



Mayor and City Council Regular Meeting

Thursday, December 07, 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:

CONSENT AGENDA:

- [1.](#) Approval of Minutes from the Regular Council Meeting on November 2, 2023
- [2.](#) Adoption of the FY-2024 Proposal and Revised FY-2023 Budget Adjustment
- [3.](#) Certify 2023 General Election Results
- [4.](#) A Resolution to Honor Greg Chapel & His Retirement
- [5.](#) Amend the Personnel Management System to adopt Educational Assistance and Tuition Reimbursement

OLD BUSINESS:

NEW BUSINESS:

- [6.](#) **PUBLIC HEARING: 2023-CD-RZ-03;** Applicant: Archon Homes, Owner: Dacula Real Estate requests rezoning from MH Mobile Home Park District to R-TH Single Family Residence Townhouse District The property is located in Land Lot 275 of the 5th District and contains 4.04 acres more or less.
- [7.](#) **Rezoning Application: 2023-CD-RZ-03;** Applicant: Archon Homes, Owner: Dacula Real Estate requests rezoning from MH Mobile Home Park District to R-TH Single Family Residence Townhouse District The property is located in Land Lot 275 of the 5th District and contains 4.04 acres more or less.
- [8.](#) **PUBLIC HEARING: 2023-CD-COC-02,** Applicant: J&R, LLC, Owner: James Roy Greeson requests changes to 2022-CD-AA-01 and 2022-CD-RZ-02 condition(s). The property is located in Land Lot 277 of the 5th District and contains 4.52 acres more or less.
- [9.](#) **Change of Conditions Application: 2023-CD-COC-02,** Applicant: J&R, LLC, Owner: James Roy Greeson requests changes to 2022-CD-AA-01 and 2022-CD-RZ-02 condition(s). The property is located in Land Lot 277 of the 5th District and contains 4.52 acres more or less.

- [10.](#) **PUBLIC HEARING: 2023-CD-VAR-03**, Applicant: Bruno Franco, Owner: Bruno Franco requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 209 of the 5th District and contains 1.29 acres more or less.
11. **Variance Application 2023-CD-VAR-03**, Applicant: Bruno Franco, Owner: Bruno Franco requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 209 of the 5th District and contains 1.29 acres more or less.
- [12.](#) **PUBLIC HEARING: 2023-CD-VAR-04**, Applicant: Ryan Carey, Owner: Aminadab Cruz requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 301, Parcel 001 of the 5th District and contains 0.58 acres more or less.
13. **Variance Application 2023-CD-VAR-04**, Applicant: Ryan Carey, Owner: Aminadab Cruz requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 301, Parcel 001 of the 5th District and contains 0.58 acres more or less.
- [14.](#) **PUBLIC HEARING:** Ordinance to amend Article III of the Zoning Resolution
15. Ordinance to amend Article III of the Zoning Resolution

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

EXECUTIVE SESSION: Personnel and real property matters

ADJOURNMENT:

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

**COUNCIL MEETING
MINUTES
November 2, 2023**

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the meeting to order at 7:12 p.m.

City Council Present:

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

City Staff Present

Jack Wilson, City Attorney
Courtney Mahady, Administrative Clerk,
Amy Morris, Director of Human Resources & Business Services
Dana Stump, Administrative Assistant for Planning & Zoning
Stephen Mayer, Director of Finance
Alethia Hyman, City Tax Clerk
Jennifer Turner, Accounts Payable Clerk
Renee Cooke, Front Desk Clerk
Amy White, City Marshal

II. INVOCATION:

Marshal Amy White gave invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. PUBLIC SERVICE DEDICATION:

1. Harold Edwards

Mayor King recognized Harold Edwards for service to the City of Dacula including over 20 years of service as a city employee and being promoted as our first Director of Public Works.

V. CONSENT AGENDA:

2. Approval of Minutes from the Regular Council Meeting on October 5, 2023
3. Transmit Comprehensive Plan to DCA and ARC
4. Ordinance to amend Chapter 10, Article II – Floodplain Management / Flood Damage Prevention
5. Resolution to urge the United States FDA to prioritize and increase enforcement against vaping manufacturers
6. Maxey Street Sewer Improvement Project Intergovernmental Agreement
7. Brookton Place Subdivision Road improvements bid package
8. Whisper Way storm drainage replacement design proposal
9. City Branding Guidelines

Councilmember Mitchell motion to approve the consent agenda items. Councilmember Haynes, Jr. seconded. Motion passed unanimously.

