



Mayor and City Council Regular Meeting

Thursday, April 06, 2023 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:

PROCLAMATION:

- [1.](#) Georgia Cities Week Announcement

CONSENT AGENDA:

- [2.](#) Approval of the Minutes from the Regular Meeting on March 2, 2023
- [3.](#) 431 Harbins Road settlement with Gwinnett County
- [4.](#) Ordinance to amend Chapter 12, Article 1 - Business Licenses and Regulations
- [5.](#) Adopt Travel & Expense Policy
- [6.](#) Bid results for 2050 Comprehensive Plan
- [7.](#) Security improvements for City facilities
- [8.](#) Logo and Style Guide Proposal
9. Appoint Courtney Mahady as Pension Secretary
10. Appoint Courtney Mahady as Open Records Officer
- [11.](#) Intergovernmental Agreement for Elections Equipment
- [12.](#) Refund authorization request

OLD BUSINESS:

NEW BUSINESS:

- [13.](#) **PUBLIC HEARING: 2023-CD-RZ-01, 2023-CD-SE-01, 2023-CD-SUP-01;** Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District, requests a special exception for an automotive muffler, brake and tune-up shop, and requests special use permits for auto body repair, and automotive sales and associated service facilities. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

14. **Rezoning Application: 2023-CD-RZ-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.
15. **Special Exception Application: 2023-CD-SE-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests a special exception for an automotive muffler, brake and tune-up shop. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.
16. **Special Use Permit Application: 2023-CD-SUP-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests special use permit for auto body repair. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.
17. **Special Use Permit Application: 2023-CD-SUP-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests special use permit for automotive sales and associated service facilities. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

EXECUTIVE SESSION: Personnel Matters

ADJOURNMENT:

**GEORGIA CITIES WEEK
APRIL 23-29, 2023**

A RESOLUTION OF THE CITY OF DACULA RECOGNIZING GEORGIA CITIES WEEK, APRIL 23-29, 2022, AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one within the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW THEREFORE: I, HUGH D. KING III, by virtue of the authority vested in me as Mayor of City of Dacula, Georgia, do hereby proclaim:

APRIL 23-29, 2023 AS GEORGIA CITIES WEEK

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Dacula to be affixed this 6th day of April in the year of our Lord, Two Thousand and Twenty Three.



H. D. King III

Hugh D. King III
City of Dacula, Georgia

Attest:

Brittli

Brittini Nix, City Administrator
City of Dacula, Georgia

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

COUNCIL MEETING
MINUTES
March 2, 2023

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor Trey King called the March 2, 2023 Council Meeting to order at 7:03 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
 Denis W. Haynes, Jr., Council

Absent – Ann Mitchell, Council

City Staff Present

Brittni Nix, City Administrator
 Heather Coggins, Assistant City Administrator
 Courtney Mahady, Administrative Clerk
 Dana Stump, Administrative Assistant for Planning & Zoning
 Amy White, City Marshal

II. INVOCATION:

Pastor Mark Chandler gave invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Regular Council Meeting on February 2, 2023
2. Resolution regarding the abandonment and sale of certain vehicles, equipment, and other personal property
3. Select Mauldin & Jenkins to serve as auditor and to authorize the Mayor to sign an agreement for their services, subject to review by the City Administrator and City attorney
4. Contract with At Your Service Restoration & Renovation, LLC
5. Ordinance to amend Chapter 26 - Vehicles and Traffic
6. Bid package for Dacula Crossing subdivision improvements

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7. Bid results for janitorial services
8. Bid results for Brookton Station subdivision improvements
9. Amendment to the 2022 CDBG Subrecipient Agreement
10. Refund authorization request

Councilman Spain motioned to approve the Consent Agenda items. Councilman Haynes, Jr. seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

11. Resolution to appoint 2023 Elections Superintendent & Absentee Ballot Clerk and two assistants

Mayor King called for a motion to approve the Resolution to appoint Heather Coggins as the Elections Superintendent & Absentee Ballot Clerk with Amy Morris and Angelica Schaper as the Assistant Elections Superintendents and Assistant Absentee Ballot Clerks.

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

Mayor King stated that the oaths would be administered by Jack Wilson on Friday, March 3, 2023.

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilman Williams urged citizens speak to their representatives to vote against House Bill 517 and Senate Bill 188.

IX. PUBLIC COMMENTS:

None

X. ADJOURNMENT:

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Councilman Haynes, Jr. motioned to adjourn. Councilman Williams seconded. Motion passed unanimously. Meeting adjourned at 7:08 p.m.

Minutes approved

Date

Signature

TO: City of Dacula City Council and Mayor

FROM: Jack Wilson, City Attorney

DATE: March 27, 2023

SUBJECT: 431 Harbins Road settlement with Gwinnett County

Dear Mayor and Members of the City Council:

Gwinnett County's right of way agents have provided the closing documents for the City's proposed sale of right of way and easement to the County for road improvements at 431 Harbins Road. The City reviewed the County's proposal last spring. The County did not take any action until circulating the proposed closing documents in March 2023. The proposed settlement amount is based on the same price per acre paid by the City to acquire the property. For this reason, staff recommends that the Mayor and Council approve the conveyance to the County and authorize the Mayor and City Administrator to execute all documents necessary to complete the closing.

If you have any questions or need any additional information, please let me know.

Thank you.

CLOSING STATEMENT

PROJECT: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway

PROJECT NO.: F-1361-01

GWINNETT COUNTY, GEORGIA

OWNER: The City of Dacula, a Georgia municipal corporation

PARCEL NOS.: 21 & 29

TAX PARCEL NOS.: 5-301-009 and 5-301-009A

Due to Seller

- 1. Purchase Price **\$235,435.88**
- 2. Earnest Money Paid \$ N/A
- 3. Pro-rated Items: N/A
 - (a) City taxes for year
 - (b) County & State taxes
- 4. Miscellaneous Item N/A

DISBURSEMENTS

NET TO BE PAID TO SELLER \$235,435.88

**FUNDS TO BE WIRED TO: FIFTH THIRD BANK
FOR DEPOSIT TO THE ACCOUNT OF ROBERT JACKSON WILSON, PC IOLTA
ESCROW ACCOUNT NO: 7975861076
WIRE ROUTING NO. 042000314**

READ AND APPROVED THIS _____ DAY OF _____, 2023.

The City of Dacula, a Georgia municipal corporation

By: _____
Title: _____

Attest: _____
Title: _____

[Affix Seal]

SELLER

ALL DOCUMENTS OF CLOSING, INCLUDING OPTION TO BUY, SHALL SURVIVE SAME AND REMAIN ENFORCEABLE.

AFFIDAVIT
CONCERNING THE SALE/LEASE OF PROPERTY
TO GWINNETT COUNTY

GWINNETT COUNTY, GEORGIA

Personally appeared before the undersigned Notary Public, the Affiant, who, after being duly sworn, deposes and says:

1. That the undersigned Affiant is the _____ of **The City of Dacula, a Georgia municipal corporation**, Grantor of the following property to be sold to Gwinnett County, Georgia, to-wit:

That property in Land Lot **301** of the **5th** District of Gwinnett County, Georgia, being described by the Tax Parcel **5-301-009 and 5-301-009A** Gwinnett County, Georgia, for road improvements as shown on the plans of **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway, F-1361-01**, prepared by **CHA Companies**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, which by reference is incorporated herein.

The Affiant acknowledges that the current proposed construction plans for road improvements as shown on a plat prepared by **CHA Companies**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, designated as Parcel Nos. **21 and 29**, Tax Map Nos. **5-301-009 and 5-301-009A**, being **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, has been presented to Affiant and explained to Affiant's satisfaction by a representative from Gwinnett County.

2. That Grantor is the true and lawful owner of said property, except the following persons, firms, corporation, partnerships have the following interest in said land:

(a) See Exhibit "A" attached hereto and incorporated herein for outstanding liens and exceptions attached to the subject property.

(b) Any and all additional easements and restrictions of record.

3. That all improvements erected on the real estate are fully completed and there are no unpaid bills of any nature for any improvements, surveys, engineering or architectural services, pest control inspections or treatments, or for any other work, labor, materials or services placed upon, applied to, delivered to or rendered to, for, or in connection with the real estate at the direction of Grantor within the three month period immediately preceding the date hereof or the period during which the Grantor (s) has owned the real estate if owned less than three months preceding the date hereof.

4. That Grantor knows of no persons, corporations or other entities claiming any interest whatsoever in said real estate by reason of any unrecorded deed, contract or other document of title and that preceding the execution hereof, no interest in the real estate has been granted to any other persons, corporations or other entities whatsoever.

5. That no damage, destruction or other casualty has occurred to the improvements on the real estate, normal wear and tear excepted, which has not been repaired or restored or which has not been made known to Gwinnett County, Georgia.

6. That there are no suits, lis pendens, judgments, appeals, bankruptcies, executions or defaulted surety bonds against the Grantor in any Georgia or Federal Court whatsoever that could in any way affect title to said real estate, the improvements thereon or the fixtures attached thereto.

7. The said real estate, the improvements, equipment, appliances or fixtures attached thereto are free and clear of all liens, encumbrances, restrictions, assessments, encroachments, leases, tenancies or occupancies except as specifically set out and shown therein in Item #2.

8. That any notice to any persons, firms, corporations or partnerships set out in Items 2 - 6 has or will be provided by Grantor.

9. The Grantor herein is not acting for anyone else, either directly or indirectly, in this easement transaction.

10. No real estate commission, rebates, pay-backs, remunerations or any proceeds or benefits of any kind shall be paid from the purchase herein by the owner to anyone, except N/A.

11. The Grantor listed herein shall receive its prorata share of the total purchase price from said easement for its use and benefit exclusively.

12. No portion of the funds of this sale of property shall be paid by the Grantor to any person, firm, partnership or corporation, who either directly or indirectly caused the sale of the easement to be made to the County except as set out in Item 2 above.

13. The Grantor has held legal title to said property for five (5) years or more except the following who has held title at some point during the past five (5) years: GERALD J. ASHWORTH, LONNIE C. ASHWORTH, AND MEA FAMILY INVESTMENTS, LP.

14. The Grantor has no knowledge and has received no notice of the existence of any areas for the generation, storage, or disposal of any hazardous substances or waste on the property, including, without limitation, any crude oil or any fraction thereof.

15. The Grantor has no knowledge and has received no notice that there are any storage tanks located on the property, either above or below ground, or any underground pipes or lines on the property, other than water or sewer lines.

16. The Grantor has no knowledge and has received no notice that the property has been previously used as a landfill or as a dump for garbage or refuse.

17. The Grantor acknowledges that this affidavit is to be a part of the option and contract of the sale of property and the Chairwoman and Board of Commissioners shall rely upon the representation therein in making said options and contracts and any material misrepresentation herein shall constitute grounds to permit said option and contract to be voided by said Commission, but shall also constitute the offense of false swearing to a written document.

18. There is no other information required to effectuate full and public disclosure of the sale of property to the County.

Sworn to and subscribed before me,

The City of Dacula, a Georgia municipal corporation

this ____ day of _____, 2023.

By: _____

Title: _____

Notary Public
Commission Expires:

[Notary Seal]

Attest: _____

Title: _____

[Corporate Seal]

RIGHT OF WAY DEED

**STATE OF GEORGIA
GWINNETT COUNTY**

THIS INDENTURE made this _____ day of _____, 2023, between **The City of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does hereby grant and convey unto Grantee, its successors and assigns, the following property, to-wit: **0.648 acres** of required right-of-way, located in Land Lot **301**, of the **5th District**, Tax Map Nos.: **5-301-009 and 5-301-009A**, Gwinnett County, Georgia, as shown on Exhibit "A", labeled Parcel: **21/29**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

(SEE ATTACHED)

IN WITNESS WHEREOF Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence of:

**The City of Dacula, a Georgia municipal
corporation**

Unofficial Witness

By: _____

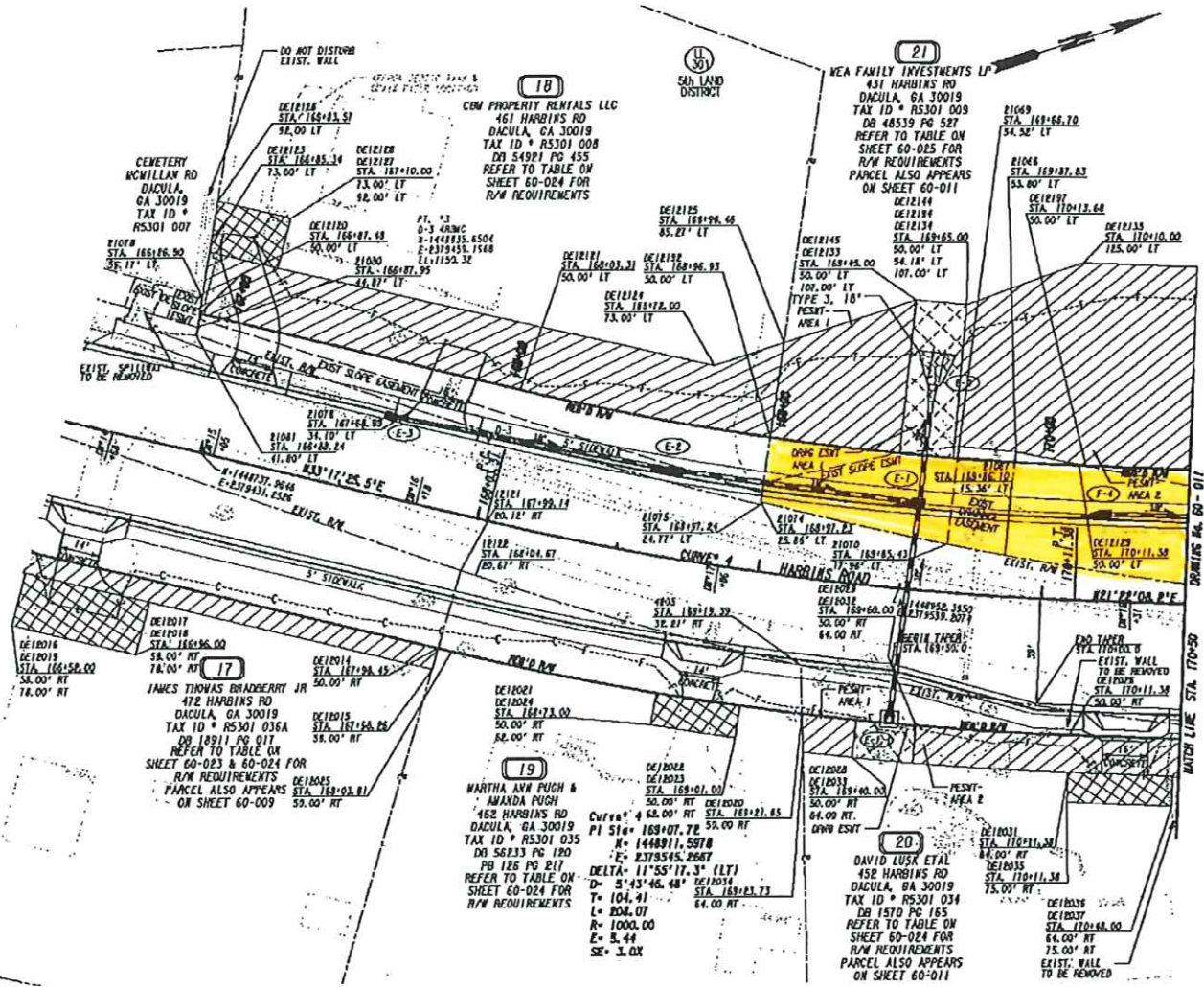
Title: _____

Notary Public, State of Georgia

Attest: _____

Title: _____

[Corporate Seal]

