



Planning Commission Public Hearing

Monday, June 29, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

MINUTES:

- [1.](#) Approval of the Minutes from the meeting on Tuesday, May 26, 2026

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) **PUBLIC HEARING: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.
- 3. Change of Conditions Application: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.

ADJOURNMENT:



Planning Commission Public Hearing

Tuesday, May 26, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Tuesday, May 26, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

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

Members Present:

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

Members Absent:

Member Trannon Thomas

City Staff Present:

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

II. INVOCATION:

Mayor King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, March 30, 2026

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

V. **OLD BUSINESS:**

None

VI. **NEW BUSINESS:**

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

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Dr. Kallu, spoke in favor of the application.

No public comments

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

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

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

VII. **ADJOURNMENT:**

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

Meeting adjourned at 6:11 p.m.

Minutes approved _____
Date Signature

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: June 23, 2026

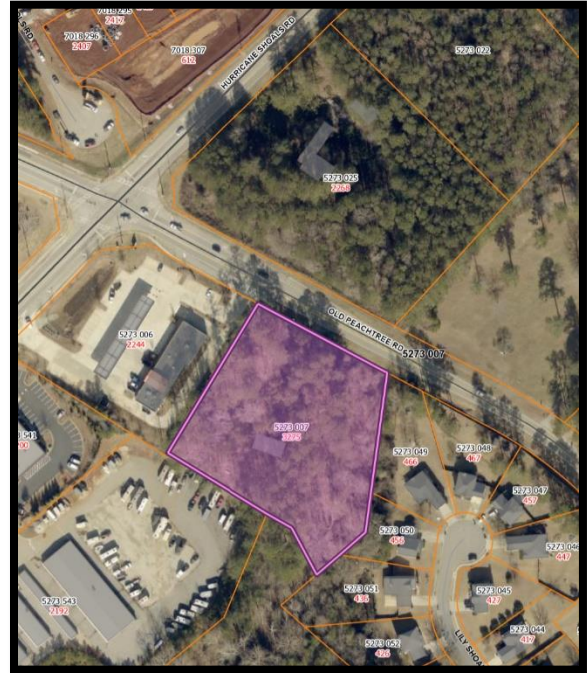
CASE(S): **2026-CD-COC-01**

Executive Summary

Applicant MSP Developers, LLC has submitted a request for changes to the approved conditions for zoning actions 2006-CD-RZ-10 and 2006-CD-AA-06. The change of conditions would decouple the parcel from a previously approved site plan and allow for the development of a multi-tenant retail project. The site is roughly 315 ft from the Hurricane Shoals Rd and Old Peachtree Rd intersection, and is designated as Community Node within the Dacula 2050 Comprehensive Plan. The parcel currently contains a vacant residential structure.

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

Figure 1: Aerial



Property and Surrounding Land Use Information	
Address	3275 Old Peachtree Rd
Parcel ID #	5273 007
Current Zoning	C-2 (General Business District)
Proposed Zoning	C-2 (General Business District)
Current Development	Vacant



2050 Comprehensive Plan Character Area	Community Node
Street	Old Peachtree Rd
Surrounding Neighborhood	
North	C-2 (General Business District, <i>City</i>)
South	R100 (Single Family Residence, <i>County</i>)
East	R-140 (Single-Family Residence, <i>County</i>)
West	C-2 (General Business District, <i>City</i>) & AG (Agricultural District, <i>City</i>)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The property was annexed into the City of Dacula and was zoned C-2 to allow for a commercial development. The subject portion of the approved 2006 assemblage project was designated as a daycare facility via 2006-CD-AA-10 and 2006-CD-RZ-06. The five (5) parcel assemblage did not move forward. Since 2006, the four (4) other parcels have been developed for a variety of separate uses. The subject site is the final property originally approved via the 2006 zoning actions yet to be developed.

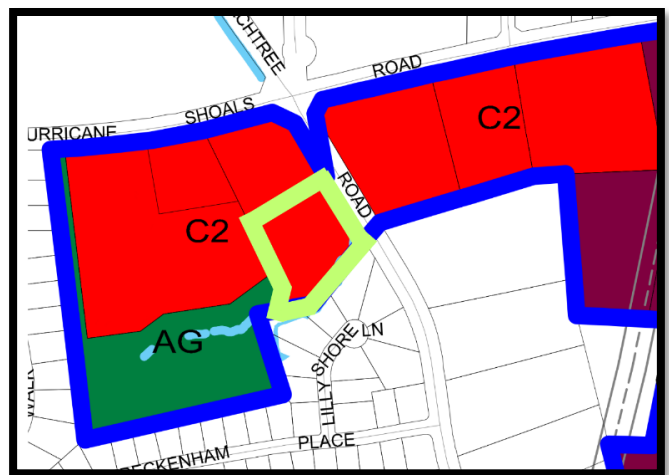
Existing Land Use and Zoning

Application materials request a change of conditions for the subject ± 2.5 -acre parcel. The site presently contains a vacant residential structure, vegetation, and a stream.

The parcel is southwest of the Hurricane Shoals Rd and Old Peachtree Rd intersection, and abuts:

- an unincorporated residential subdivision to the south, zoned R100 (*County*), a large lot single-family residence, zoned AG (*City*);
- and a self-storage facility, zoned C-2 (*City*) to the east; and
- a gasoline service station, zoned C-2 (*City*), to the north.

Figure 2: Surrounding Zoning



Across Old Peachtree Rd are undeveloped and vacant commercially zoned parcels within both the County and City.

The Proposed Development



The submitted site plan shows four (4) commercial buildings, totaling 14,000 s.f. of commercial space, sixty (60) shared parking spaces, a dumpster pad, a deceleration lane, and internal sidewalks. The concept plan designates 10,000 s.f. for medical use, and the remaining 4,000 s.f. for retail. The application materials state that end users will be determined at a later date.

The letter of intent emphasizes that the 2006 site plan and conditions tied to the daycare facility project restrict the development of the site. The applicant requests relief from conditions that require the property to be developed according to the previous site plan, the requirement of Leyland Cypress trees

within the residential buffer, the landscape frontage requirements, and provision that requires the developer provide a traffic signal at the Hurricane Shoals Rd intersection, which has already been installed. Additionally, the application materials maintain that updated conditions would allow the proposed project to more closely align with the development patterns within the corridor, which have evolved since the 2006 conditions were approved.

Analysis

Change of Conditions Request

The change of conditions request is suitable, considering the nearby commercial development, and lack of amenities for nearby residents. The requested modifications to the approved conditions would allow for redevelopment of the vacant parcel by relieving the applicant from the requirements to install street lights that are no longer widely used and to remove the mandate to install a traffic signal that was installed over a decade ago, while allowing the applicant to develop the site in accordance with a contemporary site plan. Additionally,

the application provides the City with an opportunity to update the approved conditions to better correspond with the growth along Old Peachtree Rd.

Comprehensive Plan Consistency

The subject property is designated as part of the Community Node Character Area of the City of Dacula's Future Land Use Map. The character area's main objective is to "provide an appropriate transition between land uses and intensity" by encouraging the development of vacant parcels (Dacula 2050 Comprehensive Plan pg. 60). The description calls for mixed-use developments with non-residential ground floor uses to be "oriented toward the street with direct pedestrian access" to serve nearby residences. The subject application generally complies with the character area's objective of developing vacant parcels, providing pedestrian oriented infrastructure, and appropriately transitioning between uses through the submitted site plan's backloaded parking and stream buffer compliance bordering the existing residential neighborhood.

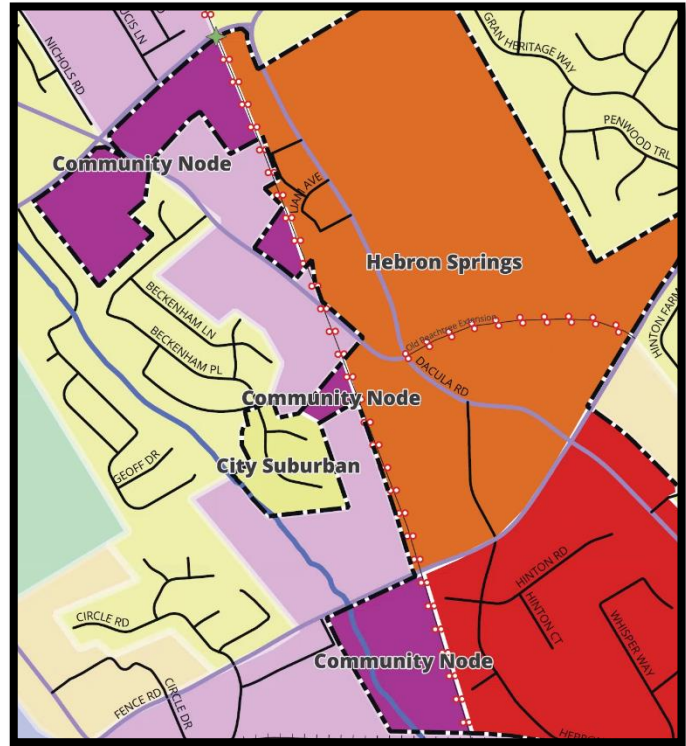


Figure 4 2050 Future Land Use Map (Community Node shown in dark purple).

