, valid and enforceable.

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

The covenants, terms, conditions and provisions of this Agreement shall extend to and be binding upon the successors and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto cause their presence to be signed and sealed as of the date first written above.

APPROVED AS TO FORM:

CITY OF DACULA

By: _____
City Attorney

By: _____
Its: _____

Witness:

City Clerk

Witness:

R&B LANDFILL, INC.

By: _____
Its: _____

EXHIBIT "A"

"Hazardous Waste" shall mean solid wastes defined as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. § 1002, et seq., or regulated as toxic under the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., regulations promulgated thereunder or applicable state law concerning the regulation of hazardous or toxic wastes.

"Special Waste" means any discarded material from a non-residential source meeting any of the following descriptions:

- a. Containerized waste (e.g., a drum, portable tank, lugger box, roll-off box, pall, bulk tanker, etc.) listed in b. - g. below.
- b. Waste containing free liquids.
- c. Sludge waste.
- d. Waste from an industrial process.
- e. Waste from a pollution control process.
- f. Residue from a spill of a non-hazardous chemical substance or commercial product or waste listed in a - e. or g.
- g. Contaminated non-hazardous residuals from the cleanup of a facility generating, storing, treating, recycling or disposing of wastes, chemical substances or commercial products listed in a - f.



November 9, 2021

Honorable Mayor Trey King
City of Dacula
442 Harbins Road
Dacula, GA 30019

Dear Mr. King:

Thank you for your continued confidence in our firm to provide audit services for the City of Dacula, Georgia. Enclosed you will find one (1) required documents for your review and signature; please find the original and one (1) copy of our:

- Contract for audit services for December 31, 2021

Please return one signed copy of each document to our office.

If we may be of further assistance on any matter, please do not hesitate to contact our office.

Sincerely,

Dale R. Rector, CPA
Principal

DRR/lf
Enclosures



Audit Engagement Letter

November 9, 2021

The Honorable Mayor and Members of City Council
City of Dacula, Georgia
442 Harbins Road
Dacula, GA 30019

We are pleased to confirm our understanding of the services we are to provide for the **City of Dacula, Georgia** for the year ended **December 31, 2021**. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the **City of Dacula, Georgia** as of **December 31, 2021**.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discuss and analysis (MD&A) and Budgetary Comparison information, to supplement the **City of Dacula, Georgia's** basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical, or historical context. As part of our engagement, we will apply certain limited procedures to the **City of Dacula, Georgia's** RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures to not provide us with sufficient evidence to express an opinion or provide any assurance.

AUDIT OBJECTIVES

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. The objective also includes reporting on the **City of Dacula, Georgia's**:

- Internal control related to the financial statements and compliance with the provisions of applicable laws, regulations, contracts, agreements and grants, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

The reports on internal control and compliance will each include a statement that the report is intended for the information and use of the audit committee, management, specific legislative or regulatory bodies, federal awarding agencies, and, if applicable, pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Our audit will be conducted in accordance with U.S. generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of your accounting records, and other procedures we consider necessary to enable us to express such an opinion and to render the required reports. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

AUDIT PROCEDURES – GENERAL

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by (1) errors, (2) fraudulent financial reporting, (3) misappropriations of assets, or (4) violations of laws or governmental regulations that are attributable to the project owner or to acts by management or employees on behalf of the project owner. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because an audit is designed to provide reasonable, but not absolute, assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform you of any material errors that come to our attention, and we will inform the appropriate level of management of any fraudulent financial reporting or misappropriation of assets that comes to our attention. We will also inform you of any other illegal acts that come to our attention, unless clearly inconsequential. As auditors, our responsibility is limited to the period covered by our audit and does not extend to matters that arise during any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

AUDIT PROCEDURES – INTERNAL CONTROLS

In planning and performing our audit, we will consider the internal control sufficient to plan the audit in order to determine the nature, timing, and extent of our auditing procedures for the purpose of expressing our opinions on the *City of Dacula, Georgia's* financial statements.