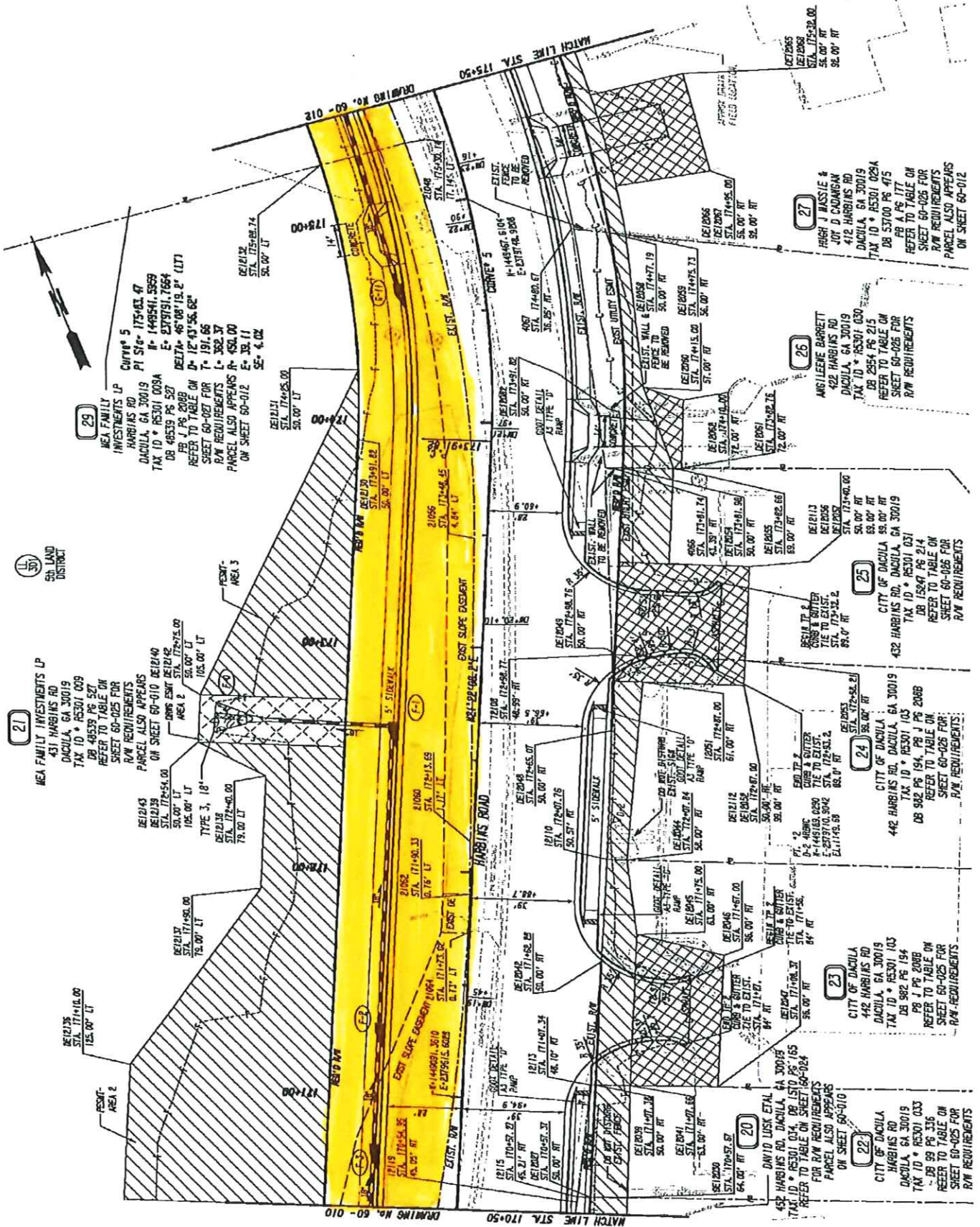


FEE SIMPLE REQUIRED RIGHT OF WAY 0.648 acres
PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres
PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE 0.050 acres

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale

Exhibit "A" Page 2 of 5



29
 MEA FAMILY INVESTMENTS LP
 HARRIS RD
 DACULA, GA 30019
 TAX ID * R5301 003A
 DB 48539 PG 527
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS
 PARCEL ALSO APPEARS ON SHEET 60-012

21
 MEA FAMILY INVESTMENTS LP
 431 HARRIS RD
 DACULA, GA 30019
 TAX ID * R5301 009
 DB 48539 PG 527
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS
 PARCEL ALSO APPEARS ON SHEET 60-010

22
 CITY OF DACULA
 442 HARRIS RD
 DACULA, GA 30019
 TAX ID * R5301 033
 DB 582 PG 194
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS

20
 DW/D LISK ETAL
 45P HARRIS RD, DACULA, GA 30019
 TAX ID * R5301 014, DB 4510 PG 165
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS
 PARCEL ALSO APPEARS ON SHEET 60-010

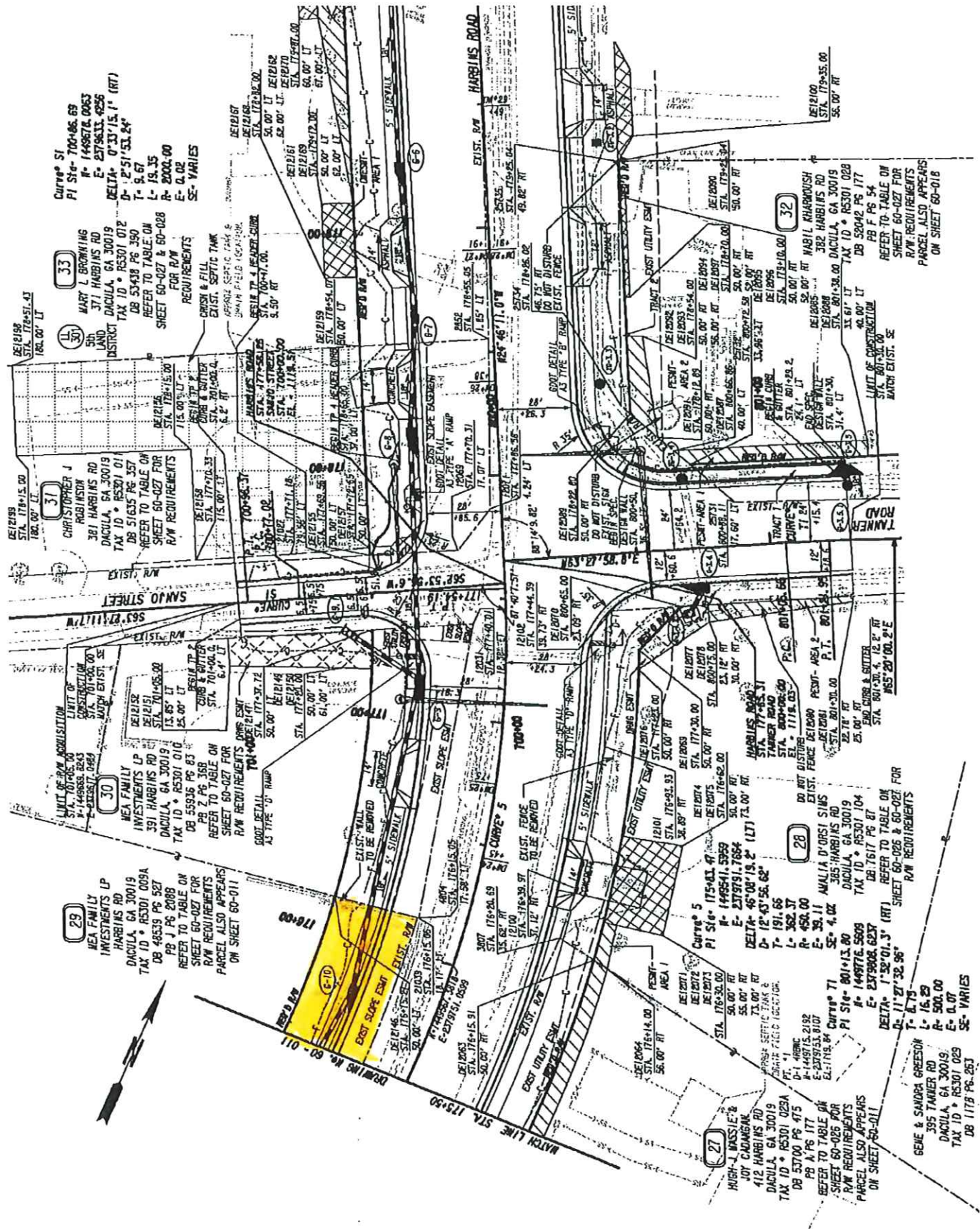
23
 CITY OF DACULA
 442 HARRIS RD, DACULA, GA 30019
 TAX ID * R5301 031
 DB 1524 PG 214
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS

24
 CITY OF DACULA
 442 HARRIS RD, DACULA, GA 30019
 TAX ID * R5301 033
 DB 582 PG 194
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS

25
 ANGLENE BARRETT
 422 HARRIS RD
 DACULA, GA 30019
 TAX ID * R5301 215
 DB 2854 PG 215
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS

26
 HIGH J MASSIE &
 JOY D CADANGAN
 412 HARRIS RD
 DACULA, GA 30019
 TAX ID * R5301 028A
 DB 5310 PG 475
 REFER TO TABLE ON SHEET 60-026 FOR R/W REQUIREMENTS
 PARCEL ALSO APPEARS ON SHEET 60-012

Exhibit "A" Page 3 of 5



Curve # 51
 PI STA. 700+86.69
 R= 146872.0683
 E= 279631.4256
 DELTA= 0°33'15.1" (RT)
 D= 2°51'53.84"
 T= 9.67
 L= 19.35
 R= 2002.00
 SE- VARIES

33
 MARY J. BROWNING
 371 HARRIS RD
 5th DISTRICT
 DACULA, GA 30019
 TAX ID # R5301 072
 DB 53438 PG 390
 REFER TO TABLE ON
 SHEET 60-027 & 60-028
 FOR R/W
 REQUIREMENTS

31
 CHRIS STOPPER J
 ROBINSON
 381 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 01
 DB 51635 PG 357
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS

30
 NEA FAMILY LP
 INVESTMENTS LP
 391 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 010
 DB 55936 PG 83
 PG 2 PG 358
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 DB 55936 PG 83
 PG 2 PG 358
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS

29
 NEA FAMILY LP
 INVESTMENTS LP
 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 009A
 DB 48539 PG 527
 PG 1 PG 2088
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-011

32
 MABIL KHARBOUSH
 382 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 028
 DB 52042 PG 177
 PG F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-018

28
 ANALLIA D'ORSI SIMS
 385 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 104
 DB 7617 PG 87
 REFER TO TABLE ON
 SHEET 60-026 & 60-027 FOR
 R/W REQUIREMENTS

27
 HUGH J. MASSIE &
 JOY CALAMANGAL
 412 HARRIS RD
 DACULA, GA 30019
 TAX ID # R5301 025A
 DB 53700 PG 475
 PG A PG 177
 REFER TO TABLE ON
 SHEET 60-025 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-011

SENE & SANDRA GREENSON
 395 TANNER RD
 DACULA, GA 30019
 TAX ID # R5301 029
 DB 1178 PG. 263

Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP
 431 HARBINS RD
 DACULA, GA 30019
 TAX ID # R5301 009
 DB 48539 PG 527
 PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12129	50.00 L	170+11.38	Harbins Rd
CHORD BEAR = N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harbins Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12132	50.00 L	175+28.74	Harbins Rd
CHORD BEAR = S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harbins Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21056	4.84 L	173+48.45	Harbins Rd
CHORD BEAR = S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harbins Rd
CHORD BEAR = S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harbins Rd
CHORD BEAR = S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harbins Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21067	15.36 L	169+86.10	Harbins Rd
CHORD BEAR = S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harbins Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21074	25.86 L	168+97.23	Harbins Rd
CHORD BEAR = N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
CHORD BEAR = N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harbins Rd
CHORD BEAR = N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harbins Rd
CHORD BEAR = S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harbins Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD EASMT = 2078.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harbins Rd
CHORD BEAR = N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harbins Rd
CHORD BEAR = N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harbins Rd
CHORD BEAR = N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harbins Rd
CHORD BEAR = N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harbins Rd
CHORD BEAR = N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harbins Rd
CHORD BEAR = N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harbins Rd
CHORD BEAR = S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harbins Rd
CHORD BEAR = S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harbins Rd
CHORD BEAR = S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harbins Rd
CHORD BEAR = S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harbins Rd
CHORD BEAR = S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harbins Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harbins Rd
CHORD BEAR = N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harbins Rd
CHORD BEAR = N 41°36'00.0" E			
DE12131	50.00 L	174+25.00	Harbins Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12130	50.00 L	173+91.82	Harbins Rd
CHORD BEAR = S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harbins Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASM'T. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harbins Rd
CHORD BEAR = N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harbins Rd
CHORD BEAR = N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harbins Rd
CHORD BEAR = S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harbins Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12145	50.00 L	169+45.00	Harbins Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			

Exhibit "A" Page 5 of 5

DRWG PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONSTN & MAINT. OF DRAINAGE DE1256

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harblns Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harblns Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harblns Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harblns Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harblns Rd
REQD DRWG EASMT - 1155.00 SF			
REQD DRWG EASMT - 0.027 ACRES			
TOTAL REQD DRWG EASMT - 2206.04 SF - 0.050 ACRES			

29

WEA FAMILY INVESTMENTS LP
 HARBINS RD
 DACULA, GA 30019
 TAX ID # R5301 009A
 DB 48539 PG 527, PB J PG 208B
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

REQD-PAR29/SV47 REQ'D R/W DE1259

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harblns Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harblns Rd
ARC LENGTH - 76.91			
CHORD BEAR - N 1°34'24.0" W			
LNTH CHORD - 76.79			
RADIUS - 400.00			
DEGREE - 14°19'26.2"			
DE12146	50.00 L	176+15.27	Harblns Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harblns Rd
ARC LENGTH - 81.54			
CHORD BEAR - S 2°22'28.4" E			
LNTH CHORD - 81.47			
RADIUS - 565.29			
DEGREE - 10°08'08.3"			
21048	17.14 L	175+30.14	Harblns Rd
REQD R/W - 2539.03 SF			
REQD R/W - 0.058 ACRES			
REMAINDER - +/- 0.27 ACRES			

PERMANENT CONSTRUCTION EASEMENT

**STATE OF GEORGIA
GWINNETT COUNTY**

THIS EASEMENT granted this _____ day of _____, 2023, between **The City of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

WITNESSETH THAT: Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, and by these presents, does hereby grant unto the Grantee an easement over, under, upon and across the following described property:

Land Lot **301** of the **5th District**, of Gwinnett County, Georgia. This easement consists of **0.515 acres** of permanent construction easement and is designated as Parcel: **21/29**, Tax Map Nos.: **5-301-009 and 5-301-009A**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

The purpose of this easement is to allow Grantee, or its agents, to construct and maintain slopes, fills and embankments, as necessary, in order to support improvements on roadway as per Exhibit "A", attached.