Recommendation:

Based upon the application, the Change of Conditions request is recommended for approval. Staff's recommended conditions are available following the Standards Governing Exercise of Zoning Power.

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

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

The requested change of conditions could be considered consistent with the nearby commercial uses along Old Peachtree Rd. The proposed change of conditions may facilitate the redevelopment of a

vacant commercial lot in the corridor, and expand amenities for nearby residents, while maintaining a commercial intensity that is compatible with both existing commercial and adjacent residential use.

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

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

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

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

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

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

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

The site is designated as part of the Community Node Character Area of the City of Dacula's Future Land Use Map. The character area calls for an appropriate transition between uses and intensities, while supporting local employment. The policies and objects include a mixing of uses, a pedestrian oriented development pattern, and redevelopment of underutilized parcels. The requested change of conditions would enable the applicant to redevelop the vacant parcel, extend pedestrian infrastructure, and provide the called for amenities for nearby residents within the corridor.

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

A senior-oriented apartment building and townhome community are located in the northern quadrants of the Hurricane Shoals Rd and Old Peachtree Rd intersection. Residents routinely walk over half a mile to the Dacula Rd Publix shopping center, known as Dacula Village. Roughly 80% of the route from the intersection to the retail center does not have pedestrian infrastructure. Should the change of conditions be approved, the proposed development would increase the number of amenities available to the nearby residents accessible by sidewalk.

Recommended Conditions

Changes from the 2006-CD-RZ-10 & 2006-CD-VAA-006 zoning conditions are highlighted. Additions are shown in bold and deletions in ~~strike through~~.

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, taxi cab, **drive-thrus, gas stations,** or limousine services, vehicle rental establishments.
2. All building exteriors shall be constructed of brick, stone or stucco. ~~All buildings shall be constructed with a pitched roof, minimum 4 to 12. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, split faced block or wood. Architectural roof design of multi-tenant occupancy buildings shall include varied depth and parapet height. Final architectural plans shall be submitted to the City for approval. All buildings shall have flat roofs with architectural treatments to include canopies/awnings, parapets, and bulkheads below the windows. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, split faced block, or similar material approved by the Department of Planning and Development. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall be varied in depth and parapet height. Final architectural plans and color palette shall be submitted to the Department of Planning and Development for approval.~~
3. A fifteen (15) foot wide landscape strip shall be provided along the Commercial tract frontage of Old Peachtree Road. All landscape strips shall be planted with minimum 6-foot-high ornamental shade tree spaced 25 feet on center. **The trees shall be supplemented with understory shrubs and plantings.**
4. A parking lot landscape plan shall be submitted to the City for approval. ~~At a minimum, the plan shall include that each parking island/strip have a minimum 6 foot high ornamental shade tree planted for every 40 square feet of parking island/strip area.~~ **The parking lot landscape plan shall include a minimum of twenty (20) ornamental shade trees, per the submitted concept plan. No more than 20 spaces may be constructed of pervious paving systems. Porous pavers are prohibited.**
5. ~~The Zoning Buffer~~ **The undisturbed buffer** shall be reduced to 50 feet along the southern property line. In addition to the undisturbed 50 foot buffer, ~~a row of Leyland Cypress shall be planted along the interior of the edge of the buffer. Trees shall be at least eight (8) feet high at time of planting and spaced 12 feet apart on center,~~ **the developer shall provide a landscape strip for screening. The landscape strip shall be planted with a row of privacy trees that**

are a minimum 6-feet in height and 2.5-inch dbh caliper. Privacy trees shall be supplemented with understory shrubs.

Landscape buffer trees shall be a combination of the following or a native alternative:

- a. American Holly
- b. Eastern Hemlock
- c. Eastern Redcedar
- d. Loblolly
- e. Sweetbay Magnolia
- f. Southern Wax Myrtle
- g. Washington Hawthorn
- h. White Pine
- i. Virginia Pine

6. No outdoor storage shall be permitted on site.
7. A 5-foot-wide sidewalk shall be constructed on the property frontage of Old Peachtree Road. The sidewalk shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate pedestrian amenities such as benches, commercial bicycle racks, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula.
8. All transportation improvements shall be approved by the City of Dacula and Gwinnett County Department of Transportation prior to issuance of a development permit. The number, location and design of all access driveways will be subject to review and approval by the Gwinnett D.O.T. and the City of Dacula. Prior to the issuance of the first building permit, the developer will acquire and/or donate all necessary right-of-way and easements. Design and construct a center turn lane along the property frontage. All design and construction will be subject to review and approval by the Gwinnett D.O.T. and the City of Dacula. All other street widening improvements (ie: deceleration lanes) shall be installed prior to issuance of any certificate of occupancies for the development. Prior to the issuance of a Development Permit, the developer shall contribute \$15,000.00 to the Gwinnett D.O.T. for a future signal at the intersection of Old Peachtree and Hurricane Shoals Roads.
9. Provide streetlights along all public right-of-way utilizing decorative light pole/fixtures. Light source shall be high pressure sodium. Streetlights shall be 150 feet on center. Light poles shall be black and maximum 25 20 feet high. Light pole design is subject to approval by the City Administrator or his/her designee.

10. Parking lot lighting shall be directed in towards the property so as to minimize the impact on nearby residential properties. A separate lighting plan shall be submitted to the City for approval.
11. ~~All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings.~~ **The dumpster pad enclosure shall be the same material and architectural design as the principal buildings. Dumpster enclosures shall remain closed, locked, and in good repair at all times.** Pickup shall be limited between the hours of 7:00 a.m. to 7:00 p.m. Monday through ~~Friday~~ **Saturday.**
12. ~~Install an 8 foot high solid screen fence adjacent to the enhanced interior buffer line. Fence material and type shall be submitted to the City for approval. The structural and visual characteristics of the fence shall be maintained at all times.~~
13. ~~Ground signs shall be monument type only with indirect lighting. Neon or self illuminating ground signs shall be prohibited.~~ **Ground signage shall be limited to one monument-type sign. The monument sign shall be constructed with a base matching the materials of the buildings. All signage shall be indirectly lit. Neon signs shall be prohibited. Sign location and design subject to review and approval by the City of Dacula.**
14. ~~The property generally shall be developed as approved by the Mayor and City Council. Any substantial deviation from the approved Conceptual Plan and/or conditions of zoning shall be resubmitted to the City Council for approval. The City Administrator shall determine what constitutes substantial deviation.~~ **The property shall be developed in accordance with the conceptual site plan titled "Dacula Office Buildings" submitted May 8, 2026. Substantial deviation from the approved conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.**
15. **The buildings fronting Old Peachtree Rd shall have a minimum setback of twenty (20) feet of the right-of-way.**
16. **Specimen trees on-site shall be saved when feasible. Feasibility shall be determined by the City Administrator or his/her designee.**
17. **Natural vegetation shall remain on the property until issuance of a land disturbance permit.**
18. **The developer shall provide a minimum of 60 parking spaces.**
19. **An internal sidewalk shall be required to connect all interior buildings and the sidewalk along the right-of-way.**
20. **Storm water pond, if provided, shall be enclosed by a chain link fence, and the appropriate screening/landscaping.**
21. **All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.**
22. **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.

23. Live human advertisements shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.



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>Milap Patel</u>	NAME <u>MRP27, LLC</u>
ADDRESS <u>5455 Creek Indian Trail</u>	ADDRESS <u>2541 Northmont Parkway</u>
CITY <u>Douglasville</u>	CITY <u>Duluth</u>
STATE <u>Georgia</u> ZIP <u>30135</u>	STATE <u>Georgia</u> ZIP <u>30097</u>
PHONE <u>(470) 313-1717</u> FAX _____	PHONE <u>(678) 800-4027</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 Milap Patel

COMPANY NAME MSP Developers, LLC

ADDRESS 5455 Creek Indian Trail
Douglasville, GA 30135

PHONE (470) 313-1717 FAX _____

EMAIL mpatel@mspdevelopers.com

PRESENT ZONING DISTRICT(S) 5th REQUESTED ZONING DISTRICT 5th

LAND LOT(S) 273 PARCEL # 5 273007 DISTRICT(S) 5 th ACREAGE 2.5 0

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____

Change of Conditions - Commercial medical office, retail

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS _____

DWELLING UNIT SIDE (SQ. FT.) _____

NON-RESIDENTIAL DEVELOPMENT:

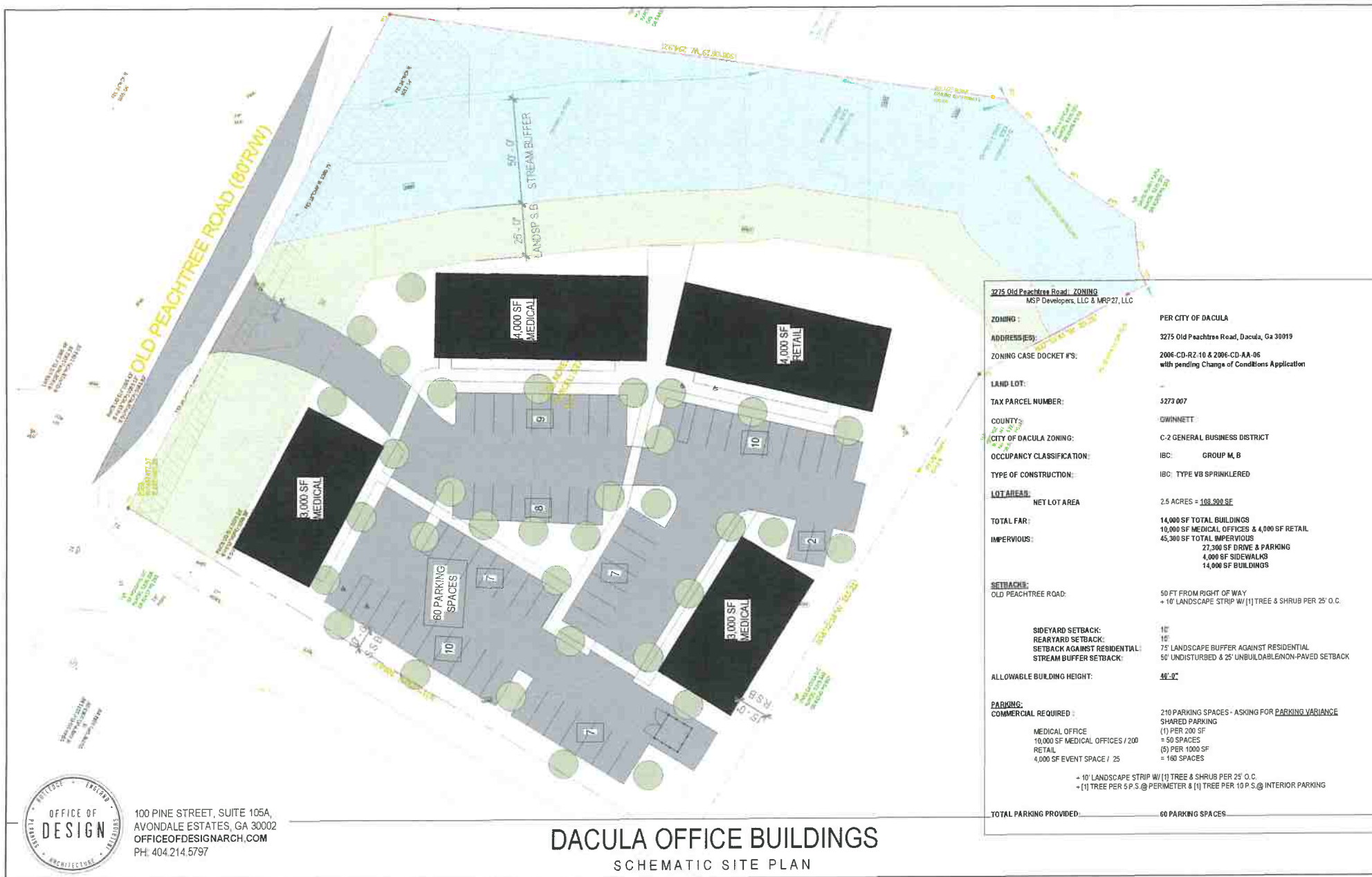
NO. OF BUILDINGS/LOTS 4

TOTAL GROSS SQ. FEET 14,000

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER 2026-CD-COC-01



100 PINE STREET, SUITE 105A,
AVONDALE ESTATES, GA 30002
OFFICEOFDESIGNARCH.COM
PH: 404.214.5797

DACULA OFFICE BUILDINGS

SCHEMATIC SITE PLAN

LETTER OF INTENT

Change of Conditions Application
3275 Old Peachtree Road NE
City of Dacula, Georgia

Applicant: MSP Developers, LLC

Property Location: 3275 Old Peachtree Road, Dacula, GA

Zoning: C-2 (General Business District)

Request: Change of Conditions



Purpose of Request

This application requests a Change of Conditions to a previously approved zoning case associated with Annexation Case 2006-CD-AA-06 and Rezoning Case 2006-CD-RZ-10. The subject property was rezoned to C-2 General Business District in 2006 subject to conditions tied to the development of a daycare facility and an associated conceptual site plan that was never constructed.

The requested Change of Conditions will remove daycare-specific development limitations and allow the property to develop in a manner consistent with current market conditions and the evolving commercial character of the Old Peachtree Road corridor.

Proposed Development

The proposed development is a neighborhood-scale commercial project consisting of medical office and retail buildings with supporting service-oriented uses permitted within the C-2 zoning district. Final tenant mix will be determined during lease-up and will remain consistent with development guidelines and compatibility with surrounding corridor development. The site layout has been conceptually designed to align building area with available shared parking capacity.

The proposed development will:

- utilize existing frontage along Old Peachtree Road
- comply with City access and transportation coordination requirements
- incorporate required stormwater management facilities
- meet all applicable buffering and landscape standards
- remain consistent with surrounding commercial development patterns

Final site layout details will be confirmed during Land Disturbance Permit review.

Alignment with Current Comprehensive Plan

The proposed development is consistent with the planning objectives and long-term vision outlined within the City of Dacula Comprehensive Plan, particularly as it relates to encouraging coordinated commercial growth, enhancing corridor development, expanding professional and medical service opportunities, and promoting quality non-residential

investment within the City. The proposed medical office and supporting commercial development represents a low-intensity commercial use compatible with the surrounding area while providing additional services, economic activity, and reinvestment into an already commercially zoned property. The requested change of conditions will allow the site to develop in a manner more consistent with current market demands, modern development standards, and the evolving character and needs of the surrounding corridor. The proposal also supports the City's goals of encouraging thoughtful redevelopment and maximizing the usability of commercially designated properties served by existing infrastructure and transportation corridors.

Existing Zoning Conditions

The 2006 zoning approval included conditions specific to a daycare facility concept plan. That development did not proceed, and several conditions now restrict reasonable commercial development of the property under current corridor conditions.

This application requests modification of those conditions to:

- remove daycare-specific conceptual plan limitations
- allow flexibility for permitted C-2 office and service commercial uses
- update transportation-related requirements to reflect current agency review standards
- maintain architectural quality and buffering requirements consistent with City expectations

Consistency with Surrounding Development

The subject property is located along the Old Peachtree Road corridor, which has experienced continued commercial growth since the original annexation approval. Nearby properties include commercial, institutional, and transitional residential uses supported by access to arterial transportation infrastructure.

The requested Change of Conditions allows development consistent with this established pattern while maintaining compatibility with adjacent properties.

Infrastructure and Transportation

The proposed development is expected to function as a low- to moderate-intensity commercial project utilizing existing roadway access and available utility infrastructure. Any required improvements to access, frontage, or traffic operations will be coordinated with the City of Dacula, and governing Department of Transportation during the development plan review process.

Public Benefit

Approval of this Change of Conditions will:

- Enable reinvestment in a currently undeveloped parcel
- Support additional employment opportunities
- Expand the City's commercial tax base
- Allow development consistent with current planning objectives along the corridor and current developments.
- Replace outdated conditions associated with a project and master plan that was never executed.

Response to Previously Approved Zoning Conditions

Rezoning Case 2006-CD-RZ-10

The following responses address the conditions of zoning approved under Annexation Case 2006-CD-AA-06 and Rezoning Case 2006-CD-RZ-10. The original conditions were adopted in conjunction with a conceptual daycare facility that was never constructed. The applicant respectfully requests that the conditions be updated to reflect the proposed neighborhood-scale medical office, retail, and supporting commercial development permitted within the C-2 zoning district.

Condition 1

The condition restricts several otherwise permitted uses within the C-2 zoning district. These restrictions were associated with the originally proposed daycare facility and are no longer necessary. The applicant requests removal of this condition. Future uses of the property will comply with the permitted uses established within the C-2 zoning district.

Condition 2

This condition establishes exterior material and architectural roof form requirements. The applicant agrees to maintain high-quality exterior architectural materials consistent with City standards. Flexibility is requested to allow building forms appropriate for multi-tenant retail and medical office, subject to review and approval by the City during the permitting process.

Condition 3

This condition requires a fifteen (15) foot landscape strip along the frontage of Old Peachtree Road. The applicants would like to request a variance to reduce the frontage buffer and or the landscape buffer along the stream that already has a natural stream buffer. The property is significantly reduced by the amount of useable land with the current buffers in place. A 2.5-acre lot is reduced to 1.3 acres of buildable space given the current restriction.

Condition 4

This condition requires submission of a parking lot landscape plan. The applicant agrees to comply with this condition in accordance with City requirements at the time of development.

Condition 5

This condition establishes a reduced zoning buffer along the southern property line and specifies Leyland Cypress plantings. The applicant agrees to provide buffers consistent with current City landscape requirements. Flexibility is requested regarding plant species to allow substitution with City-approved materials consistent with current standards.

Condition 6

This condition prohibits outdoor storage on the site. The applicant agrees to comply with this condition.