VI. OLD BUSINESS:

None

VII. NEW BUSINESS:

None

VIII. STAFF COMMENTS:

None

IX. MAYOR AND COUNCIL COMMENT(S):

Councilmember Mitchell wants to thank the city for hiring the consultant firm that performed our comprehensive plan.

Mayor King thanked city staff for all that they have done with the elections while continuing their normal job duties.

X. PUBLIC COMMENTS:

Adeline Miculescu, 2127 Pelham Pass, Dacula, Georgia 30019, thanked the Mayor and Council for what they do and inquired how sidewalks were implemented in the city.

Alethia Hyman, 442 Harbins Road, Dacula, Georgia 30019, discussed the heavy traffic backing up on Harbins Road at the Harbins 316 project even though the new development has not added any

businesses yet. Ms. Hyman also expressed concerns about the firetrucks having a hard time getting through in the case of an emergency due to the traffic.

Bridgette Radford, 1239 Mitford Lane, Dacula, Georgia 30019, inquired how they could get street lights put up near Harbins 316 project along with Campell Road and Alcovy Road.

XI. EXECUTIVE SESSION: Real property matters

Councilmember Williams motioned to exit out of regular session and enter into executive session. Councilmember Spain seconded. Motion passed unanimously. Regular session adjourned and executive session began for the proposes of real property acquisition matters at 7:30 p.m.

Councilmember Spain motioned to exit executive session and reconvene regular session. Councilmember Mitchell seconded. Motion passed unanimously. Regular session reconvened at 7:50 p.m.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss real property acquisition matters as allowed by the Open Meetings Act. Mr. Wilson stated the agenda needed to be amended to approve this matter.

Mayor King called for a motion to amend the agenda to approve the offer and contract to purchase property on McMillan Road.

Councilmember Haynes, Jr. motioned to amend the agenda. Councilmember Williams seconded. Motion passed unanimously

City Attorney, Jack Wilson, discussed that city staff has been in negotiations with Mr. John Archer for the purchase of property at 445 McMillan Road for \$95,000. Mr. Wilson stated that the appraisal is in line with the asking price and a motion could be made for the Mayor to approve the contract.

Mayor King called for a motion to approve the offer and contract as presented by the City Attorney and to authorize the Mayor to sign the contract.

Councilmember Mitchell motioned to approve the contract as presented. Councilmember Spain seconded. Motion passed unanimously.

XII. ADJOURNMENT:

Councilmember Spain motioned to adjourn. Councilmember Haynes, Jr. seconded. Motion passed unanimously. Meeting adjourned at 7:53 p.m.

Minutes approved

Date

Signature

ANNUAL BUDGET
FISCAL YEAR
JANUARY 1 – DECEMBER 31, 2024

20
24



CITY OF DACULA

TABLE OF CONTENTS

Budget Memo

Budget Calendar

Budget Ad

5-Year Capital Improvements Program

Organizational Chart

Line-Item Budget

Budget Resolution

Budget Memo

CITY OF DACULA

OFFICE OF
THE MAYOR

442 Harbins Road
Post Office Box 400
Dacula, GA 30019

Telephone: 770-963-7451

Fax: 770-513-2187

Website: www.daculaga.gov

Memo

Dear Citizens:

I am pleased to present to you the Annual Operating and Capital Budget for the 2024 Fiscal Year. In accordance with Georgia Law and the Code of Ordinances for the City of Dacula, this budget is presented for adoption by the City Council on December 7, 2023, for Fiscal Year 2024 beginning January 1 and ending December 31.

Citizen input for this budget will be received at public hearings on November 2 and December 7, 2023.

The City Council and I have made a concentrated effort to look toward the future with the knowledge of the continued growth coming to Dacula. As such, this budget has strategic plans for progress and solutions for challenges which may arise.

Below are some of these plans:

- The property tax millage rate decreased from 4.806 mills to 4.557 mills.
- Dacula's in-house recycling service will continue in its successful efforts to provide higher quality service at a lower cost to our citizenry.
- The Sanitation Department will order a Freightliner and chipper truck for the anticipated new residential development in the City. Additionally, this department has a position open to fill when necessary.
- In-house real and personal property tax collection, and sanitation billing services have begun and are successful.

The City has funding allotted for several capital projects. This includes asphalt improvements to Brookton Place subdivision funded through Local Maintenance and Improvement Grant (LMIG) and Special Purpose Local Option Sales Tax (SPLOST). Gateway signs are also scheduled to be installed with money provided by an endowment received from former Mayor Jimmy Wilbanks' Estate.