(SEE ATTACHED)

IN WITNESS WHEREOF Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence of:

**The City of Dacula, a Georgia municipal
corporation**

Unofficial Witness

By: _____

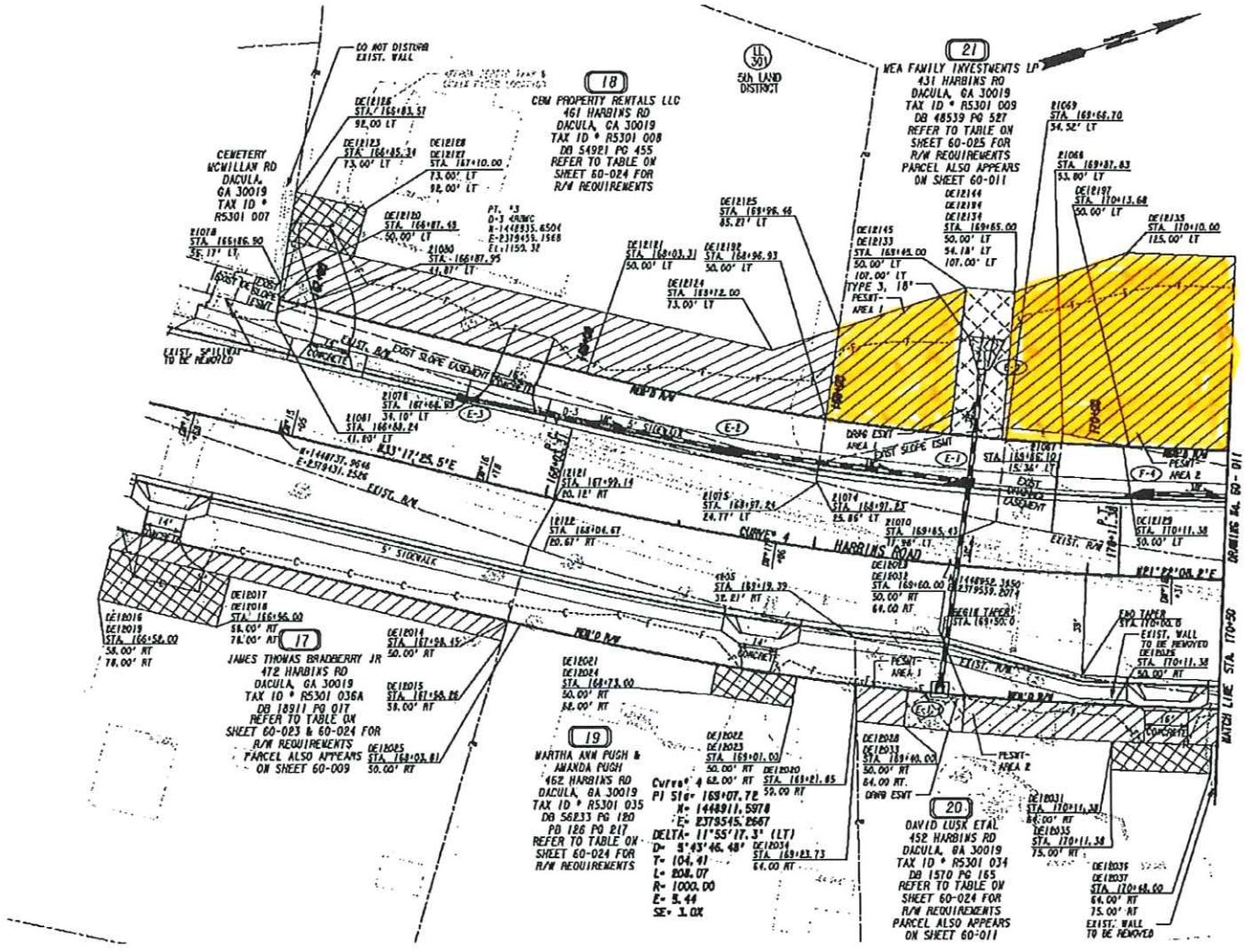
Title: _____

Notary Public, State of Georgia

Attest: _____

Title: _____

[Corporate Seal]



FEE SIMPLE REQUIRED RIGHT OF WAY 0.648 acres
PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres
 PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE 0.050 acres

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale

Exhibit "A" Page 2 of 5

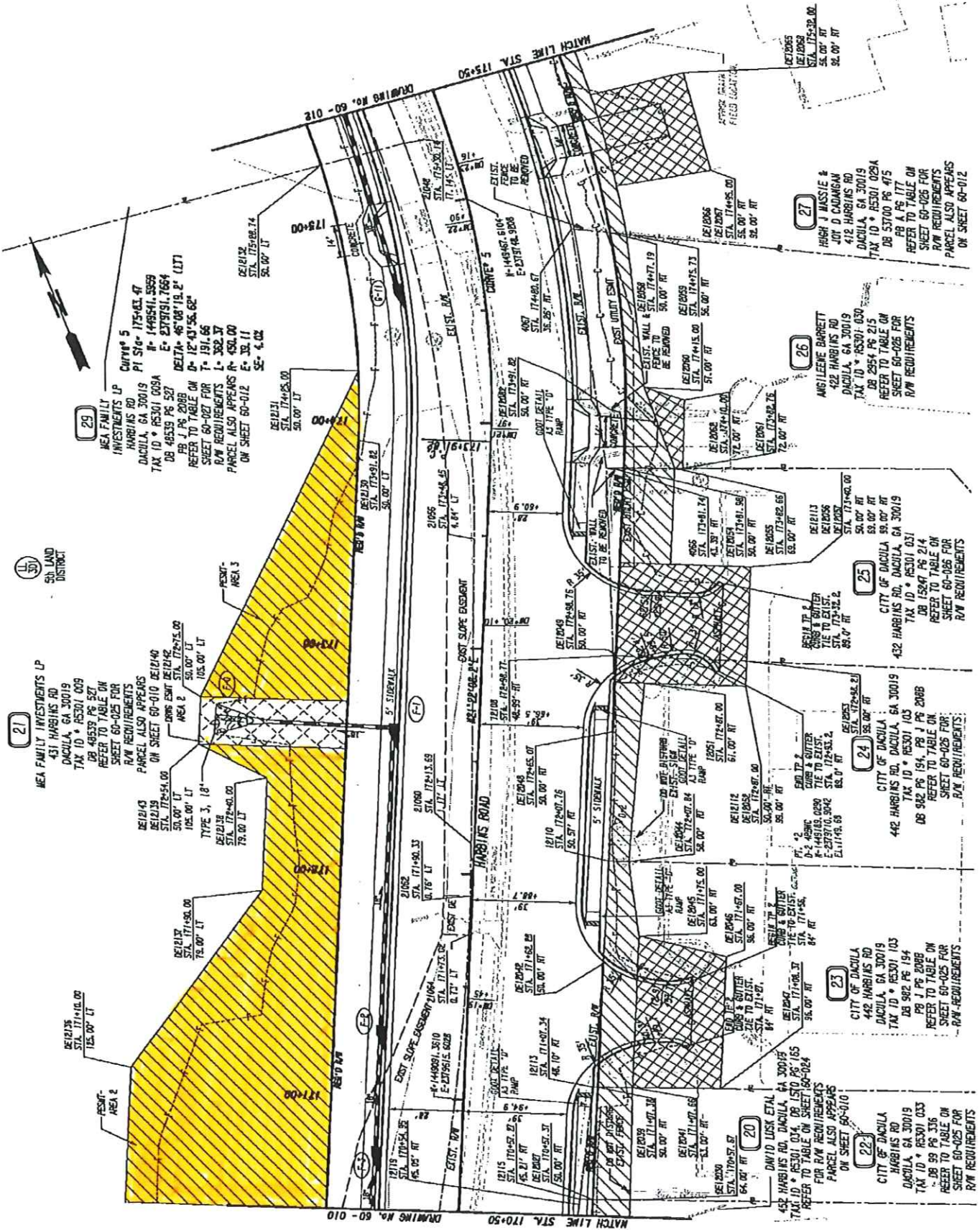


Exhibit "A" Page 3 of 5

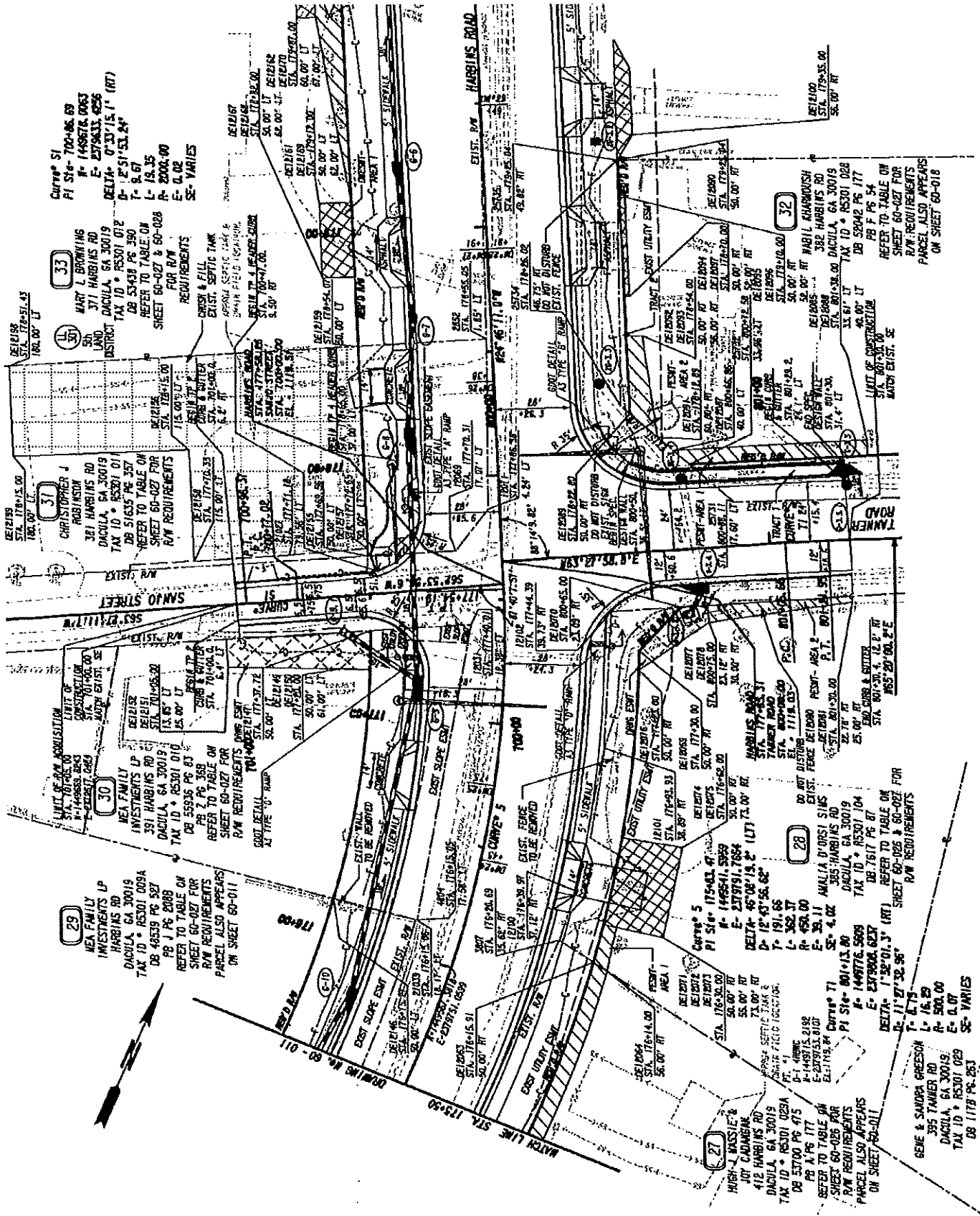


Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP
 431 HARBINS RD
 DACULA, GA 30019
 TAX ID # R5301 009
 DB 48539 PG 527

PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1'			
DE12129	50.00 L	170+11.38	Harblns Rd
380.44			
N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harblns Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2'			
DE12132	50.00 L	175+28.74	Harblns Rd
32.89			
S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harblns Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3'			
21056	4.84 L	173+48.45	Harblns Rd
134.81			
S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harblns Rd
23.36			
S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harblns Rd
17.32			
S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harblns Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2'			
21067	15.36 L	169+86.10	Harblns Rd
20.50			
S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harblns Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2'			
21074	25.86 L	168+97.23	Harblns Rd
24.14			
N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
35.27			
N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harblns Rd
48.95			
N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harblns Rd
57.00			
S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harblns Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1'			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD EASMT = 2078.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harblns Rd
52.82			
N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harblns Rd
43.66			
N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harblns Rd
99.83			
N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harblns Rd
92.28			
N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harblns Rd
50.00			
N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harblns Rd
29.53			
N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harblns Rd
55.00			
S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harblns Rd
240.32			
S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harblns Rd
24.92			
S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harblns Rd
20.00			
S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harblns Rd
1.64			
S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harblns Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harblns Rd
55.00			
N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harblns Rd
155.90			
N 41°38'00.0" E			
DE12131	50.00 L	174+25.00	Harblns Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2'			
DE12130	50.00 L	173+91.82	Harblns Rd
116.82			
S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harblns Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASM'T. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harblns Rd
57.00			
N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harblns Rd
17.86			
N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harblns Rd
57.00			
S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harblns Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1'			
DE12145	50.00 L	169+45.00	Harblns Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			

Exhibit "A" Page 5 of 5

 DRWG PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONST. & MAINT. OF DRAINAGE DE1256

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harbina Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harbina Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harbina Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harbina Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harbina Rd

RECD DRWG EASMT = 1155.00 SF
 RECD DRWG EASMT = 0.027 ACRES
 TOTAL RECD DRWG EASMT = 2206.04 SF = 0.050 ACRES

29

MEA FAMILY INVESTMENTS LP
 HARBINS RD
 DACULA, GA 30019
 TAX ID # R5301 009A
 DB 48539 PG 527, PB J PG 208B
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

 RECD-PAR29/SV47 REQ'D R/W DE1259

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harbina Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harbina Rd
ARC LENGTH = 76.91 CHORD BEAR = N 1°34'24.0" W LNTH CHORD = 76.79 RADIUS = 400.00 DEGREE = 14°19'26.2"			
DE12146	50.00 L	176+15.27	Harbina Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harbina Rd
ARC LENGTH = 81.54 CHORD BEAR = S 2°22'28.4" E LNTH CHORD = 81.47 RADIUS = 565.29 DEGREE = 10°08'08.3"			
21048	17.14 L	175+30.14	Harbina Rd
RECD R/W = 2539.03 SF RECD R/W = 0.058 ACRES REMAINDER = +/- 0.27 ACRES			

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA GWINNETT COUNTY

THIS EASEMENT granted this _____ day of _____, 2023, between **The City of Dacula a/k/a Town of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

WITNESSETH THAT: Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, and by these presents, does hereby grant unto the Grantee an easement over, under, upon and across the following described property:

Land Lot **301** of the **5th District**, of Gwinnett County, Georgia. This easement consists of **0.050 acres** of permanent drainage easement and is designated as Parcel: **21/29**, Tax Map Nos.: **5-301-009 and 5-301-009A**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

The purpose of this easement is to allow Grantee, or its agents, to construct drives, as necessary, in order to support improvements on roadway as per Exhibit "A", attached.