Condition 7

This condition requires installation of a five (5) foot sidewalk along the Old Peachtree Road frontage. The applicant agrees to construct sidewalk improvements in accordance with City of Dacula and Gwinnett County standards in effect at the time of development.

Condition 8

This condition addresses transportation improvements, access coordination, right-of-way dedication, and a contribution toward a future traffic signal.

The applicant agrees that transportation improvements, including access configuration, right-of-way dedication if required, and any necessary turn lane improvements, will be coordinated with the City of Dacula and Gwinnett County Department of Transportation during development plan review.

The condition also requires a contribution of \$15,000 toward a future traffic signal at the intersection of Old Peachtree Road and Hurricane Shoals Road. Because signal improvements at this intersection have since been constructed as part of subsequent corridor development activity, the applicant respectfully requests removal of this contribution requirement.

Condition 9

This condition requires installation of decorative street lighting within the public right-of-way. The applicant agrees to provide street lighting in accordance with City standards in effect at the time of development.

Condition 10

This condition requires parking lot lighting to be directed inward toward the property. The applicant agrees to comply with this condition and will submit a lighting plan for review during the development plan approval process.

Condition 11

This condition requires screening of dumpster enclosures and establishes pickup hour limitations. The applicant agrees to provide dumpster enclosures screened in accordance with City requirements. Flexibility is requested regarding operational limitations, which are typically addressed during site plan approval.

Condition 12

This condition requires installation of an eight (8) foot solid screen fence adjacent to the

interior buffer line. The applicant agrees to provide fencing where required in accordance with current City buffer regulations.

Condition 13

This condition restricts ground signage to monument-style signage with indirect lighting. The applicant agrees to comply with this condition.

Condition 14

This condition requires development of the property in substantial conformance with the previously approved conceptual daycare site plan. Because that conceptual plan was never constructed and is no longer representative of the proposed development, the applicant respectfully requests removal of this condition and approval of development generally consistent with the updated concept plan submitted with this application.

Summary

The requested Change of Conditions updates the entitlement framework established in 2006 to reflect current corridor conditions, infrastructure availability, and market demand while maintaining compatibility with surrounding properties and the City's Comprehensive Plan. The applicant respectfully requests a review and approval.

Respectfully submitted,

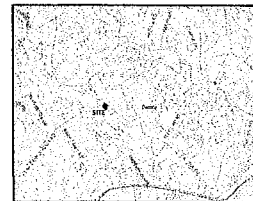
MSP Developers, LLC

By: _____

Milap Patel

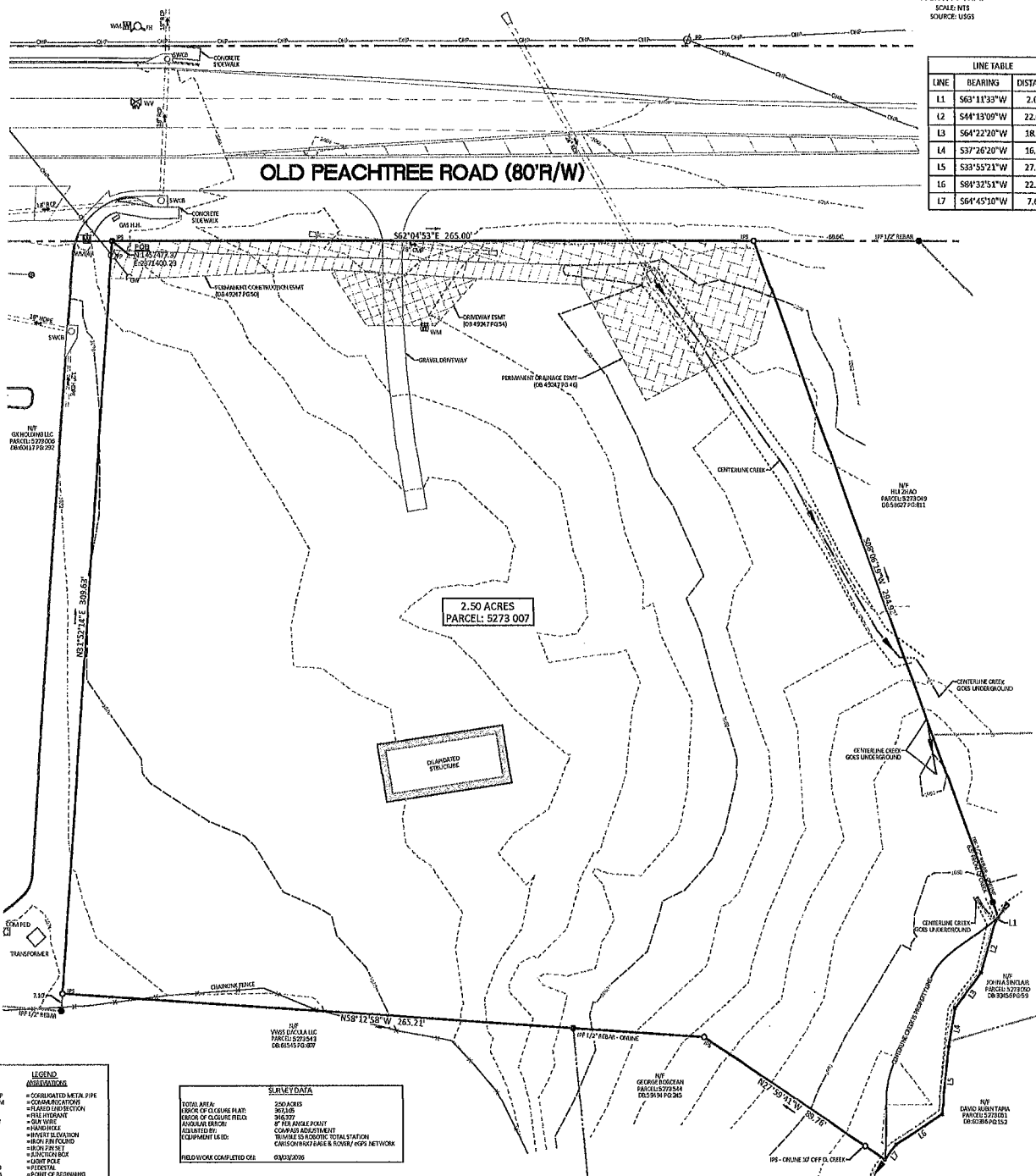
Authorized Agent

5/1/2026



VICINITY MAP
SCALE: NTS
SOURCE: USGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°11'33"W	2.03
L2	S44°13'09"W	22.06
L3	S64°22'20"W	18.18
L4	S37°26'20"W	16.01
L5	S33°55'21"W	27.84
L6	S84°32'51"W	22.79
L7	S64°45'10"W	7.68



- LEGEND**
ABBREVIATIONS
- CORRUGATED METAL PIPE
 - COMMUNICATIONS
 - FLARED END SECTION
 - FIRE HYDRANT
 - GUN WIRE
 - HAND HOLE
 - INVERT ELEVATION
 - IRON PIN FOLDED
 - IRON PIPE SET
 - JUNCTION BOX
 - LIGHT POLE
 - PIEDestal
 - POINT OF BEGINNING
 - POWER POLE
 - REINFORCED CONCRETE PIPE
 - RIGHT-OF-WAY
 - SANITARY SEWER MANHOLE
 - SINGLE VALVE CATCH BASIN
 - WATER SNIER

- SYMBOLS**
- ☐ COMMUNICATIONS PEDESTAL
 - ⚡ FIRE HYDRANT
 - ☼ LIGHT POLE
 - ⚡ POWER POLE
 - ⬤ PROPERTY CORNER
 - Ⓜ WATER METER
 - ⚓ WATER VALVE

- LINE
 = CREEK
 = FENCE
 = OVERHEAD POWER

SURVEY DATA

TOTAL AREA:	250 ACRES
ERROR OF CLOSURE PLAT:	367.105
ERROR OF CLOSURE FIELD:	316.377
ANGULAR ERROR:	8" PER ANGLE POINT
ACQUIRED BY:	COMPASS ADJUSTMENT
EQUIPMENT USED:	TRIMBLE 55 ROBOTIC TOTAL STATION
	CARLOS ONTARIO & SONS/ GPS NETWORK
FIELDWORK COMPLETED ON:	03/13/2006

SURVEY REFERENCES

1. GYMNETT COUNTY PB 91 PAGE 125
2. GYMNETT COUNTY DB 52109 PAGE 644
3. GYMNETT COUNTY PB 129 PAGE 296
4. GYMNETT COUNTY PB 83 PAGE 185

GENERAL NOTES

- [illegible]

SURVEY CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OF LAND 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 HEREIN. 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 PROFESSIONAL SURVEYING 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 G.C.G.A. SECTION 14.02.



Jasna Lee Burgess
NAME: JASNA LEE BURGESS

REGISTRATION/CE NUMBER: 3692 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2025

BOUNDARY AND TOPOGRAPHIC SURVEY

3275 OLD PEACHTREE RD NE,
Dacula, GA 30019

5TH LAND DISTRICT	LAND LOT 273
PARCEL 5773007	
CITY OF Dacula	GWINNETT COUNTY, GA
GRANTEE	CLIENT/OWNER

SCALE: 1" = 20'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 40, and 60. Below the bar, the word "scale" is on the left and "feet" is on the right.