We will obtain an understanding of the design of the relevant controls and whether they have been placed in operation, and we will assess control risk. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Tests of controls relative to the financial statements are required only if control risk is assessed below the maximum level. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

Our audit will include obtaining an understanding of internal control sufficient to plan the audit and to determine the nature, timing, and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

AUDIT PROCEDURES – COMPLIANCE

Our audit will be conducted in accordance with the standards referred to in the section titled Audit Objectives. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the *City of Dacula, Georgia's* compliance with applicable laws and regulations and the provisions of contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

OTHER SERVICES

We will also assist in preparing the financial statements and related notes of the *City of Dacula, Georgia* in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

MANAGEMENT RESPONSIBILITIES

Management is responsible for establishing and maintaining effective internal control and for compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of the controls. The objective of internal control are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorizations and recorded properly to permit the preparation of financial statements in accordance with U.S. generally accepted accounting principles, and that federal award programs are managed in compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making all financial records and related information available to us, including any significant vendor relationships in which the vendor has the responsibility for program compliance. We understand that you will provide us with such information required for our audit and that you are responsible for the accuracy and completeness of that information. Management's responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the representation letter that the effects of any uncorrected misstatements

aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of financial position, changes in net assets, and cash flows in conformity with U.S. generally accepted accounting principles. You are also responsible for management decisions and functions; for designating a management-level individual with suitable skill, knowledge, or experience to oversee the tax services and any other non-attest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the project owner involving (1) management, (2) employees who have significant roles in internal control, (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Project Owner received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Project Owner complies with applicable laws and regulations and for taking timely and appropriate steps to remedy any fraud, illegal acts, or violations of contracts or grant agreements, or abuse that we may report.

As part of the audit, we will prepare a draft of your financial statements, schedule of expenditures of federal awards, and related notes. In accordance with *Government Auditing Standards*, you will be required to review and approve those financial statements prior to their issuance and have a responsibility to be in a position in fact and appearance to make an informed judgment on those financial statements. Further, you are required to designate a qualified management-level individual to be responsible and accountable for overseeing our services.

ENGAGEMENT ADMINISTRATION, FEES, AND OTHER

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the **City of Dacula, Georgia's** mayor and city council; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law of regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Rector, Reeder & Lofton, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to those charged with governance, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Rector, Reeder & Lofton, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by those charged with governance. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

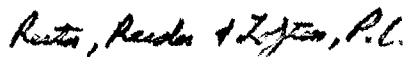
We expect to begin our audit the week of March 15, 2022 and to issue our reports no later than June 30, 2022, unless there are unforeseen delays. Dale R. Rector is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

We estimate that our fees for these services will not exceed **\$18,000** for the audit. This includes travel costs and other out-of-pocket costs such as report production, word processing, postage, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our most recent peer review accompanies this letter.

We appreciate the opportunity to be of service to the **City of Dacula, Georgia** and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Rector, Reeder & Lofton, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the **City of Dacula, Georgia**.

Signature: _____

Title: _____

Date: _____



November 18, 2021

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

RE: Bid Evaluation & Recommendation
 Hebron Church Road Asphalt Improvement Project
 21-0607

Dear Mayor & Council,

We have reviewed the bids which were submitted to the City of Dacula on November 10, 2021 for the Hebron Church Road Asphalt Improvement Project. The Bidders and their bid amounts are listed below beginning with the apparent lowest Bidder for work described in Section 00 300 and set forth as Base Bid plus Bid Alternate in the Bid Proposal Form.

	Addenda #1 Attached	Bid Bond Attached	Total Bid
Bid Submitted By:			
**Allied Paving Contractors	X	X	\$ 191,000.00
Garrett Paving Company	X	X	\$ 210,097.00
East Coast Grading	X	X	\$ 214,486.00

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

***Apparent Low Bidder*

Based on our evaluation of the bids outlined above, we recommend that the City of Dacula issue a "Letter of Intent" stating that the Hebron Church Road Asphalt Improvement Project be awarded to Allied Paving Contractors, with a Total Bid of One Hundred Ninety One Thousand Dollars and 00/100 Dollars (\$191,000.00) with said amounts determined as representing the lowest, responsive, responsible bid for the Work as illustrated by the Specifications and Drawings entitled "Hebron Church Road Pavement Repair Project" prepared by McFarland Dyer and Associates and dated 09/20/2021.

It is recommended that the City should state in their "Letter of Intent" to the successful Contractor that the following documentation should be provided to the City prior the processing of any payments for the work. The Letter of Intent shall be accompanied by a "draft" Contract for their review and use in

securing Performance and Payment bonds. The successful Contractor shall provide the following documents on or before commencing work.


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

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

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

Sincerely,

McFarland-Dyer & Associates, Inc.



Kevin D. Whigham, P.E.
Director of Engineering