(SEE ATTACHED)

IN WITNESS WHEREOF Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence of:

**The City of Dacula, a Georgia municipal
corporation**

Unofficial Witness

By: _____

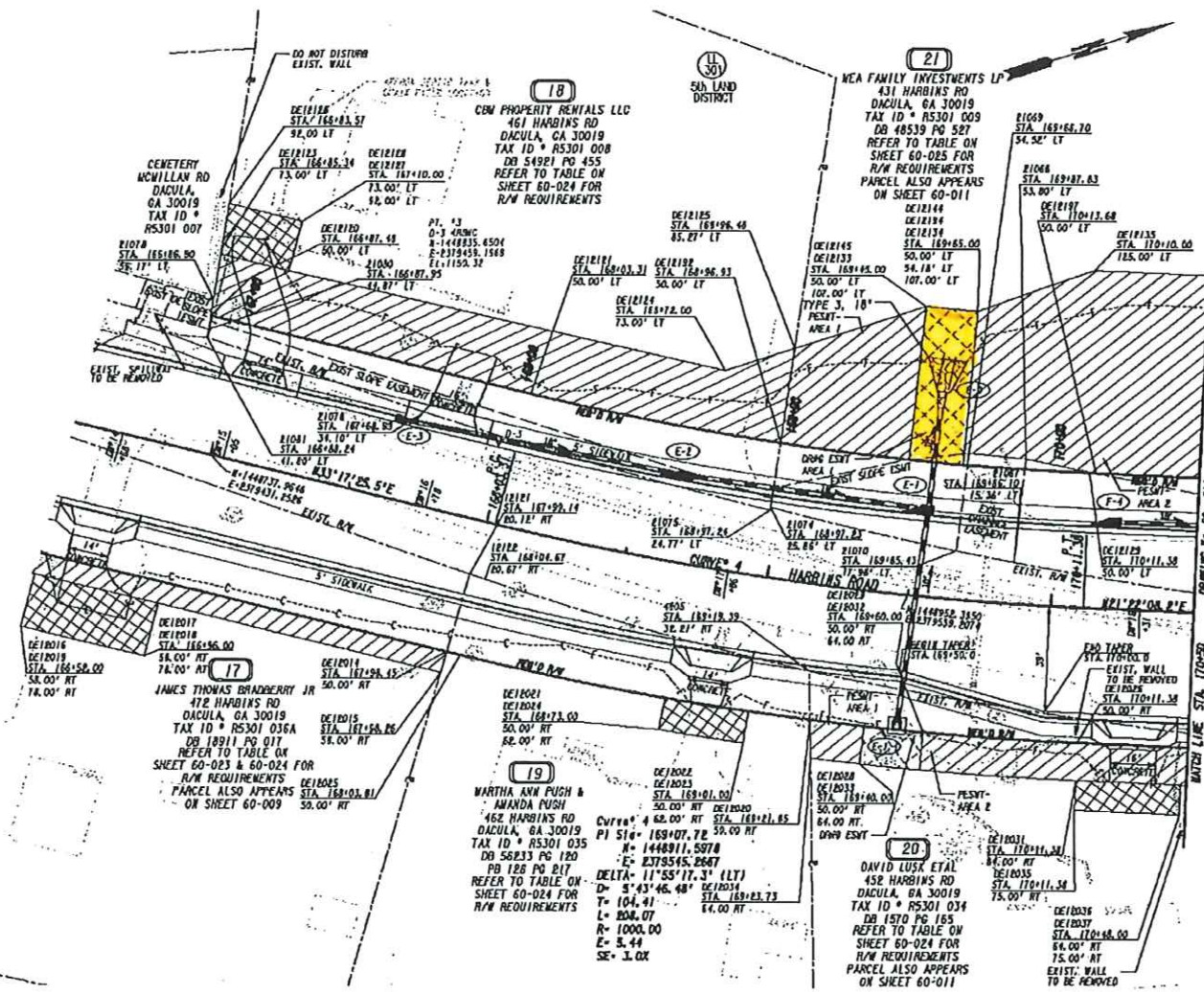
Title: _____

Notary Public, State of Georgia

Attest: _____

Title: _____

[Corporate Seal]



FEE SIMPLE REQUIRED RIGHT OF WAY 0.648 acres
 PERMANENT EASEMENT FOR
 CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres
**PERMANENT EASEMENT FOR
 CONSTRUCTION AND MAINTENANCE OF DRAINAGE 0.050 acres**

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale

Exhibit "A" Page 2 of 5

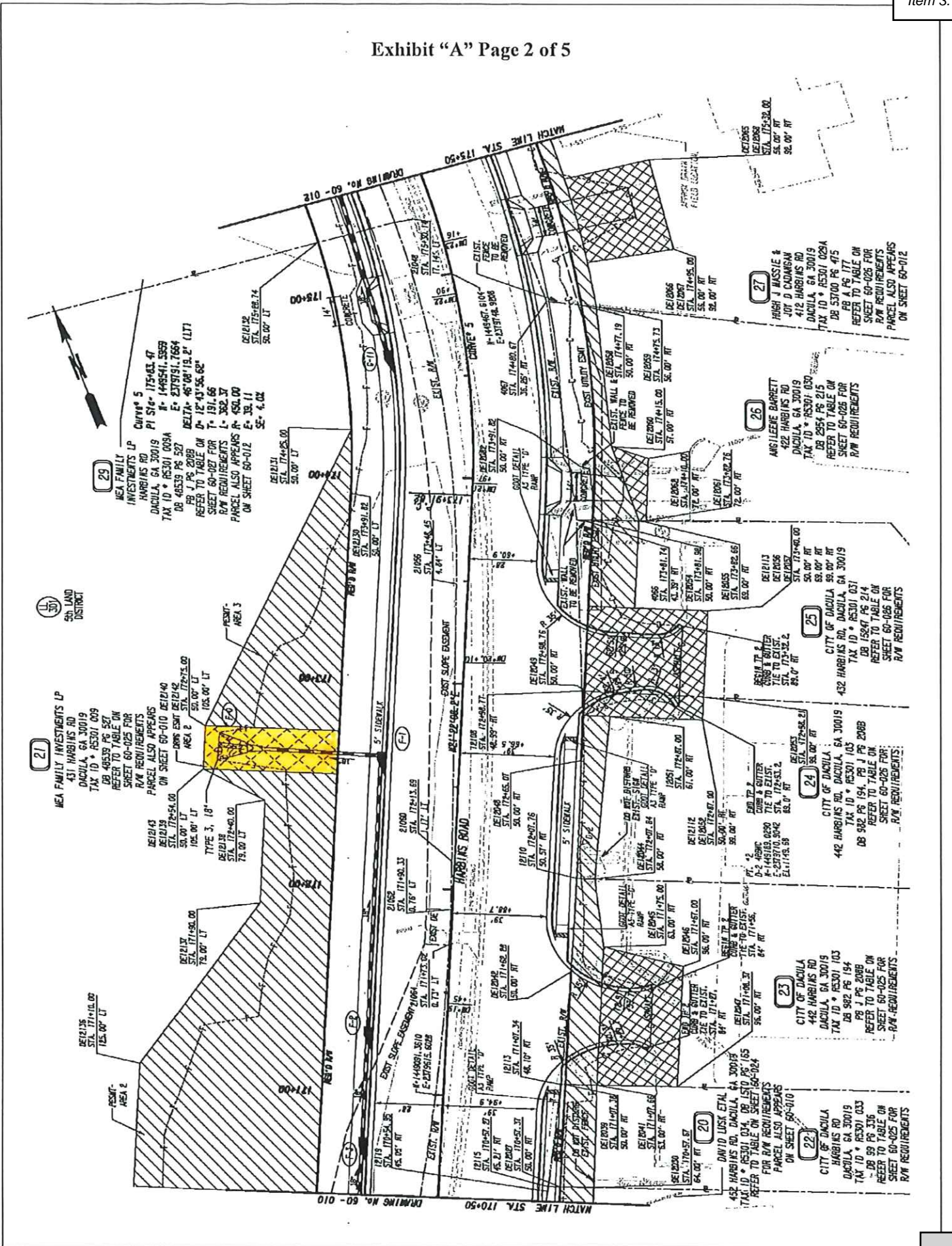
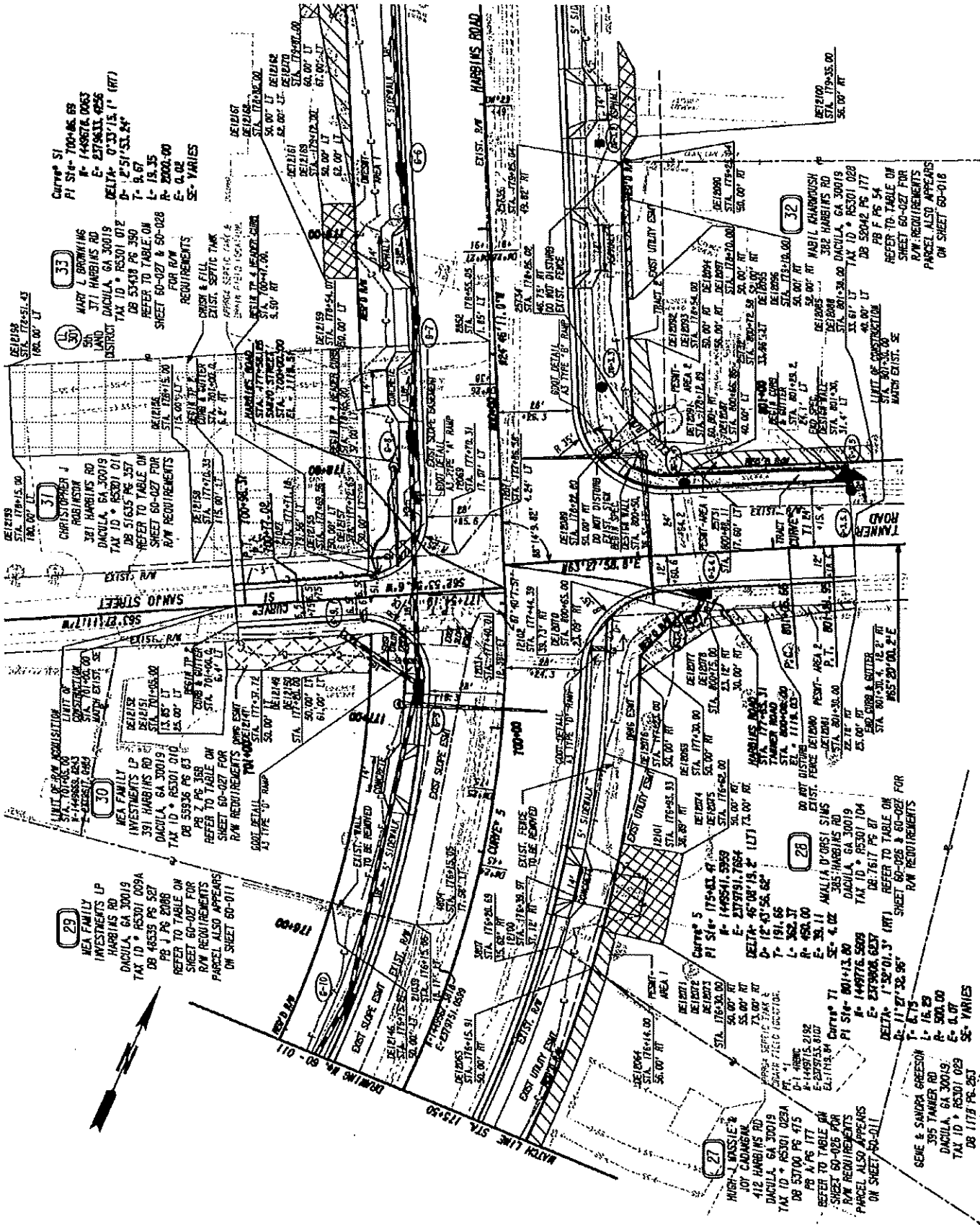


Exhibit "A" Page 3 of 5



Curve S1
 PI STA= 7100+46.69
 P= 1448274.063
 E= 2737811.626
 DELTA= 0.13115.1 (RT)
 D= 12.51' 31.24"
 T= 9.67
 L= 18.35
 R= 2002.00
 E= 0.00
 SE= VARIES

33
 MARY L BROWNING
 371 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 012
 DB 53438 PG 390
 REFER TO TABLE ON
 SHEET 60-027 & 60-028
 FOR R/W
 REQUIREMENTS
 CRUSH & FILL
 EXIST. SEPTIC TANK &
 20'x30'x10' CONCRETE
 3.50' RT

31
 CHRISTOPHER J
 ROBINSON
 381 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 014
 DB 51635 PG 357
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 175-00' RT
 175-00' RT
 175-00' RT

30
 NEA FAMILY
 INVESTMENTS LP
 331 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 010
 DB 55936 PG 63
 PB J PG 368
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 ON SHEET 60-011
 175-00' RT
 175-00' RT
 175-00' RT

29
 NEA FAMILY
 INVESTMENTS LP
 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 009A
 DB 48333 PG 527
 PB J PG 2088
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-011
 175-00' RT
 175-00' RT
 175-00' RT

28
 MALLIA D'ORSI SIMS
 385 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 104
 DB 7617 PG 87
 REFER TO TABLE ON
 SHEET 60-026 & 60-027 FOR
 R/W REQUIREMENTS
 175-00' RT
 175-00' RT
 175-00' RT

27
 HIGHWAY MASSIE
 412 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028A
 DB 5700 PG 475
 PB A PG 177
 REFER TO TABLE ON
 SHEET 60-025 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-011
 175-00' RT
 175-00' RT
 175-00' RT

SENE & SANDRA GREENSON
 395 TANNER RD
 DACULA, GA 30019
 TAX ID = R5301 029
 DB 1173 PG 263
 L= 16.29
 R= 500.00
 E= 0.00
 SE= VARIES

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
 REFER TO TABLE ON
 SHEET 60-027 FOR
 R/W REQUIREMENTS
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 175-00' RT
 175-00' RT
 175-00' RT

32
 MABIL CHARNOUSH
 382 HARBINS RD
 DACULA, GA 30019
 TAX ID = R5301 028
 DB 50642 PG 177
 PB F PG 54
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 SHEET 60-027 FOR
 R/W REQUIREMENTS
 PARCEL ALSO APPEARS
 ON SHEET 60-016
 175-00' RT
 175-00' RT
 175-00' RT

Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP
431 HARBINS RD
DACULA, GA 30019
TAX ID * R5301 009
DB 48539 PG 527

PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12129	50.00 L	170+11.38	Harblns Rd
CHORD BEAR = N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harblns Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12132	50.00 L	175+28.74	Harblns Rd
CHORD BEAR = S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harblns Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21056	4.84 L	173+48.45	Harblns Rd
CHORD BEAR = S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harblns Rd
CHORD BEAR = S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harblns Rd
CHORD BEAR = S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harblns Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21067	15.36 L	169+86.10	Harblns Rd
CHORD BEAR = S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harblns Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21074	25.86 L	168+97.23	Harblns Rd
CHORD BEAR = N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
CHORD BEAR = N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harblns Rd
CHORD BEAR = N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harblns Rd
CHORD BEAR = S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harblns Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD EASMT = 2076.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harblns Rd
CHORD BEAR = N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harblns Rd
CHORD BEAR = N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harblns Rd
CHORD BEAR = N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harblns Rd
CHORD BEAR = N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harblns Rd
CHORD BEAR = N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harblns Rd
CHORD BEAR = N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harblns Rd
CHORD BEAR = S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harblns Rd
CHORD BEAR = S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harblns Rd
CHORD BEAR = S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harblns Rd
CHORD BEAR = S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harblns Rd
CHORD BEAR = S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harblns Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harblns Rd
CHORD BEAR = N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harblns Rd
CHORD BEAR = N 41°36'00.0" E			
DE12131	50.00 L	174+25.00	Harblns Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12130	50.00 L	173+91.82	Harblns Rd
CHORD BEAR = S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harblns Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASMT. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harblns Rd
CHORD BEAR = N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harblns Rd
CHORD BEAR = N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harblns Rd
CHORD BEAR = S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harblns Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12145	50.00 L	169+45.00	Harblns Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			

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DRWG PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONSTR & MAINT. OF DRAINAGE DE1256

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harblna Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harblna Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harblna Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harblna Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harblna Rd
REQD DRWG EASMT	= 1155.00	SF	
REQD DRWG EASMT	= 0.027	ACRES	
TOTAL REQD DRWG EASMT	= 2206.04	SF = 0.050	ACRES

29

MEA FAMILY INVESTMENTS LP
 HARBINS RD
 DACULA, GA 30019
 TAX ID * R5301 009A
 DB 48539 PG 527, PB J PG 208B
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

REQD-PAR29/SV47 REQ'D R/W DE1259

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harblna Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harblna Rd
ARC LENGTH	= 76.91		
CHORD BEAR	= N 1°34'24.0" W		
LNTH CHORD	= 76.79		
RADIUS	= 400.00		
DEGREE	= 14°19'26.2"		
DE12146	50.00 L	176+15.27	Harblna Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harblna Rd
ARC LENGTH	= 81.54		
CHORD BEAR	= S 2°22'28.4" E		
LNTH CHORD	= 81.47		
RADIUS	= 565.29		
DEGREE	= 10°08'08.3"		
21048	17.14 L	175+30.14	Harblna Rd
REQD R/W	= 2539.03	SF	
REQD R/W	= 0.058	ACRES	
REMAINDER	= +/- 0.27	ACRES	

TO: City of Dacula City Council and Mayor

FROM: Jack Wilson, City Attorney

DATE: March 23, 2023

SUBJECT: Agenda Item—Business License Ordinance Update

Dear Mayor and Members of the City Council:

City staff has reviewed the policies and procedures for administration and enforcement of business license renewals. In some instances, it has been difficult to track and document renewal information, especially related to home-based businesses. It has been time consuming and difficult for staff to determine with finality whether some businesses continue to operate. The amendment provides for additional information to be provided in the application process and refines the procedures for enforcing the Ordinance. For these reasons, staff recommends the amendments and changes outlined on the amendment that follows.