[illegible]

PREPARED FOR:
FOR MSP DEVELOPERS



CONSTRUCTION ENGINEERS & SURVEYORS
LICENSE # 18993838
LICENSE # 18993838
5018 WEST BAYVIEW STREET
SUITE 4230
SUGAR HILL, GEORGIA 30088
TELEPHONE: (404) 964-8546
INFO@SULZELANDWORKS.COM
WWW.SULZELANDWORKS.COM



EXHIBIT A

The Land is described as follows:

All that tract or parcel of land lying and being in the City of Dacula as well as Land Lot 273 of the 5th Land District of Gwinnett County, Georgia, containing 2.5 acres as shown on a survey prepared by Joshua Lee Burgess, Georgia Registered Land Surveyor No. 3592, Blue Landworks, last revised March 18, 2026 and being more particularly described as follows:

Beginning at an iron pin set (1/2" rebar w/cap) said pin being on the southwestern margin of Old Peachtree Rd (80' R/W) and having the state plane coordinates of **N:1457477.37 E:2371400.23** Georgia West zone said pin being the **True Point of Beginning**.

Thence continuing along said margin South 62 degrees 04 minutes 53 seconds East 265.00 feet to an iron pin set (1/2" rebar w/cap);

Thence departing said margin South 08 degrees 06 minutes 19 seconds West 294.92 feet to a point in the centerline of a creek;

Thence continuing along said creek centerline South 63 degrees 11 minutes 33 seconds West 2.03 feet to a point;

Thence South 44 degrees 13 minutes 09 seconds West 22.06 feet to a point;

Thence South 64 degrees 22 minutes 20 seconds West 18.18 feet to a point;

Thence South 37 degrees 26 minutes 20 seconds West 16.01 feet to a point;

Thence South 33 degrees 55 minutes 21 seconds West 27.84 feet to a point;

Thence South 84 degrees 32 minutes 51 seconds West 22.79 feet to a point;

Thence South 64 degrees 45 minutes 10 seconds West 7.68 feet to a point;

Thence departing said creek North 27 degrees 59 minutes 41 seconds West 89.76 feet to an iron pin set (1/2" rebar w/cap);

Thence North 58 degrees 12 minutes 58 seconds West 265.21 feet to an iron pin set (1/2" rebar w/cap);

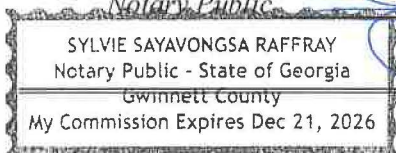
Thence North 31 degrees 52 minutes 14 seconds East 309.63 feet to an an iron pin set (1/2" rebar w/cap) said pin being on the southwestern margin of Old Peachtree Rd (80' R/W) said pin being the **True Point of Beginning**.

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 Mig S Patel Date 5/6/2020
Type or Print Name/Title MIKEL S PATEL CEO

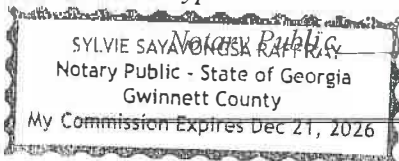
Notary Public [Signature] Date 05/06/2026



PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner Rishi M Patel Date 05/06/2026
Type or Print Name/Title Rishi Patel / owner



Date 05/06/2026

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 5-8-26 RECEIVED BY H. Taylor Jr. FEE \$1,000 RECEIPT #
LAND LOT 273 DISTRICT 5th PARCEL # 5273 007 HEARING DATE
6-29-26 & 7-2-26

ACTION TAKEN TBD

SIGNATURE H. H Taylor Jr. DATE 6-24-26

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 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	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 Milap S Patel Date 5/6/2026

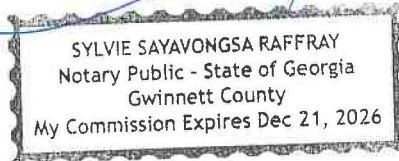
Type or Print Name/Title MILAP S PATEL CEO

Signature of Applicant's Attorney N/A Date _____

Type or Print Name/Title N/A

Notary Public [Signature] Date 5/6/2026

(Notary Seal)



Official Use Only

DATE RECEIVED 5-8-26 ZONING CASE NUMBER 2026-CD-COC-01

RECEIVED BY H. Taylor

MSP Developers, LLC
5455 Creek Indian Trail
Douglasville, GA 30135
(470) 313-1717
Date: 4/17/2026
Applicant: Milap Patel/MSP Developers, LLC



Response to Impact Analysis Statement

A. Suitability relative to nearby properties

- a. The proposed Change of Conditions request is suitable in view of the surrounding development pattern along Old Peachtree & Hurricane Shoals Road, which consists of primarily of commercial uses, institutional uses, and residential areas. The subject property is located along a corridor intended to support neighborhood-serving commercial activity and professional services. The proposed development is consistent with this context and represents a compatible continuation of the area's evolving land use pattern.

B. Whether the request adversely affects nearby property usability

- a. The proposed Change of Conditions will not adversely affect the use or usability of adjacent or nearby properties. The development is aimed at consisting of low-to-moderate intensity commercial uses such as medical office, and neighborhood-serving retail which are compatible with nearby development patterns. Any DOT, Site access, buffering, stormwater management, and parking will be designed to meet or exceed applicable local jurisdiction requirements and current IBC code requirements.

C. Whether the property has reasonable economic use under current conditions

- a. While the property retains theoretical economic use under its current zoning conditions, those conditions were established under earlier planning assumptions dated in 2006 that do not fully reflect the developments around it that now have occurred along with current market demand, corridor development trends, or infrastructure realities along. The requested Change of Conditions will allow the property to be developed in a manner more consistent with current economic conditions and surrounding land uses, thereby supporting appropriate reinvestment in the corridor.

D. Whether the request creates excessive burden on infrastructure.

- a. The proposed development is not expected to create an excessive or burdensome impact on existing streets, transportation facilities, utilities, or public services. The anticipated scale of development is consistent with typical and current local neighborhood-serving commercial projects and will utilize existing infrastructure capacity. Any required frontage improvements, access coordination, or stormwater facilities will be addressed during site development plan review.

E. Whether the request conforms to the Comprehensive Plan

- a. The proposed Change of Conditions is consistent with the intent of the City of Dacula Comprehensive Plan, which supports appropriate commercial development along established roadway corridors and encourages reinvestment in strategically located parcels capable of serving nearby residential growth. The request advances those objectives by facilitating a compatible commercial development pattern along Old Peachtree Road.

F. Other conditions supporting approval

- a. Since the original annexation and zoning approval in 2006, the property has remained undeveloped under conditions tied to a specific daycare facility concept plan that was never constructed. Development patterns along Old Peachtree and Hurricane Shoals Road have evolved significantly since that time, including additional commercial rezonings, roadway improvements, and increased demand for neighborhood-serving office and retail service uses. The requested Change of Conditions updates the entitlement framework to reflect current corridor conditions and allows the property to develop in a manner consistent with present-day planning objectives and infrastructure realities and what the surrounding area has developed into at the current time.

Proposed Project Information

Name of Proposed Project: 3275 Old Peachtree Road Commercial Development
Developer/Applicant: MSP Developers, LLC
Telephone: 470-313-1717
Fax: -
Email(s): mpatel@mspdevelopers.com

Economic Impacts

Estimated Value at Build-Out:

Approximately \$4,000,000 – \$6,000,000 at full build-out depending on tenant occupancy and final use mix.

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

Yes. The proposed development will support new employment opportunities associated with medical office, service retail, and community-serving commercial uses. Supporting infrastructure improvements primarily include driveway access coordination with GDOT, utility service connections, and standard stormwater management facilities consistent with City and County development requirements.

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

Short-term construction employment: approximately 15–25 jobs during construction.

Long-term employment: approximately 30–60 permanent jobs depending on tenant occupancy mix.

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

Estimated annual property tax revenues are projected to exceed \$50,000 annually at stabilization, with additional sales tax revenues generated depending on tenant occupancy mix.

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

Yes. The regional workforce within Gwinnett County and surrounding employment centers is sufficient to support staffing demand generated by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:

Gwinnett County Department of Water Resources

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

Estimated water demand: approximately 1,500–2,500 gallons per day (GPD).

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

Yes

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

-

If there are plans to expand the existing water supply capacity, briefly describe below:
Not required for this development.

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

No off-site water line extension anticipated beyond standard service connection. Minor on-site extension may be required to connect to existing frontage infrastructure.

Wastewater Disposal

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

Estimated sanitary sewer demand: approximately 1,500–2,500 gallons per day (GPD).

Name of wastewater treatment provider for this site:

Gwinnett County Department of Water Resources

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

Yes

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

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

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

Approx. 300 LF sewer line extension & 2 manholes dedicated to the jurisdiction

Land Transportation

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

Approximately 75–125 peak-hour vehicle trips expected based on anticipated commercial use mix.

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

Proposed improvements include driveway access coordination with GDOT, internal circulation planning, and compliance with all required deceleration lane or frontage improvement requirements as determined during permitting review.