If you have any questions or need any additional information, please do not hesitate to contact me.

**AN ORDINANCE TO AMEND
THE CITY OF DACULA CODE OF ORDINANCES
CHAPTER 12
BUSINESS LICENSES AND REGULATIONS**

WHEREAS, the City has adopted a comprehensive Ordinance governing Business Licensing and Regulations as permitted by State law; and

WHEREAS, the procedures for administering licensing, renewal, and citations for violations should be updated; and

WHEREAS, City staff has recommended the adoption of this Ordinance to update and clarify certain policies and procedures related to the administration of business licenses and enforcement actions where violations of the City Code exist; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Dacula to amend the City Code, update and revise the procedures as outlined herein;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that Chapter 12 be amended as follows:

SECTION 1

The existing Section 12-9(a)(1) is amended to require the applicant to provide the following information:

- (1) Name of the person, firm, company, or corporation; including the complete mailing address and a valid e-mail address of the resident agent or other responsible official of the business.

SECTION 2

The existing Section 12-30 is amended to add the following sentence at the end of Subsection (b):

“Any failure to renew in compliance with this Ordinance shall not relieve a certificate holder of liability for fees and taxes owed for prior years where it can be demonstrated that the applicant was engaged in the business, professional or occupation and required to have an occupation tax certificate or business license.”

SECTION 3

The existing Section 12-31 – “Penalty of Violation” is deleted and the following is substituted in its place:

Sec. 12-31– Penalty for Violation

- (a) To ensure compliance with the provisions of the Code and the Ordinances of the City that required the payment of special taxes, occupational taxes, and license fees, the City Marshals and/or the City Administrator and/or a duly authorized agent or designee of the City Administrator are hereby empowered to cite violators for the various Ordinances of the City providing for license fees, occupation taxes and special taxes related to certain businesses to the municipal court. Such citations shall state the provision of the specific ordinance allegedly violated by the individual cited.
- (b) The Municipal Court of the City is empowered to prosecute persons violating the provisions of this Code and Ordinances of the City by failing to pay the special taxes, occupation taxes or license fees or in any other way violating the license, occupation tax, or business regulation Ordinances of the City. This remedy shall be in addition to any other remedies provided for by local law or by state law.
- (c) Any person who violates any provisions of the license, occupation tax, or business regulation Ordinances of the City may, upon conviction, be punished as provided in such Ordinance or in the absence of such provision, by a fine not to exceed one thousand dollars (\$1,000.00) for each offense and/or imprisonment for a period not to exceed sixty (60) days.

SECTION 4

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

SECTION 5

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

SECTION 6

All laws and parts of laws in conflict with this Ordinance are hereby repealed. All of the rest and remainder of Chapter 12 not specifically amended herein shall continue in full force and effect.

SECTION 7

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

SO ORDAINED by the governing authority of the City of Dacula, this ____ day of April, 2023.

AYES: ____

NAYES: ____

ATTEST:

HUGH D. KING, III
MAYOR, CITY OF DACULA

BRITTNI NIX, CITY ADMINISTRATOR

TO: City of Dacula City Council and Mayor

FROM: Jack Wilson, City Attorney

DATE: March 23, 2023

SUBJECT: Travel & Expense Policy

Dear Mayor and Members of the City Council:

City staff reviewed the City's procedures for reimbursement of expenses and travel in the Personnel Management System and recommends adopting a standalone Travel & Expense Policy to supplement said procedures. This Policy includes most recent updated amounts from the federal General Services Administration (GSA) and provides a framework for the accounting staff to monitor and manage these expenses. Staff recommends approval of the updated draft in the form following this memo.

If you have any questions or need any additional information, please do not hesitate to contact me.

City of Dacula: Travel and Expense Policy

Purpose

All associated travel and expenses incurred while on City business, whether in-state or out-of-state, shall fall under this policy. When employees, appointed committees/boards, or elected officials of the City are required to travel on official business for meetings, conferences, and training programs, the City shall pay reasonable amounts for transportation, meals, lodging and miscellaneous approved expenses in accordance with the terms, condition and limitations in this Policy. Education and training opportunities shall be considered on the basis of merit to the City and allocated resources.

Provisions

- A. All business travel for employees where expenses may occur must be authorized in advance. The Department Head must approve requests for training, conferences, meetings, or other official functions, which require overnight accommodations.
- B. The City shall not pay expenses for contractors or those pre-hired and sponsored for an employment certification are not eligible under this Policy.
- C. Travelers who choose to extend a business trip for personal reasons either before or after business is concluded, will be responsible for all non-business-related charges.
- D. Travel expenses must be authorized or the traveler will be held responsible for all non-authorized expenses and all expenses incurred in excess of the limits outlined in this Policy.

Meal Expenses Per Diem

- A. Any employee traveling on City business may receive reimbursement for meals that are paid for by the employee. Per Diem is intended to supplement the cost incurred due to business travel and is not intended to cover excessive expenses.
- B. Per Diem rates are pursuant to the GSA Per Diem rates. For a copy of those rates, please see www.gsa.gov or ask the Finance Department or the Accounts Payable Clerk. The City shall not pay any expenses in excess of the total Per Diem rates outlined by the GSA. If any employee or official incurs expenses in excess of the GSA daily limits, that employee or official shall reimburse the City for all amounts over the GSA daily limits.
- C. Where conference registration or training tuition fees include one or more meals, only those meals not covered by such fees shall be paid or reimbursed by the City.

- D. All receipts are required for reimbursement or pursuant to the City's Procurement Card Policy.
- E. In addition to the restaurant's itemized receipt, the following information must be documented:
 1. The name and location of the restaurant.
 2. The names of the people served.
 3. The date.
 4. Total expense including gratuity.

Use of City Owned Vehicle Business Travel

- A. Under no circumstances, may anyone under the age of 18 ride in a city vehicle.
- B. Receipts for gas, oil and out of town repairs should also be submitted along with any expense reports.
- C. Insurance identification card must be kept in the City vehicle at all times.
- D. When any employee is driving a City-owned vehicle, he/she shall observe all traffic laws and accept responsibility for the payment of any fines incurred. If a traffic citation is received while operating any City vehicle or an accident occurs, the employee must report it immediately to the proper supervisor. The supervisor will be responsible for reporting the incident to his/her Department Head and the Human Resources Department.

Transportation

- A. When practical, employees will carpool when attending the same conference, community meeting, or training.
- B. *Personal Vehicle* – Travel by personal vehicle will be reimbursed for mileage at the same cents per mile as stated by the IRS mileage allowance.
 1. If more than one employee rides in the vehicle, only the owner of the vehicle will be reimbursed.
 2. All personal vehicles used for City business must be adequately insured for liability, personal injury and property damage.
 3. When using a personal automobile for a day trip, which originates from home, the mileage reported for reimbursement should be from home to destination and back home or to City Hall.

Lodging

- A. Employees must reserve lodging at the GSA rate or at the least costly room rate within the designated hotel. If an employee is attending a conference, reimbursement will be made for the standard room rate, at the conference facility.

A conference facility is either directly at the site of the conference or listed in the brochure as a conference hotel.

B. An employee may submit a request to stay at an alternative comparable hotel or short-term rental based on price and amenities.

C. The City will only pay the actual room rental cost supported by the hotel bill for each day that lodging was approved. Upgrades and other amenities will not be reimbursed. Any expenses incurred over the GSA daily limits will not be paid by the City. If any employee or official incurs expenses in excess of the GSA daily limits, that employee or official shall reimburse the City for all amounts over the GSA daily limits.

D. The City will not reimburse for taxes paid on lodging when traveling in Georgia. It is the responsibility of the traveler to obtain a sales/use exemption form and a hotel/motel tax form from the Finance Department.

Non-Reimbursed Expenses

- A. Expenses of spouse, family, or other persons not directly employed by the City.
- B. Alcoholic beverages.
- C. Fines for parking or traffic violations.
- D. Airline and other trip insurance not approved in advance.
- E. Loss or damage of personal property.
- F. Personal entertainment (in-room movies, etc.) during any trip.
- G. Non-approved travel upgrades or extensions.
- H. Gifts, clothing or purchase of personal items.

Compliance Auditing

- A. The Department Head/Supervisor is responsible for ensuring that all travel request/claims originating from their department is in compliance with the City's Travel and Expense Policy.
- B. The traveler is responsible for submitting all receipts and expense documents related to his/her travel within two (2) weeks of returning. All documentation should be returned to the Accounts Payable Clerk or Finance Department.
- C. Reimbursement shall be made in the next payables cycle.
- D. Any excess expenditures about the limits outlined in this policy shall be reimbursed to the City with ten (10) days of notice from the Accounts Payable Clerk or Finance Department. Any sums not reimbursed within that time shall be deducted from the employee or official's pay in the next pay cycle.
- E. Expenditures in excess of the limits outlined herein may subject the employee incurring such expenses to disciplinary action.

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: March 20, 2023
SUBJECT: Bid results for 2050 Comprehensive Plan

On Wednesday, March 15, 2023, the City of Dacula received two (2) bids for the 2050 Comprehensive Plan Request for Proposals (RFP). The RFP was posted on the Georgia Procurement Registry, advertised in the Legal Organ, and publicized on the City website.

The scope of work includes facilitating steering committee meetings and creating a new Comprehensive Plan for the City in compliance with the Georgia Department of Community Affairs by February 2024. The plan shall contain the nine required elements.

Staff reviewed the bids, and recommends awarding the bid to the lowest bidder, Hall Consulting, based on references and cost. A copy of the complete bid tabulation is attached for your review.

Staff recommends awarding the bid to Hall Consulting at \$79,400 subject to executing an agreement in a form prepared by the City.

Tabulation Sheet:2050 Comprehensive Plan		
March 15, 2023 at 3:00pm		
Dacula City Hall (442 Harbins Road, Dacula, GA 30019)		
Bid Submitted By	Addendum	Base Bid
Sizemore Group	⊘	\$100,300.00
Hall Consulting	✓	\$79,400.00

Sealed opened and reviewed by: Brittini Nix

Recorded by: Dana Stump

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: March 22, 2023
SUBJECT: Security improvements for City facilities

The security system at City Hall is in need of improvement to secure employee only areas and remove blind spots around the perimeter and lobby. Staff has requested quotes for security cameras and signage to accomplish the stated goals.

Security System

Kellar Security Services has provided a quote to install four additional IP cameras, two license plate readers, and two panic buttons. One of the IP cameras would be placed in the lobby to view the public hallway. The remaining three IP cameras would be placed around the perimeter to minimize blind spots. The two license plate readers would be positioned at the two access drives. Lastly, two silent alarm panic buttons would be stationed on either side of City Hall and be accessible to staff.

The quote also includes other items needed to support the additional equipment such as upgrading to a sixteen-channel network video recorder (NVR) and an additional 4TB hard drive. The sixteen-channel network video recorder (NVR) could support additional cameras in the future, if needed. The subject quote totals \$5,445.

Signage

Virtual Studios, Inc. has provided a quote for signs to better demarcate public and employee areas within City Hall and Maintenance Facility. Internal signs would state “Employees Only” and external signs would have additional language stating “No Trespassing.” All signs are ADA complaint and match the existing signage at City Hall.

The provided quote of \$1,383 also contains ID signs for the two new rooms in City Hall.

Staff recommends approving both quotes as provided.

Kellar Security Services

PO Box 908041
Gainesville, GA 30501

770-534-5947 kellarss@aol.com

Dacula City Hall Video Upgrade
Amy White

Phone: Quote #:
Email: Quote Date:

Item #	Description	Qty	Unit Price	Discount	Price
Video System	16 Ch Alibi Vigilant NVR 4 TB w/ Remote Veiwng	1	975.00		975.00
	Additional 4 TB Hard drive	1	155.00		155.00
	Alibi 5MP IP Cameras w/IR	4	285.00		1,140.00
	Alib Vigilant License Plate Readers	2	895.00		1,790.00
	Labor to Install	1	1,200.00		1,200.00
	Cat5e Network Drops for Cameras	6	85.00		510.00
	Wireless Panic Buttons	2	85.00		170.00
					-

3/21/2023

Quote Subtotal	\$ 5,445.00
Deposit Received	-
TOTAL	\$ 5,445.00

Accepted By:

Notes: Payment arrangements to be made before job begins.

Make all checks payable to Kellar Security Services.
Overdue accounts subject to a service charge of 1.5% per month.

Virtual Studios, Inc.
 307 Direct Connection
 Rossville, GA 30741
 +1 7068206687
 accounting1@virtualstudiosinc.com



ADDRESS
 Brittini Nix
 City of Dacula
 442 Harbins Road
 Dacula, GA 30019

SHIP TO
 Brittini Nix
 City of Dacula
 442 Harbins Road
 Dacula, GA 30019

Estimate 2215

DATE 03/17/2023

SHIP VIA
 UPS Ground

SALESPERSON
 Marty Thompson

DESCRIPTION	QTY	RATE	AMOUNT
8" x 9" Office ID Sign	1	132.50	132.50T
8" x 9" ADA ID Sign Qty: 3 - "EMPLOYEES ONLY" Qty: 6 "EMPLOYEES ONLY, NO TRESPASSING"	9	132.50	1,192.50T
Insert Only Copy: FILES	1	58.00	58.00T
Shipping & Handling Charges to be Added to Final Invoice	1	0.00	0.00T

Thank you for choosing Virtual Studios. We appreciate your business!

SUBTOTAL 1,383.00
TAX 0.00

Terms and Conditions
 We accept credit & debit cards, however, to keep our pricing competitive, we must charge a 4% fee with this payment method.

Customer agrees to pay an 18% service charge compounded monthly on amount past due over thirty (30) days. If the customer's account is turned over to collections, the customer agrees to pay cost of collection including all legal fees and court cost.

TOTAL \$1,383.00

Accepted By

Accepted Date

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: March 22, 2023

SUBJECT: Logo and Style Guide Proposal

Per the Mayor and City Council's request, staff obtained a proposal to design a logo for the City for an all-inclusive price. Staff researched multiple companies and recommends Veugeler Design Group for \$5,000. Said company has worked with a number of nearby cities, including Sugar Hill, Suwanee, and Winder.

The proposal includes the creation of 4 - 5 logo concepts with 3 - 4 rounds of revisions. A brand style guide with logo variations, colors, and fonts the City can use on printed and digital promotional materials is also included in the proposal. Concepts for the logo will be based on inspiration provided by City representatives.

Staff requests approving the proposal from Veugeler Design Group in the amount of \$5,000 for the services provided in the proposal.



Veugeler Design Group

LOGO AND STYLE GUIDE PROPOSAL FOR:
CITY OF DACULA

PREPARED BY:
VEUGELER DESIGN GROUP

JANUARY 2023

CITY OF DACULA LOGO AND BRAND STANDARDS

The City of Dacula is seeking a new logo and identity. This identity should position Dacula as a sought-after community, one that fosters a desire for people to want to live or visit and businesses to want to have offices in Dacula.

At its most fundamental level, all that matters, is what your brand means to the target consumer, and in turn how the consumer acts on that meaning. **It is who you really are... why that matters to your target audience... and how you deliver that value to them.**

THE BRANDING PROCESS:

1. Research/Discovery

- a. Market & Competitor Research
- b. Stakeholder Interviews – VDG will interview members of the City Council, Key City Employees and Key Influencers to get a sense for what's uniquely Dacula

2. Creative/Branding

- a. Creating new logo – VDG will create 4-5 different logo concepts for the City of Dacula with up to 2 hours of revisions.
- b. Development of brand standards - **Brand standards** are a set of **guidelines** for the colors; photography and **graphic** elements; **logo** specs; fonts and messaging that comprise your **brand**. They're the glue that holds your **brand** together and help to create and protect your firm's **brand** identity.

3. Brand Identity Refresh

After we've decided on the new Identity for the City of Dacula, there are many pieces of supportive marketing collateral that will likely need to be refreshed with the new logo and brand standards. These items could include:

Corporate Identity

- Business cards
- Letterhead
- Envelopes
- Thank You cards
- Apparel (t-shirts, collared shirts, hats, etc.)
- Office signage
- Signage around the City
- Newsletter
- Print Collateral

Digital Marketing

- Website
- Social Media
- Email Marketing

SERVICES / DELIVERABLES:

LOGO DESIGN

4 – 5 logo concepts based on the inspiration and details provided by the client.

BRAND STYLE GUIDE

Once the logo is finalized, VDG will create a Brand Style Guide for the City of Dacula. The style guide will be a one to two-page snapshot and will include digital and print guidelines for correct logo usage, color palettes and fonts.

CORPORATE IDENTITY AND DIGITAL MARKETING

Corporate identity items, website and digital marketing initiatives may be developed once the logo and style guide are finalized.

FEES AND PAYMENTS

FEES:

Logo Design.....\$3750

Includes stakeholder interviews, research, and development of 4-5 logo options.

Includes 3 – 4 rounds of revisions.

Brand Style Guide.....\$1250

Includes logo variations and requirements, color palette, preferred fonts (print and digital).

PAYMENT TERMS:

\$1500 deposit due up front, remaining balance due when logo and style guide are complete and approved by client.

PAYMENT METHODS:

We accept payment via check or credit card.

ABOUT VEUGELER DESIGN GROUP:

Our Company:

Veugeler Design Group is an award-winning boutique marketing firm, based in the Metro Atlanta area that was founded in 2006. ***VDG specializes in branding, print and digital solutions for a diverse local, national and international clientele.***

Our Vision:

Our clients have come to expect exceptional work and outstanding service. Your story begins with a first impression and that first impression stems from the design of your brand. Every client has a unique story to tell, and we are passionate about bringing that story to life.

Our Goal:

Our ultimate goal is our client's success; and their success is derived from having a growing and increasingly loyal customer base. Our designs create lasting impressions and help your target audience understand what your brand is about, what your story is, who you are and what value you're offering.

Core Services:

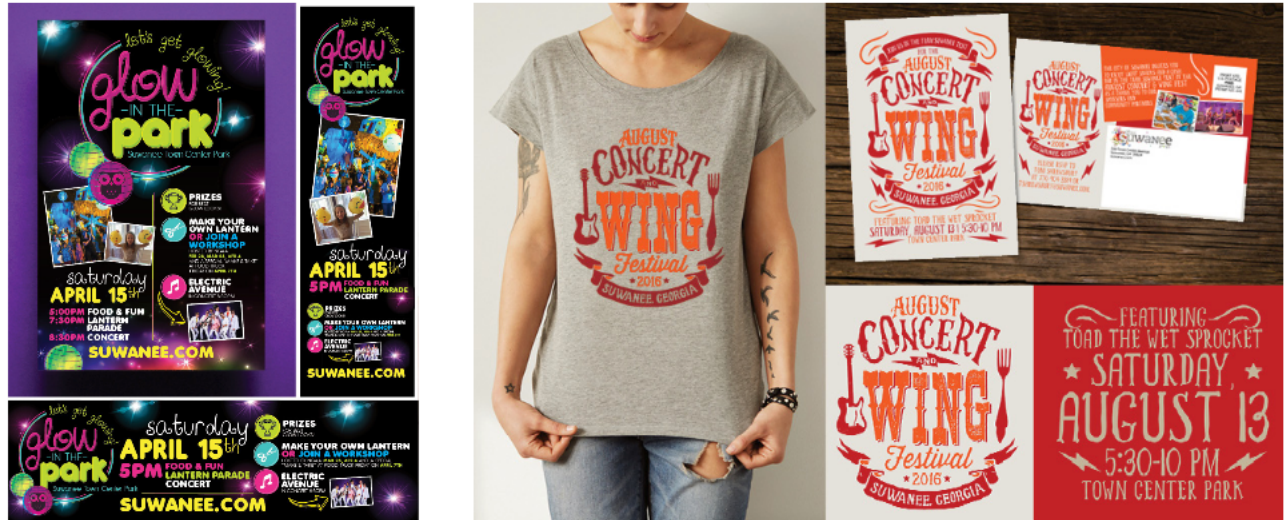
Branding/Corp ID
Web Design &
Development
Email Marketing
Social Media
Event Marketing
Event Planning
Magazine Publishing
& Production
Copywriting
Print Design
Billboard Design

DEMONSTRATED EXPERIENCE:



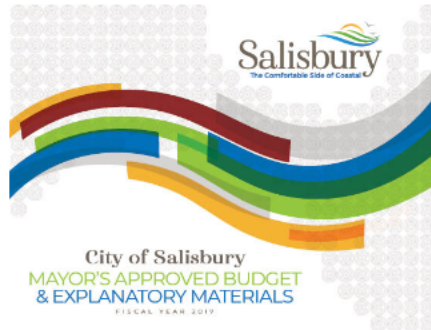
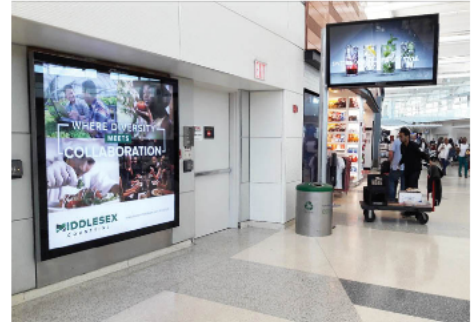
TO VIEW ADDITIONAL WORK SAMPLES PLEASE VISIT PORTFOLIO.VDGATL.COM

DEMONSTRATED EXPERIENCE:



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PORTFOLIO.VDGATL.COM

DEMONSTRATED EXPERIENCE:



TO VIEW ADDITIONAL WORK SAMPLES PLEASE VISIT PORTFOLIO.VDGATL.COM



MEMORANDUM

TO: Mayor & City Council

FROM: Heather Coggins, Elections Superintendent

RE: IGA with Gwinnett County

In preparation for 2023 Municipal Elections, the attached document has been submitted by Gwinnett County.

The City intends to use ballot scanning devices provided by the County as such this IGA for equipment and equipment request form must be returned no later than April 12, 2023.

Mr. Jack Wilson has reviewed the IGA and it is acceptable for execution.



STATE OF GEORGIA

COUNTY OF GWINNETT

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF _____ AND THE
GWINNETT COUNTY BOARD OF VOTER REGISTRATIONS AND ELECTIONS FOR USE OF
ELECTION EQUIPMENT

THIS AGREEMENT entered into between the City of _____, Georgia, a Municipal Corporation, lying within the County of Gwinnett, Georgia, hereinafter referred to as "City" and the Gwinnett County Board of Registrations and Elections, hereinafter referred to as "Board."

WITNESSETH

WHEREAS, the Georgia General Assembly created the Gwinnett County Board of Registrations and Elections having jurisdiction over the conduct of primaries and elections (1988 Ga. Laws, p. 4296, as amended), and provided that the Board was empowered with all the powers and duties relating to the conduct of elections and registration of voters as election superintendent and board of registrars pursuant to the provisions of Title 21 of the Official Code of Georgia; and

WHEREAS, pursuant to 1988 Ga. Laws, p. 4296, as amended, the Board has the authority to contract with any municipal corporation located within Gwinnett County for the holding by the Board of any primary or election to be conducted within the municipal corporation; and

WHEREAS, recommended guidelines of the Secretary of State concerning municipal use of election equipment recommend that cities and counties enter into intergovernmental agreements outlining the responsibilities and obligations of the election superintendent of the city and the election superintendent of the county; and

WHEREAS, the City and the Board, in the performance of their electoral functions, desire to enter into this contract outlining the duties and obligations of each party to this Agreement in the conduct of any 2023 Municipal Elections for the citizens of the City (hereinafter referred to as the "City Election") as hereinafter described; and

NOW, THEREFORE, in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, it is hereby agreed by the City and the County as follows:

(1) Conduct of City Election

This Agreement shall govern the use of the Board's Election Equipment by the City for the Election in the City of _____. It is the intent of the parties that the use of



the Election Equipment in conduct of the City Election shall be in compliance with all applicable federal, state and local legal requirements.

(2) Term of Agreement

The duties and obligations to be performed pursuant to this Agreement shall commence on _____, 2023 and end on December 31, 2023.

(3) Duties and Responsibilities

As used in this subsection the term "City" shall be construed to include the City's designee, agent, or authorized representative. The term "Board" shall be construed to include the Board's designee, agent, or authorized representative.

(a) City

1. The City will be responsible for ordering any and all ballots from its vendor.
2. The City will be responsible for contracting with State approved vendors for programming election equipment and creating Absentee by mail ballots, Provisional voting ballots, Challenge voting ballots and Election Day voting and Advance in person voting.
3. The City will be responsible for obtaining all material forms for the conduct of the election from the Secretary of State's Election Division.
4. The City will be responsible for complying with any and all bilingual election requirements in accordance § 203 of the Voting Rights Act including but not limited to translation and dissemination of election-related materials, Spanish language assistance, and appropriate election/poll official training.
5. The City shall provide the Board with a written request indicating specifically the number of Ballot Marking Devices (hereinafter referred to as BMDs), if any, that the City needs to borrow, as soon as possible, but no less than 60 days prior to election date.
6. The City shall provide the Board with a written request indicating specifically the number of Optical Scanners (hereinafter referred to as "OS Units") for use in scanning and tabulation of absentee, challenge, advance in person and provisionally voted ballots.
7. The City may use a Ballot Marking Device for ballot marking purposes.
8. The City may use printers to print ballots created by the Ballot Marking Device.
9. The City may use optical scanners to scan the printed ballot generated from the printer and created by the Ballot Marking Device
10. The City will be responsible for purchasing specialized security ballot paper from state approved vendor, if BMDs are used for ballot marking purposes.
11. The City will be responsible for and will conduct its own Logic and Accuracy Testing on all equipment.
12. The City will be responsible for hiring and training its own poll officials.
13. The City will be responsible for any training of its staff through _____ and/or the Secretary of State's Office.



- 14. The City will be responsible for conducting all aspects of the City Election.
- 15. The City will be responsible for certifying its own election results.

(b) Board and/or Elections Supervisor

- 1. The Board shall provide the City with an Electors List.
- 2. The Board shall provide the City with the specified number of BMD's and/or OS units and peripheral items as requested.

(c) The Board and the City agree that designated staff shall discuss and schedule dates and times for the City to pick-up the requested equipment. The Board and the City further agree that staff shall set mutually agreeable date and time for the City will return the requested equipment to the Board.

(4) Costs

Any and all costs associated with the conduct of the City Election shall be the responsibility of the City.

(5) Legal Responsibilities

To the extent permitted under Georgia Law, the City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to the City Election. In the event that any of the equipment and/or components become damaged, corrupted, or no longer usable due to the City's use of such equipment and/or components, the City agrees that it will reimburse the County's replacement costs.

(6) Miscellaneous

- (a) The terms of this Agreement shall not be altered, amended, or modified except in writing signed by duly authorized officers or representatives of the parties.
- (b) This Agreement shall be construed under the laws of the State of Georgia.
- (c) If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid.
- (d) Any notice of communications hereunder shall be in writing, addressed as follows:

City: _____

Board: Grayson Davis, Assistant Elections Supervisor
455 Grayson Highway Suite 200
Lawrenceville, GA 30046



Grayson.Davis@GwinnettCounty.com

- (e) This Agreement shall be exclusively for the benefit of the City and the Board and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.
- (f) The performance of either party hereunder shall be excused if such party is reasonably precluded from performance by the occurrence of an Uncontrollable Circumstance, which shall be defined as follows: Any act, event, or condition, or any combination thereof, that is beyond the reasonable control of the party relying on the same and that materially interferes with the performance of the party’s obligations, to include, but not be limited to, (i) acts of God; (ii) fire, flood, hurricane, tornado, and earthquakes; (iii) the failure of any utility provider to provide and maintain utility services through no fault of the party; and (iv) the preemption, confiscation, diversion, destruction, or other interference in possession or performance or supply of materials or services, by or on behalf of, or with the authority of, a governmental body in connection with a declared or asserted public emergency by an entity other than one of the parties; (v) the calling of a special election in Gwinnett County pursuant to O.C.G.A. § 21-2-540 which requires the Board to conduct such special election and use the election equipment for its own purposes thereby rendering said equipment unavailable to fulfill the contractual obligations set forth in this Agreement.
- (g) Each of the individuals who execute this Agreement agrees and represents that he or she is authorized to execute this Agreement on behalf of the respective party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this ____ day of _____, 2023.

City of _____:

By: _____, Mayor

Attest:

City Clerk, Seal

Gwinnett County Board of Registrations and Elections:



By: Dr. Wendy Taylor, Chairwoman

Attest:

Zach Manifold, Elections Supervisor



GWINNETT COUNTY
COMMUNITY SERVICES | VOTER REGISTRATIONS AND ELECTIONS
MUNICIPAL ELECTIONS EQUIPMENT REQUEST FORM

For the City of: _____ Completed By: _____ Date: _____

Please indicate the quantities required in the Quantity Requested column.

Election Equipment	Quantity Requested	Quantity Returned
BMD (Ballot Marking Device) Unit <i>Includes power cord, privacy panel, and printer cords.</i>		
UPS Battery back-up for BMDs <i>Includes hand cart. One for each 2 BMDs requested.</i>		
ICP (ImageCast Precinct) Scanner <i>Includes ballot bin, power cord.</i>		
Absentee Ballot Drop Box <i>Includes 1 set of keys for the drop box. Verify the key works when picking up. This will need your municipal branding on the drop box.</i>		

Miscellaneous Necessary Components	Quantity Requested	Quantity Returned
ATI (Audio Tactile Interface) <i>Contains the keypad and headphones. (Only if using BMD units)</i>		
Voter Access Cards <i>(Only if using BMD units)</i>		
Poll Worker Card <i>(Only if using BMD units)</i>		
Technician Card <i>(Only if using BMD units)</i>		
Keys for ICP Unit <i>(Only if using ICP scanners) (Max of 2 per ICP)</i> <i>Includes security i-button and key.</i>		
* ICP Compact Flash Memory Cards <i>(Only if using ICP scanners)</i> <i>Each ICP requires 2 memory cards. If reusing the same ICP for multiple processes (Election Day, Advance In-Person, etc.) you will need a set for each process</i>		

* This number should be the total number of memory cards being requested, not the number of pairs.

Received By: (City) _____ **Signature:** _____ **Date:** _____

Released By: (County) _____ **Signature:** _____ **Date:** _____

Returned By: (City) _____ **Signature:** _____ **Date:** _____

Received By: (County) _____ **Signature:** _____ **Date:** _____

memo

To: Mayor and City Council of Dacula
 From: Alethia Hyman, Tax Clerk
 Date: April 6, 2023
 Re: Refund Authorization Request – Overpayment of Property Taxes

During the month of March, there were 8 requests for refunds totaling \$1,296.36.