Solid Waste Disposal

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

Estimated solid waste generation: approximately 20–40 tons annually.

Is sufficient landfill capacity available to serve this proposed project?

Yes

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

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

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

No hazardous waste generation anticipated beyond standard commercial occupancy waste streams.

Stormwater Management

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

40% - 60%

Is the site located in a water supply watershed?

No

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

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

75' Landscape/stream buffer against residential & 50' undisturbed/unbuildable/non-paved setbacks

Environmental Quality

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

1. Water supply watersheds?

No

2. Significant groundwater recharge areas?

No

3. Wetlands?

No

4. Protected river corridors?

Located near a stream but has buffers in place, development will not affect any protected river corridors.

5. Floodplains?

No

6. Historic resources?

No

7. Other environmentally sensitive resources?

None, per Phase 1 Study

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

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No significant impact anticipated,

Libraries?

No significant impact anticipated,

Fire, Police, or EMS

The development will be served by existing municipal emergency services and will contribute additional tax revenue supporting those services.

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

No significant additional demand anticipated beyond normal commercial service levels.

Additional Comments:

The proposed development represents a neighborhood centered, low-impact commercial project consistent with surrounding land uses and existing zoning intent. The project will generate additional employment opportunities, increase the local tax base, and utilize existing infrastructure capacity without requiring major off-site improvements. All site and building engineering will be completed in coordination with local jurisdiction and current building codes.



Fw: 3275 Old Peachtree Rd DOT

From Kyle O'Neal <ko@bluelandworks.com>
Date Thu 4/2/2026 12:43 PM
To Milap Patel <mpatel@mospdevelopers.com>

Email from Brent Hodges below.

Kyle O'Neal, PLS
Survey Director

Blue Landworks, LLC

Office: 678-928-9064
Cell: 770-714-2540

From: John Nicol <jn@bluelandworks.com>
Sent: Friday, March 13, 2026 11:12 AM
To: Kyle O'Neal <ko@bluelandworks.com>
Subject: FW: 3275 Old Peachtree Rd

John Nicol, PE

Blue Landworks LLC
www.bluelandworks.com

678-889-3450 direct office
678-472-4808 mobile/text

From: Hodges, Brent <Brent.Hodges@gwinnettdomains.com>
Sent: Friday, March 13, 2026 11:08 AM
To: John Nicol <jn@blueandworks.com>
Subject: RE: 3275 Old Peachtree Rd

Good Morning John,

Regarding the driveway design and configuration of the proposed site shown below, much would depend on what the proposed use for the site will be. Old Peachtree Road is classified as a minor arterial, and therefore the right-turn deceleration lane would indeed be required. With the fact that this section of OPR has a 45mph speed limit, and a daily volume of over 6,000 vehicles; a left turn lane may be required. This would, again, depend on the use of the site per the ITE trip generation manual. Per our left turn lane guidelines, anything at (20) or more peak hour inbound left turns would warrant the LTL.

Other things to keep in mind: As shown below in the aerial, there is now an existing c-store directly to the west of the site with a driveway that is as close to the property line as possible. So, preferably, the driveway for this site could be moved as far to the eastern end of the frontage as possible to accommodate a longer deceleration lane. Also, will there be inter-parcel vehicular connectivity with the c-store site? The driveway to the c-store, directly to the west of the site, has a driveway that operates as a full-in/right-out, so it restricts left turns out of the site due to the proximity to the signal and WB left turn lane storage from OPR to HSR.

Thank you.



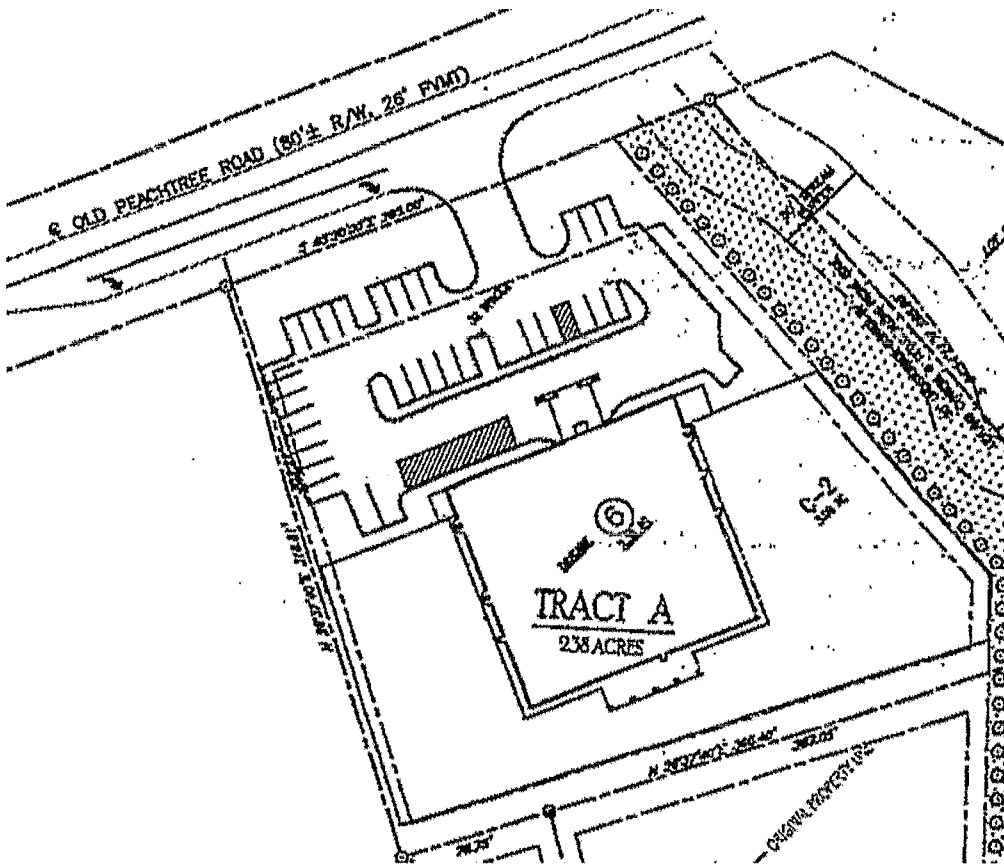
Brent Hodges | Zoning and Development Review Manager | Office of Strategic Transportation Planning & Innovation |
Department of Transportation | Gwinnett County Government |
678.639.8815 | 446 West Crogan St., Suite 410, Lawrenceville GA, 30046 | www.gwinnettcountry.com

From: John Nicol <jn@blueandworks.com>
Sent: Friday, March 13, 2026 10:21 AM
To: Hodges, Brent <Brent.Hodges@gwinnettcountry.com>
Subject: 3275 Old Peachtree Rd

CAUTION: This email originated from outside of Gwinnett County Government. Maintain caution when opening links, attachments, or responding. When in doubt, contact phishing@gwinnettcountry.com.

Good morning Brent -- reaching out to you to see if you could assist with understanding the subject property entrance requirements. Our client is looking to develop the parcel as a commercial property, and I was wondering what would need to be done for an entrance. I have attached a current survey of the undeveloped property and a snapshot below from the rezoning case in 2006, I'm not sure exactly what the configuration for proposed commercial building and parking lot will be but it should be similar to the layout below. The entrance will be approximately 400 feet from the intersection with Hurricane Shoals Rd. Also snapshot below of the aerial with the turn lane and striping in front of the property.