Six refunds are a result of property value reassessments performed by the County’s Tax Assessor’s Office. Two refunds are the result of the overpayment of property taxes.

As the Mayor and City Council are the taxing authority for the City, staff is requesting your approval for the following:

Wells Fargo Bank	\$46.32	832 Dacula Rd, Ste 200	MCR Reassessment 2/1/23 to 2/28/23
Cornerstone Village Plaza	\$121.11	752 Dacula Rd	MCR Reassessment 2/1/23 to 2/28/23
Shree Jala Investments	\$749.74	352 Harbins Rd	MCR Reassessment 2/1/23 to 2/28/23
Jalabapa Investments	\$271.06	475 Dacula Rd	MCR Reassessment 2/1/23 to 2/28/23
American Homes 4 Rent	\$59.59	1149 Brookton Chase Ct	MCR Reassessment 2/1/23 to 2/28/23
CPI/Amherst SFR Prop.	\$35.95	2950 Williams Farm Dr	MCR Reassessment 2/1/23 to 2/28/23
SFR JV-1 Property LLC	\$6.71	730 Flintlock Dr	Overpayment of property taxes
TAH Holding LP	\$5.88	2655 Paul Thomas Dr	Overpayment of property taxes

Memorandum

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

From: Brittini Nix, City Administrator

Date: March 20, 2023

Subject: 2023-CD-RZ-01, 2023-CD-SE-01, & 2023-CD-SUP-01

Proposed Zoning: C-2 General Business District;
Special Exception for automotive muffler, brake, and tune-up shop; and
Special Use Permit for auto body repair, and automotive sales lot and
associated service facility uses.

Existing Zoning: C-1 Neighborhood Commercial District

Size: 0.46 acres

Proposed Use: Automotive mechanical repairs, auto body repair, and automotive sales

Applicant: Gary L. Wilson, Jr.
2061 Experiment Station, Ste 301, Box 422
Watkinsville, Georgia 30677

Owner(s): All Investments, LLC
2061 Experiment Station, Ste 301, Box 422
Watkinsville, Georgia 30677

Location: LL 302A - 5th District, Parcel 108B

Existing Land Use and Zoning:

The subject property totals 0.46 acres and is located in the southwestern quadrant of the McMillan Road and Stanley Road / Church Street intersection. The site contains one (1) primary structure on-site. Said structure is approximately 3,403 sf and contains four (4) automobile bays and office space. Asphalt areas are located in the front and rear yards.

The subject property is currently zoned C-1 Neighborhood Commercial District. Staff notes the previous automotive use on-site was considered a non-conforming use. The non-conforming use ceased on September 17, 2021. As the use has been discontinued for over one year, future use(s) must comply with the City’s current ordinances. Staff was unable to find documentation authorizing the previous uses on the property by the City Council nor City staff. Therefore, there is a lack of Council precedent for the non-conforming automotive use.

245 McMillan Road, the subject property, is within close proximity to both commercial and single-family residential uses. Commercial uses include a contractor's office, a self-storage facility, and an addiction treatment clinic. The commercial properties are primarily zoned C-2 General Business District and one vacant property is zoned C-1 Neighborhood Commercial District along the McMillan Road corridor near its intersection with Stanley Road / Church Street. Parcels directly adjacent to the south of the subject property are zoned R-1200 Single-Family Residential District for residential use.

The Proposed Development:

The applicant has submitted three land use applications for multiple automotive uses. Applications include a rezoning, a special exception, and special use permits. The provided application materials do not indicate modifications to the property nor additions to the existing primary structure.

2023-CD-RZ-01

The first application is a rezoning application to request rezoning the property from C-1 Neighborhood Commercial District to C-2 General Business District. The requested zoning district is consistent with the existing zoning along the subject section of McMillan Road. Staff recommends approving the requested rezoning.

2023-CD-SE-01

The applicant has requested a special exception for an automotive muffler, brake, and tune-up shop. These uses are limited to automotive mechanical services and are typically performed within automobile bays. As these uses are contained within the structure, the intensity is consistent with the neighboring uses. Staff recommends approving the requested special exception.

2023-CD-SUP-01

Two special use permits have been requested for auto body repair, and automotive sales and associated service facilities. Both uses typically require utilizing the surrounding yards and are not contained within the structure. Due to the property's characteristics (size, shape, and building location), the size of the front and side yards are limited and would not be appropriate locations for the proposed uses. Furthermore, the existing zonings within the subject corridor do not permit storage outside of a fenced area. As such, permitted outdoor uses should remain within an enclosed area in the rear yard.

Auto body repair: Auto body repair is considered more intensive than automotive mechanical services because of the sound, space, and accumulation of large parts required. These characteristics can create adverse impacts on the residential neighbors. Due to the intensity of the use and the limited space on the subject property, staff recommends denying this request.

Automotive sales lot and associated service facilities: The property's characteristics do not provide adequate space to permit automotive sales in the front yard and accommodate customer / employee parking. Furthermore, existing zoning within the corridor only permits

outdoor storage within an enclosed area. As such, staff recommends that all automobiles for sale are limited to the rear yard within an enclosed area and associated service facilities are confined within structure.

Summary:

The subject application requests would allow the applicant to conduct automotive mechanical repairs, auto body repair, and automotive sales on the premises. Automotive repair and automotive sales could be considered suitable if contained within the structure and/or enclosed rear yard. With the stated restriction, said uses would be consistent in intensity with existing uses along this section of the McMillan Road corridor. However, conditions should be placed on the property to ensure that adverse impacts are not introduced onto neighboring or adjacent properties. Zoning conditions would not be able to adequately reduce the impact of adverse conditions on neighboring properties for an auto body repair use.

As such, the Department recommends that the requested rezoning, special exception, and special use permit for automotive sales lot and associated service facilities are approved with conditions at this location. The Department recommends denying the special use permit for auto body repair at this location.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Community Mixed Activity Use Center on the Future Land Use Map. Community Mixed Use land uses are defined as "relatively large-scale (40,000 to 100,000 square feet) of commercial, office, and institutional facilities which serve surrounding neighborhoods. They may include some mix of uses, including commercial areas that primarily cater to the community as a whole" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.14). The proposed commercial uses follows the description of Community Mixed Use. Staff notes the comprehensive plan encourages "internal pedestrian circulation, streetscape amenities, and landscaping" within Community Mixed Activity Use Centers.

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, special exception, and special use permit will permit a use that is suitable in view of the use and development of an adjacent and nearby property?

The requested C-2 zoning, special exception, and special use permit for automotive sales lot and associated service facilities are consistent with the commercial uses at the subject intersection. Therefore, the proposed automotive uses could be considered suitable as proposed.

The proposed auto body repair use could introduce adverse impacts on adjacent properties. As such, the subject use could be considered unsuitable at this location.

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

If approved, the recommended conditions would help mitigate any negative impacts onto the surrounding properties from the proposed use.

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

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

4. *Whether the proposed rezoning, special exception, and special use permit 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 proposed conditions, excessive and burdensome use of existing streets, transportation facilities, or utilities would be minimized. No additional impacts are anticipated for area schools.

5. *Whether the proposed rezoning, special exception, and special use permit request is in conformity with the policy and intent of the Land Use Plan?*

The requested C-2 zoning, special exception, and special use permit for automotive sales lot are consistent with the Community Mixed Activity Use Center designation of the 2030 Future Land Use Map, indicating the requested uses could be considered appropriate as proposed as long as zoning conditions are imposed to facilitate the implementation policies. Staff notes that the Plan suggests residential land uses should be provided a buffer between them and the Community Mixed Activity Use Center. As such, the higher intensity uses, such as auto body repair, should not be located adjacent to existing single-family residential properties.

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, special exception, and special use permit?*

Automotive uses were previously active on the property until September 17, 2021 and the primary structure on-site is designed to accommodate automotive uses. Said uses were permitted as a non-conforming use under Article VIII of the Zoning Resolution. However, documentation granting permission for the automotive uses on the property were not found. As such, there is a lack of Council precedent for automotive uses on the property. The evaluation of appropriate future uses of the property should take into consideration the immediate uses along this corridor.

Recommendation:

Based upon the applications, the requested rezoning, special exception, and special use permit for automotive sales lot and associated service facilities are recommended for **approval with the following conditions**. The special use permit for auto body repair is recommended for **denial**. If the City Council approves the subject special use permit, **the following conditions are recommend:**

The Department notes the Planning Commission unanimously recommended approval with staff's recommendations conditions for 2023-CD-RZ-01 and 2023-CD-SE-01 at the Public Hearing on March 27, 2023. Said conditions are below.

The Planning Commission unanimously recommended denial of 2023-CD-SUP-01 at the Public Hearing on March 27, 2023.

Concept Plan and Land Use

1. Any substantial deviation from the conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. Any modifications to the existing property improvements (ex: paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the City.
3. Outdoor storage shall only be allowed within the screened rear portion of the site. Outdoor storage includes, but not limited to, automobiles for sale, automobiles for service, junk vehicles vehicle parts, and machinery. All items must be located on a hard surface excluding contained gravel.
4. Outdoor display of parts, new or used tires, junked vehicles or other materials is prohibited. No outside loudspeakers shall be allowed.
5. All automotive mechanical services shall be contained within the proposed structure.

Architectural Design

6. New structures or building expansion shall have the following: exterior facades constructed of brick, stone or stucco, and mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split faced block. Final architectural plans and color palate shall be submitted to the City for approval.
7. Exterior walls of primary and accessory structures shall be maintained free from holes, breaks, loose or rotting materials and shall be maintained weatherproof and properly surface coated as needed to prevent deterioration. All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches and trim shall be maintained in good repair. Exterior wood surfaces, other than decay-resistant woods,

shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather-resistant and watertight. Color palate shall be submitted to the City for approval.

8. Roofs of buildings shall be maintained so that they are structurally sound and in a safe condition and have no defects which might admit rain or cause dampness in the interior portions of a building. All portions, additions or sections of a roof, including, but not limited to, the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, and metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports attached or fastened in accordance with common building practices. Gutters must be free of vegetation and in good repair. Roof drainage shall be adequate to prevent rainwater from causing dampness or deterioration in the walls or interior portion of the building.
9. The outdoor storage area in the rear shall be screened by a 6-foot high wooden privacy fence or a black chain link fence with opaque green, brown, or black slates. The fence shall be enhanced with a 10-foot wide landscape strip subject to review and approval by the City of Dacula.

Landscaping and Parking

10. A four-foot tall split-rail fence shall be installed along the perimeter of the front parking area where it abuts to McMillan Road right-of-way. The fence shall be submitted to the City for approval prior to the issuance of a fence permit.
11. The required undisturbed buffer along the south side property line shall be eliminated and replaced with fencing and a 10-foot wide landscape strip (see condition #6).
12. The addition of a paved parking lot or entrance / exit drives shall have the following: a parking lot landscape plan submitted to the City for approval. At a minimum, the landscape plan shall include monument sign location and should insure that each parking island / strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 2-inch dbh caliper.
13. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.
14. Specimen trees on-site shall be saved when feasible.
15. A hydrology study or compliance letter from a licensed Georgia Engineer shall be required prior to the installation, modification or addition of any impervious / hard surfaces on the subject property.
16. All hard surfaces must be in good repair and maintained in a passable condition so as to allow safe vehicular and pedestrian ingress and egress. Impassable includes, but not

limited to, cracking, reflection cracks, deterioration, depression (pothole), sinkholes, rutting, raveling, shoving, upheaval, peeling, root cracks, and uneven surfaces.

17. A minimum of thirteen (13) marked parking spaces shall be required for customer and employee parking. Said spaces shall not be used for the sale, repair, dismantling, or servicing or storing of any vehicle, equipment, materials, or supplies.

Signage and Advertising

18. Oversized signs or billboards shall not be permitted.
19. Ground signage shall be limited to one monument-type sign and shall not be located within the right-of-way. The monument sign shall not exceed a maximum of 5-foot in height and shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs shall be prohibited. The monument sign shall not impede site distance along McMillan Road. Sign location and design are subject to review and approval by the City of Dacula.
20. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
21. 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.
22. Live human advertisement 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.

Transportation and Infrastructure

23. Parking lot lighting shall be directed in toward the property so as not to shine directly onto adjacent properties.
24. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
25. Utilities shall be placed on the developer's property whenever possible, appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.
26. All vehicular access must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer/owner.



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)

Table with 2 columns: APPLICANT * and PROPERTY OWNER *. Fields include NAME, ADDRESS, CITY, STATE, ZIP, PHONE, and FAX.

APPLICANT IS THE:

- Owner's Agent (checkbox)
Property Owner (checkbox checked)
Contract Purchaser (checkbox)

Contact Person: Karen McDaniel
Company Name: Maximum One Premier Realtors
Address: PO Box 1986, Winder, GA 30680
Phone: 404-394-7475
Email: karenmcdanielproperties@gmail.com

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

PRESENT ZONING DISTRICT(S) C-1 REQUESTED ZONING DISTRICT C-2
LAND LOT(S) 302A PARCEL # 108B DISTRICT(S) 5th ACREAGE 0.46

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED
Rezone parcel to C-2 General Business District to allow for uses consistent with property's historical use, which is best and highest use for property.

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS
NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS
DWELLING UNIT SIDE (SQ. FT.) 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 2023-CD-RZ-01

LEGAL DESCRIPTION

245 McMillian Road

All that tract or parcel of land lying and being in land Lot 302, District 5, City of Dacula, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the intersection of the westerly right of way of McMillian Road (R/W varies) and the intersection of the northerly R/W of Rooks Road (40' R/W), said point being the TRUE POINT OF BEGINNING

Thence along the right of way of Rooks Road S 59°13'25" W a distance of 54.12 feet to a point;

Thence continuing along said R/W along the arc of a curve in a clockwise direction 78.81', said curve having a radius of 275.30' and a chord of S 66°04'47" W – 78.54 feet to a point;

Thence continuing along said R/W along the arc of a curve in a clockwise direction 163.34', said curve having a radius of 219.97' and a chord of N 82°08'57" W – 159.62 feet to a point;

Thence N 61°24'49" E a distance of 247.61 feet to a point on the westerly right of way of McMillian Road to a point;

Thence continuing along said R/W, S 36°09'00" E a distance of 100.00' to the northerly right of way of Rooks Road and the point of beginning.

Said tract containing 20,276 sq. ft / 0.46 Acres as shown on a survey for All Investments, LLC prepared by Diversified Technical Group, LLC, dated 11/12/22 (Project No. 22226).

LETTER OF INTENT

245 McMillan Road

This is a petition to the Planning Commission and City Council to approve my request for rezone from C-1 to C-2 General Business District with Special Use for my Property at 245 McMillan Road.

The subject property was originally built in 1978 and to the best of my knowledge, since then (until my purchase of it last year), used the space as an automotive workshop for routine maintenance, unforeseen auto repairs, used auto sales, and auto body work servicing the community.

Now that I have taken ownership, I would like to clean up the building with new exterior paint, exterior doors, interior fixtures, and rear privacy fencing to allow the surrounding neighbor and passersby a more pleasant view while allowing for the same trade to be conducted during reasonable business hours.

Along and in compliance with the regulations and ordinances for operating an automotive service, body repair, and used auto sales business in the City of Dacula, I believe this property will improve the area's aesthetic, create jobs, and provide value and service to the community.

Thank you for your consideration.



All Investments, LLC

Gary L. Wilson Jr, Sole Member

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 02/02/2023
Type or Print Name/Title Gary L Wilson, Jr
Notary Public [Signature] Date 02/02/2023

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner [Signature] Date 02/02/2023
Type or Print Name/Title Gary L Wilson, Jr / Sole Member of All Investments, LLC
Notary Public [Signature] Date 02/02/2023

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

ADJOINING PROPERTY OWNERS

245 McMillan Road

235 McMillan Rd

HB Dacula Property LLC

235 McMillan Rd

Dacula, GA 30019

236 McMillan Rd

Thomas Shiny

1652 Leggett Oaks Cv

Lawrenceville, GA 30043

251 Rooks Rd

Carolyn Ferguson

251 Rooks Rd

Dacula, GA 30019

255 & 265 McMillan Rd

Karen Hulseley

1511 Cronic Town Rd

Auburn, GA 30011

256 McMillan Rd

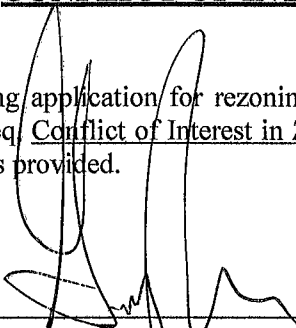
Lewis Holdings 1 LLC

256 McMillan Rd

Dacula, GA 30019

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 02/02/2023

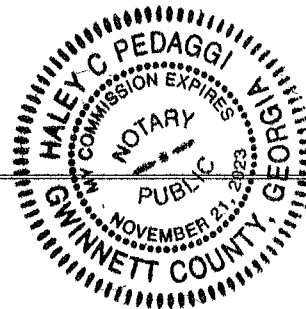
Type or Print Name/Title Gary L Wilson, Jr / individually and as Sole Member of All Investments, LLC

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public  Date 02/02/2023

(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 02/02/2023 APPLICANT Gary L Wilson, Jr

- 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 - Surrounding commercial properties are already Zoned C-2
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: No
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: Yes - Existing structure was built and has operated as a full service automotive sales, service and body repair business for decades before applicant's ownership.



City of Dacula
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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)



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

APPLICATION

City Council	
<input type="checkbox"/> Waivers	
<input checked="" type="checkbox"/> Special Exception	

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Gary L Wilson, Jr</u>	NAME <u>All Investments, LLC</u>
ADDRESS <u>2061 Experiment Station Ste 301 Box 422</u>	ADDRESS <u>2061 Experiment Station Ste 301 Box 422</u>
CITY <u>Watkinsville</u>	CITY <u>Watkinsville</u>
STATE <u>GA</u> ZIP <u>30677</u>	STATE <u>GA</u> ZIP <u>30677</u>
PHONE <u>678-708-8888</u> FAX _____	PHONE <u>678-708-8888</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

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

CONTACT PERSON Karen McDaniel
 COMPANY NAME Maximum One Premier Realtors
 ADDRESS PO Box 1986
Winder, GA 30680
 PHONE 404-394-7475 FAX _____

PRESENT ZONING DISTRICT(S) C-1 LAND LOT(S) 302A DISTRICT(S) 5th
 ADDRESS OF PROPERTY 245 McMillan Road ACREAGE 0.46

Describe your request in detail and state justification/hardship: Rezone parcel to C-2 General Business District with Special Exceptions as an automotive muffler, brake and tune-up shop which uses are consistent with property's historical use.

(Attach additional sheets if necessary)

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

If Yes, please describe: _____
(Attach additional sheets if necessary)

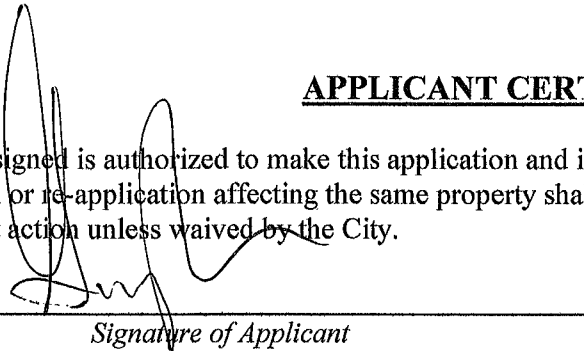
LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER: 2023-CD-SE-01

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.



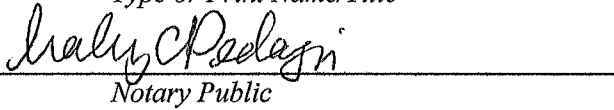
Signature of Applicant

02/02/2023

Date

Gary L Wilson, Jr

Type or Print Name/Title



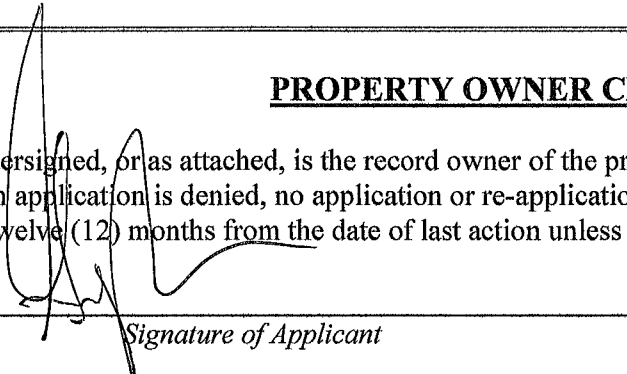
Notary Public

02/02/2023

Date

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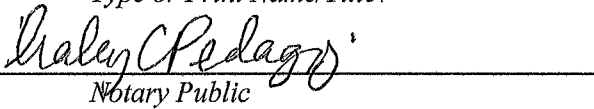
Signature of Applicant

02/02/2023

Date

Gary L Wilson, Jr / Sole Member of All Investments, LLC

Type or Print Name/Title



Notary Public

02/02/2023

Date

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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

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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.

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LEGAL DESCRIPTION

245 McMillian Road

All that tract or parcel of land lying and being in land Lot 302, District 5, City of Dacula, Gwinnett County Georgia and being more particularly described as follows:

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Thence along the right of way of Rooks Road S 59°13'25" W a distance of 54.12 feet to a point;

Thence continuing along said R/W along the arc of a curve in a clockwise direction 78.81', said curve having a radius of 275.30' and a chord of S 66°04'47" W – 78.54 feet to a point;

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Said tract containing 20,276 sq. ft / 0.46 Acres as shown on a survey for All Investments, LLC prepared by Diversified Technical Group, LLC, dated 11/12/22 (Project No. 22226).

LETTER OF INTENT

245 McMillan Road

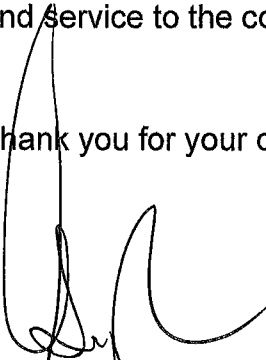
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The subject property was originally built in 1978 and to the best of my knowledge, since then (until my purchase of it last year), used the space as an automotive workshop for routine maintenance, unforeseen auto repairs, used auto sales, and auto body work servicing the community.

Now that I have taken ownership, I would like to clean up the building with new exterior paint, exterior doors, interior fixtures, and rear privacy fencing to allow the surrounding neighbor and passersby a more pleasant view while allowing for the same trade to be conducted during reasonable business hours.

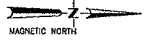
Along and in compliance with the regulations and ordinances for operating an automotive service, body repair, and used auto sales business in the City of Dacula, I believe this property will improve the area's aesthetic, create jobs, and provide value and service to the community.

Thank you for your consideration.



All Investments, LLC

Gary L. Wilson Jr, Sole Member



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NOT FOR REPRODUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IDENTICAL TO THE PROPERTY DESCRIBED IN THE DEED BOOK 5838, PAGE 387 AND DEED BOOK 5838, PAGE 387.

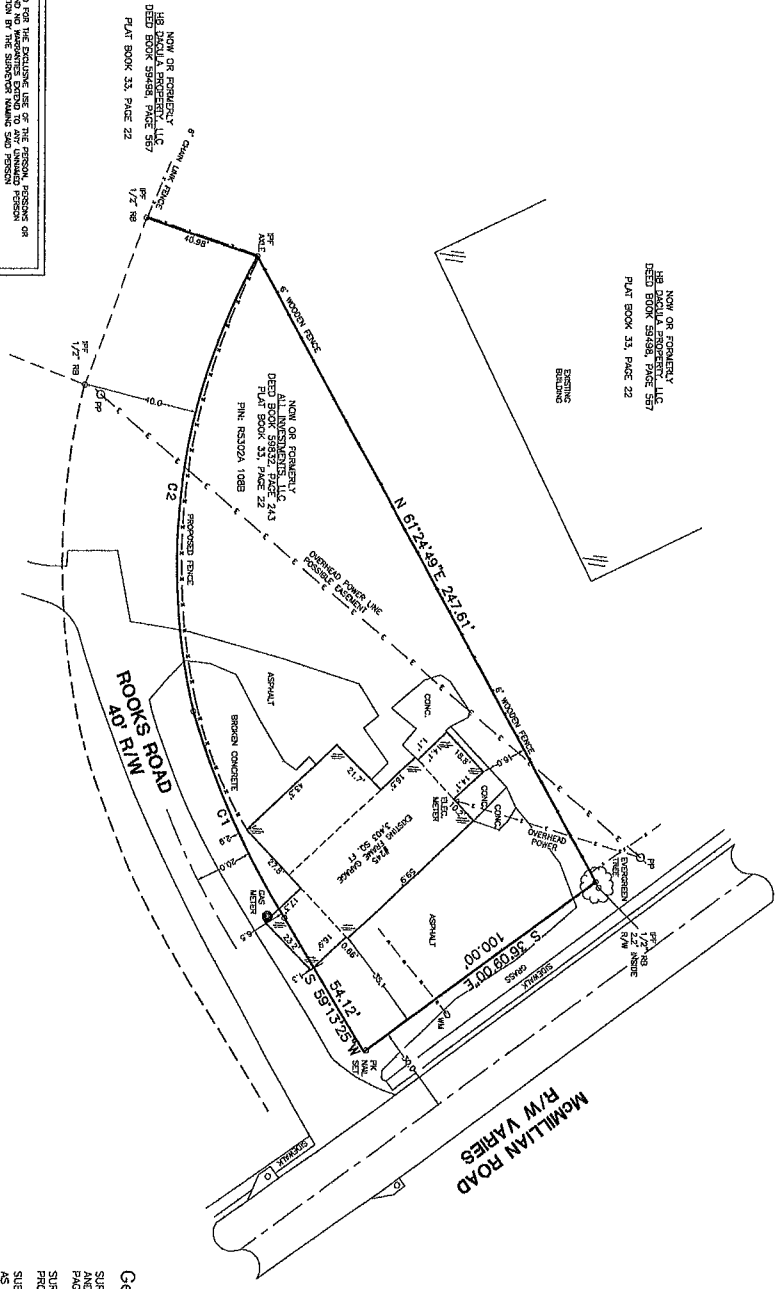
DATE: 10/22/22

THIS JOB IS A REPRESENTATION OF AN IDEALIZED MODEL OF THE PROPERTY AND DOES NOT GUARANTEE THE ACCURACY OF THE PROPERTY OR THE RESULTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO THE PROPERTY OR TO ANY PERSON OR ENTITY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS SURVEY.

DATE: 10/22/22



Curve	Radius	Length	Chord	Chord Bear.
C1	275.30'	78.61'	78.54'	S 66°04'47" W
C2	219.87'	163.94'	159.62'	N 82°08'57" W



LEGEND

1/4\"/>

General Notes:

SURVEY AS PER IRON PINS FOUND DEED BOOK 58832, PAGE 243 AND SURVEY FOR RE HILL ESTATE RECORDED IN PLAT BOOK 33, PAGE 22.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 1315000087, EFFECTIVE 09/29/2006.

PROPERTY ZONED C1

SURVEY DATA

DATE: 10/22/22

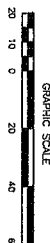
TIME: 10:00 AM

TEMPERATURE: 72°F

WIND: S.W.

MOON: 1/4

FIELD WORK COMPLETED ON OCTOBER 12, 2022



PROJECT NUMBER
22228

DATE
10/22/22

SCALE
1" = 40'

Boundary Survey
All Investments, LLC
LAND LOTS(S): 302 DISTRICT: 5
CITY OF DACULA
GWINNETT COUNTY, GEORGIA

DIVERSIFIED TECHNICAL GROUP, L.L.C.
Land Surveying Firm License # 587

2700 BRASELTON HIGHWAY
SUITE 10-430
Dacula, Georgia 30019
PH: 770-614-7055
EMAIL: dtgSurvey@dtgllc.com

REVISIONS

NO.	DATE	BY	DESCRIPTION



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)

Table with 2 columns: APPLICANT * and PROPERTY OWNER *. Fields include NAME, ADDRESS, CITY, STATE, ZIP, PHONE, and FAX.

APPLICANT IS THE:

- Owner's Agent (checkbox)
Property Owner (checkbox checked)
Contract Purchaser (checkbox)

Contact Person: Karen McDaniel
Company Name: Maximum One Premier Realtors
Address: PO Box 1986, Winder, GA 30680
Phone: 404-394-7475
Email: karenmcdanielproperties@gmail.com

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

PRESENT ZONING DISTRICT(S) C-1 REQUESTED ZONING DISTRICT C-2 with Special Uses
LAND LOT(S) 302A PARCEL # 108B DISTRICT(S) 5th ACREAGE 0.46

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED
Rezone parcel to C-2 General Business District with Special Uses as an automotive sales lot and associated service facility and auto body repair shop which uses are consistent with property's historical use.

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS
NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS
DWELLING UNIT SIDE (SQ. FT.) 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 2023-CD-SUP-01

LEGAL DESCRIPTION**245 McMillian Road**

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LETTER OF INTENT

245 McMillan Road

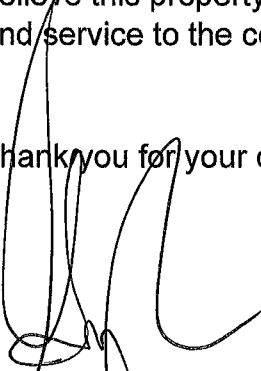
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Thank you for your consideration.



All Investments, LLC

Gary L. Wilson Jr, Sole Member

APPLICANT CERTIFICATION

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Signature of Applicant [Signature] Date 02/02/2023

Type or Print Name/Title Gary L Wilson, Jr

Notary Public [Signature] Date 02/02/2023

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Type or Print Name/Title Gary L Wilson, Jr / Sole Member of All Investments, LLC

Notary Public [Signature] Date 02/02/2023

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

ADJOINING PROPERTY OWNERS

245 McMillan Road

235 McMillan Rd	HB Dacula Property LLC 235 McMillan Rd Dacula, GA 30019
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236 McMillan Rd	Thomas Shiny 1652 Leggett Oaks Cv Lawrenceville, GA 30043
-----------------	---

251 Rooks Rd	Carolyn Ferguson 251 Rooks Rd Dacula, GA 30019
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255 & 265 McMillan Rd	Karen Hulseley 1511 Cronic Town Rd Auburn, GA 30011
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256 McMillan Rd	Lewis Holdings 1 LLC 256 McMillan Rd Dacula, GA 30019
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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 02/02/2023

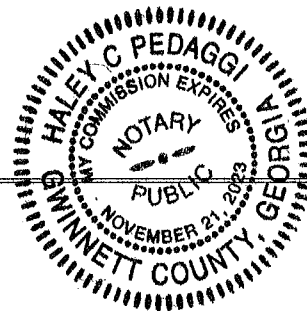
Type or Print Name/Title Gary L Wilson, Jr / individually and as Sole Member of All Investments, LLC

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public Hailey C Pedaggi _____ Date 02/02/2023

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



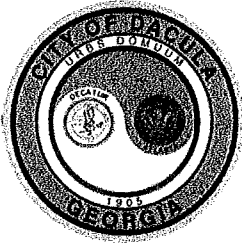
City of Dacula
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- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: Yes - Existing structure was built and has operated as a full service automotive and body repair business for decades before applicant's ownership.



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>
	Type text here	

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)