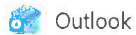
Thanks for any help you can provide



John Nicol, PE

Blue Landworks LLC
www.bluelandworks.com

678-889-3450 direct office
 678-472-4808 mobile/text



Outlook

RE: Sewer Extension for Medical Office development

From Vemuru, Raghu <Raghunatha.Vemuru@gwinnettcounty.com>

Date Tue 3/17/2026 4:11 PM

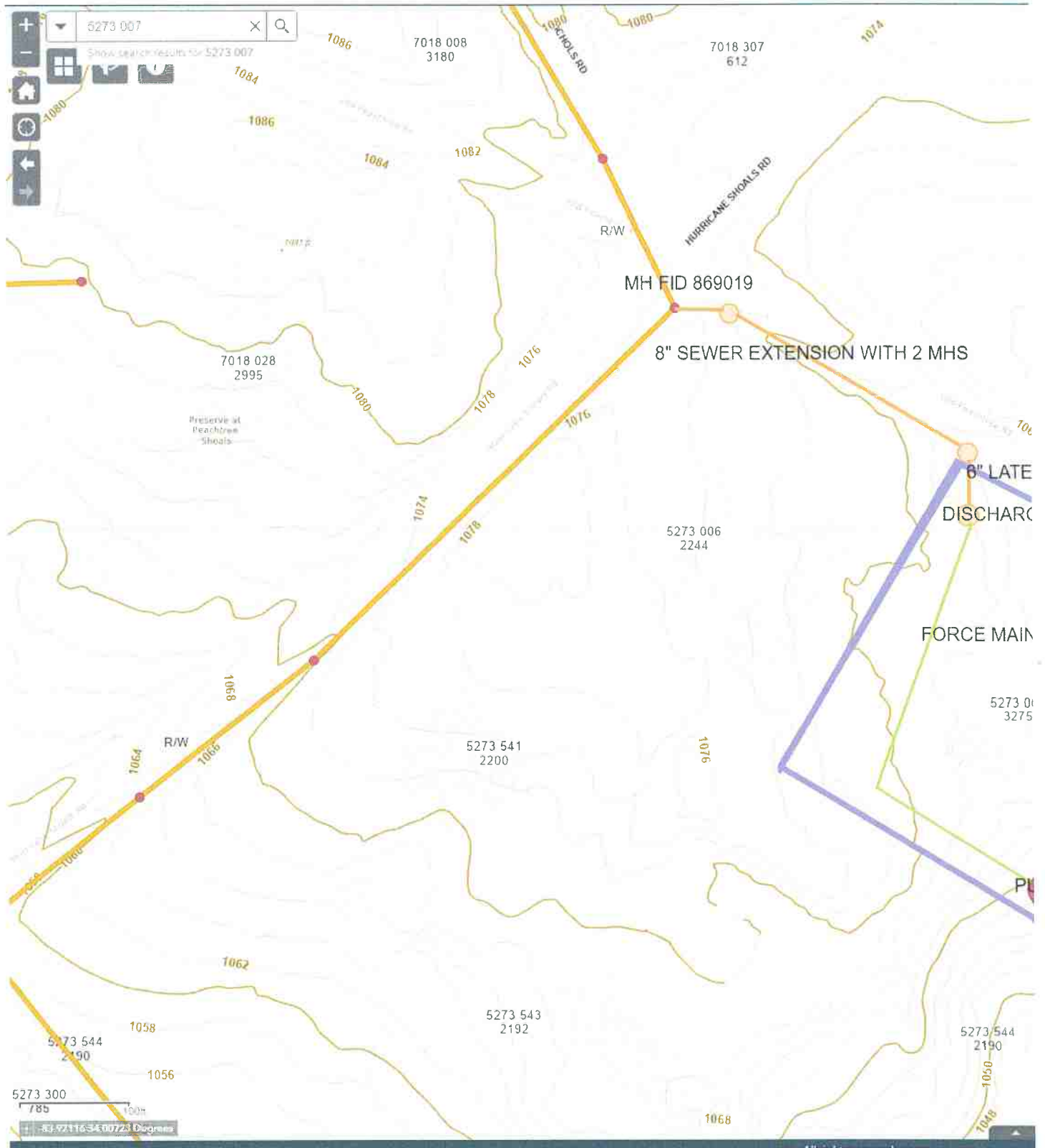
To Milap Patel <mpatel@mspdevelopers.com>

Mr. Patel,

Here is the summary of our conversation this morning. The parcel 5273 007 can have sewer service with following facilities and tie into the Gwinnett County public sewer system manhole FID 869019 located at the intersection of Old Peachtree Road and Hurricane Shoals Road:

- A private pump station located at the Southeast corner (lowest point) of parcel 5273 007
- Force main from the pump station carrying sewage to the discharge (poly concrete)manhole located in Northwest corner of the parcel
- 6" sewer lateral from discharge manhole to a manhole on new sewer extension constructed by the development along Old Peachtree Road
- 8" sewer extension with two manholes constructed and dedicated to the County.

For your information I have also attached two GIS clips summarizing our discussion. Feel free to call me if you have questions.



Raghunatha Vemuru, PE | Engineer V
 Department of Water Resources | Gwinnett County Government
 Phone Number (678.376.6752 | 684 Winder Highway, Lawrenceville,
 GA 30045 www.gwinnettcounty.com |
raghunatha.vemuru@gwinnettcounty.com Learn more about
 Gwinnett County Water Resources at www.gwinnettH2O.com

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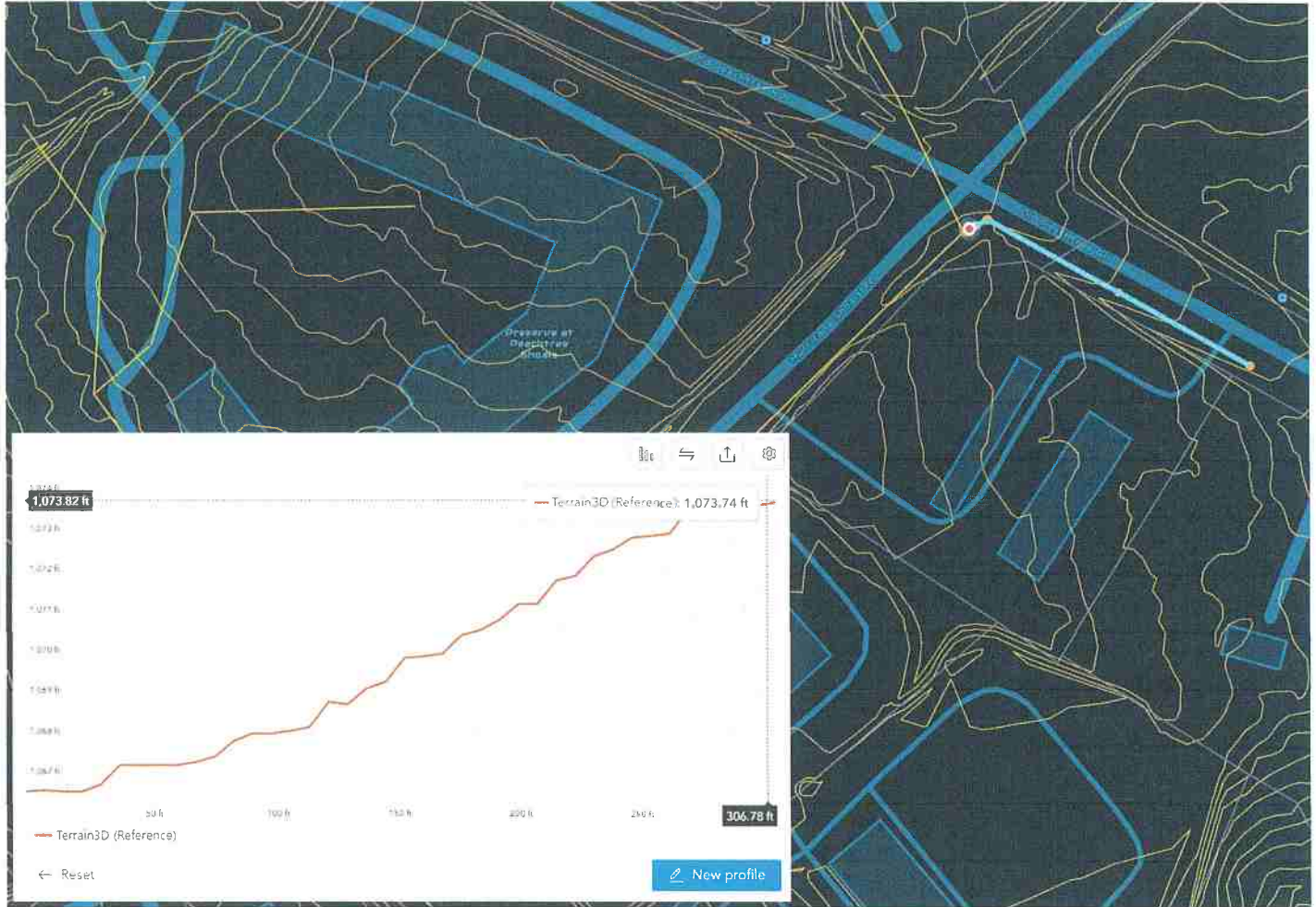
From: Barnard, Nicholas <Nicholas.Barnard@gwinnettcounty.com>
Sent: Tuesday, March 17, 2026 11:00 AM
To: Vemuru, Raghu <Raghunatha.Vemuru@gwinnettcounty.com>
Cc: mpatel@mispdevelopers.com
Subject: Sewer Extension for Strip Mall Development

Good morning,

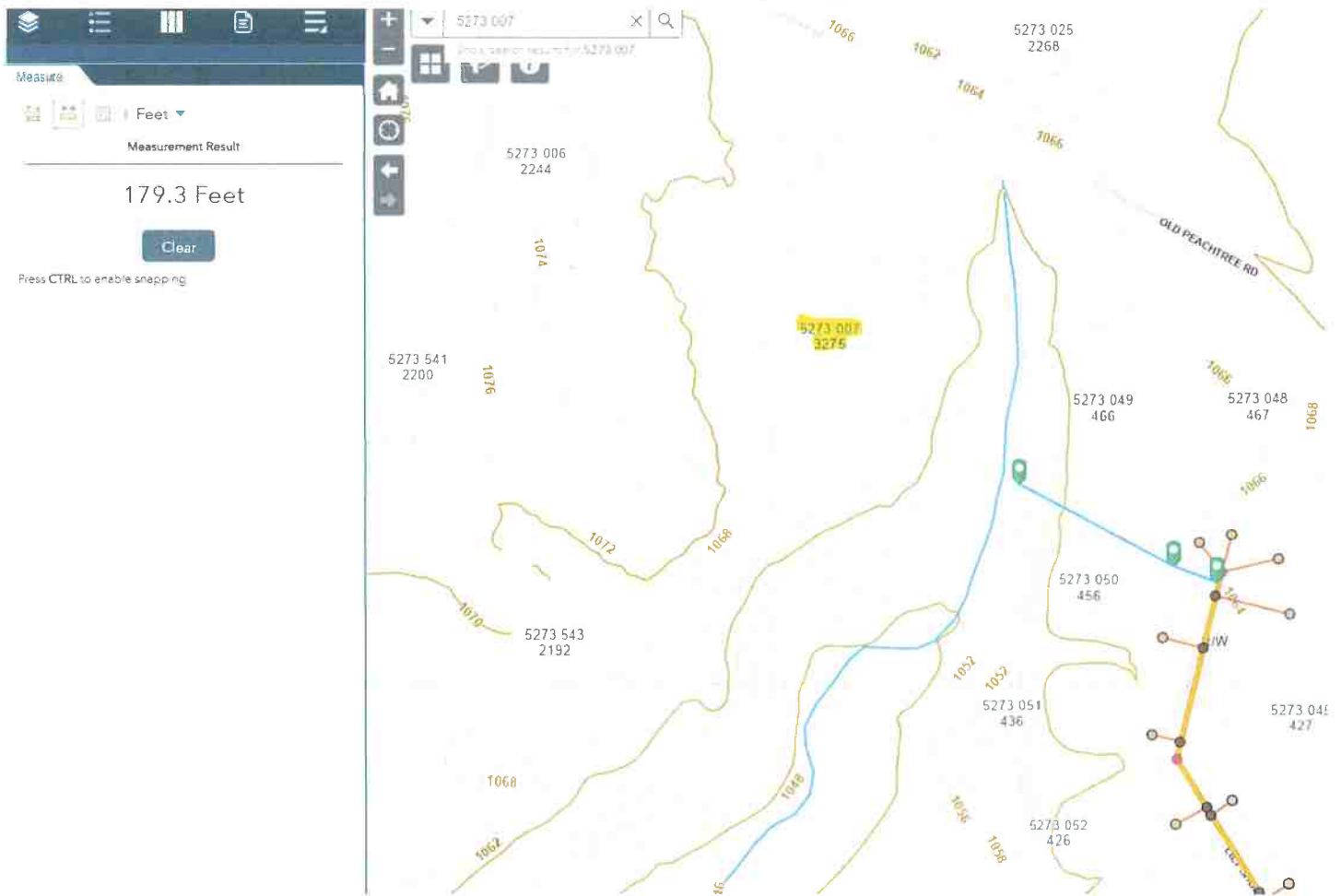
The CC'd customer called today asking about running sewer to 3275 Old Peachtree Rd (PIN: **5273 007**). They are trying to develop the parcel with an event hall, retail/restaurant space, etc.

Customer is a Mr. Patel with MSP Developers, and their number is **470.313.1717**.

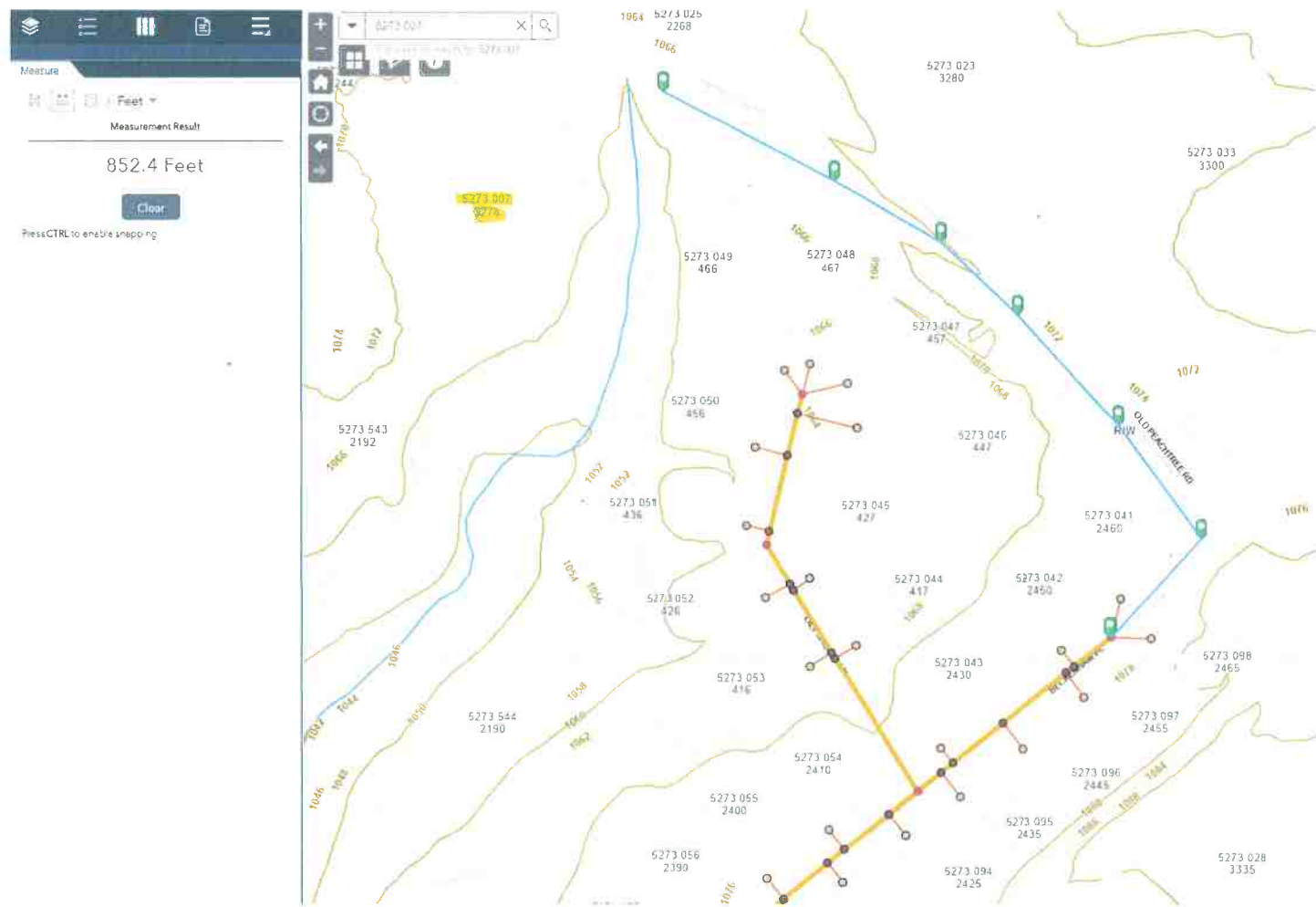
There's a line to the north, but it's about 7 ft. uphill along the right-of-way. (1066.6 ft. to 1073.74 ft.)



There's also a line about 180 ft. to the south, but they would need private easements and, potentially, an aerial crossing to get it across the stream. I wasn't sure about the procedure or requirements for aerial crossings.



If they follow the public right-of-way, it's about 850 ft. -



Let me know if you need any more info!

Thank you,



Gwinnett
vibrantly connected

Nicholas Barnard | GIS Analyst II | Infrastructure Support
Department of Water Resources | Gwinnett County Government
Customer Service: 678-376-6800 | Office (Personal): 678-376-6733
684 Winder Highway, Lawrenceville, GA 30045
www.gwinnettcounty.com | nicholas.barnard@gwinnettcounty.com

Adjoining Property Owners

1. ZHAO HUI & ZHANG HONG - PARCEL NO. 5273-049 | 466 LILY SHOALS LN DACULA, GA 30019
2. JOHN SINCLAIR - PARCEL NO. 5273-050 | 456 LILY SHOALS LN DACULA, GA 30019
3. RUBIN DAVID TAPIA & VANESSA NATALIE LLIVISACA - PARCEL NO. 5273-051 | 436 LILY SHOALS LN DACULA, GA 30019
4. GEORGE BORCEAN - PARCEL NO. 5273-544 | 2190 HURRICANE SHOALS RD DACULA, GA 30019
5. VWSS DACULA, LLC - PARCEL NO. 5273-543 | 1830 S BANNOCK ST UNIT 200 DENVER, CO 80223
6. GX HOLDING, LLC - PARCEL NO. 5273-541 | 2244 HURRICANE SHOALS RD DACULA, GA 30019

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For delivery information, visit our website at www.usps.com®.

DAacula, GA 30017

Certified Mail Fee \$15.30

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$10.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$12.17

Total Postage and Fees \$7.47

Sent To
GEORGE BORCEAN
Street and Apt. No., or PO Box No.
2190 HURRICANE SHOALS RD
City, State, ZIP+4®
Dacula, GA 30019

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Denver, CO 80223

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$10.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$12.17

Total Postage and Fees \$7.47

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Street and Apt. No., or PO Box No.
1930 S BANNOCK ST UNIT 200
City, State, ZIP+4®
DENVER, CO 80223

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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DAacula, GA 30017

Certified Mail Fee \$15.30

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)	\$10.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$10.00
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Total Postage and Fees \$7.47

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