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

My thanks also go to each member of the Council for their hard work, thoroughness, and thoughtful contributions during the development of the FY 2024 Budget.

Very truly yours,

Hugh D. King, III

FISCAL YEAR 2024 BUDGET CALENDAR

DATE(S) / TIMELINE	ACTIVITY
Phase 1	PHASE 1 - STRATEGY FORMULATION (FY 2024 BUDGET PREP DISTRIBUTION)
August 7	FY2024 Budget request worksheets, instructions, and guidelines are distributed to department heads.
Phase 2	PHASE 2 - NEEDS ASSESSMENT, REVIEW & DEVELOPMENT OF FY 2024 BUDGET
August 14 - August 18	The Finance Department holds conferences with the department heads to finalize any changes with the individual budgets.
August 21 – September 14	Finance Director assembles budget requests, compares with revenue estimates, and compiles a preliminary budget document.
September 15 – September 21	The Finance Department meet with Mayor & Council members to review departmental FY2024 Budget requests and make any adjustments deemed necessary.
October 4	Advertise FY2024 Budget information, availability of budget, public hearing dates, and planned adoption date.
Phase 3	PHASE 3 - CITY COUNCIL BUDGET DISCUSSIONS & FINAL BUDGETARY DECISIONS FOR FY 2024
October 5	Present preliminary budget to Mayor & Council and made available to the public.
October 9 – October 27	FY2024 Budget meetings as needed to refine the 2024 Budget and 2023 Amended Budget.
November 2	FY2024 Proposed Budget submitted to Mayor & Council. First Public Hearing.
Phase 4	PHASE 4 - ADOPTION & IMPLEMENTATION OF FY 2024 BUDGET
December 7	Second Public Hearing. FY2024 Budget – Final review and any last revisions. Adopt FY2024 Budget Resolution.
December 8	Print final budget document and send copies to department heads and Council Members.
January 1, 2024	FY2024 Budget is in effect.

CITY OF DACULA, GEORGIA
FISCAL YEAR 2023 (FY23) BUDGET ADJUSTMENTS & 2024 (FY24)
BUDGET REVIEW & ADOPTION

PUBLIC HEARING ON FY23 BUDGET ADJUSTMENTS & FY24 BUDGET: A Public Hearing on the Proposed FY24 Budget and the FY23 Budget Adjustments is scheduled for Thursday, November 2, 2023 at 6:30 p.m. in the City Hall Council Chambers located at 442 Harbins Road, Dacula, Georgia. At this meeting, the Mayor and Council will receive both written and oral comments about the Annual Operating and Capital Budget for the City of Dacula, Georgia. All citizens are urged to attend.

RECOMMENDED BUDGET AVAILABLE FOR REVIEW: The Proposed FY24 Budget and the FY23 Budget Adjustments will be available for public review during normal office hours Monday-Friday between 8:30 a.m. - 5:00 p.m. at Dacula City Hall.

BUDGET REVIEW: The Mayor and Council of the City of Dacula are scheduled to review and receive public comments on the Proposed FY24 Budget and the FY23 Budget Adjustments on the following dates:

November 2, 2023 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

December 7, 2023 (Thursday) 6:30 p.m. at 442 Harbins Road, Dacula, Georgia

BUDGET ADOPTION: The Mayor and Council of the City of Dacula are scheduled to adopt the FY24 Budget and the FY23 Budget Adjustments at their regular monthly meeting on Thursday, December 7, 2023. The meeting will be held at 7:00 p.m. in the City Hall Chambers located at 442 Harbins Road, Dacula, Georgia.

Dates of Publication: October 4, 2023; October 18, 2023; & November 22, 2023

Capital Improvements Program



CITY OF DACULA

5-YEAR CAPITAL IMPROVEMENTS PROGRAM

(2023 - 2027)

5 - Year Capital Improvements Program (2023 – 2027)

A five-year capital improvements program (CIP) is a list of all capital improvements proposed and completed within a specified five-year period (2023 – 2027). The CIP contains project descriptions, need assessments, cost estimates, financing methods, projected time lines, and estimated annual maintenance for each listed project. Staff continually updates the City's CIP as projects progress and as the City's needs evolve. All future projects within the CIP are projections and are subject to revision based on need assessments.

Staff is presenting the current five-year capital improvements program concurrently with the FY-2024 Budget and FY-2023 Budget Adjustment as a tool to anticipate the future financial needs of upcoming projects.

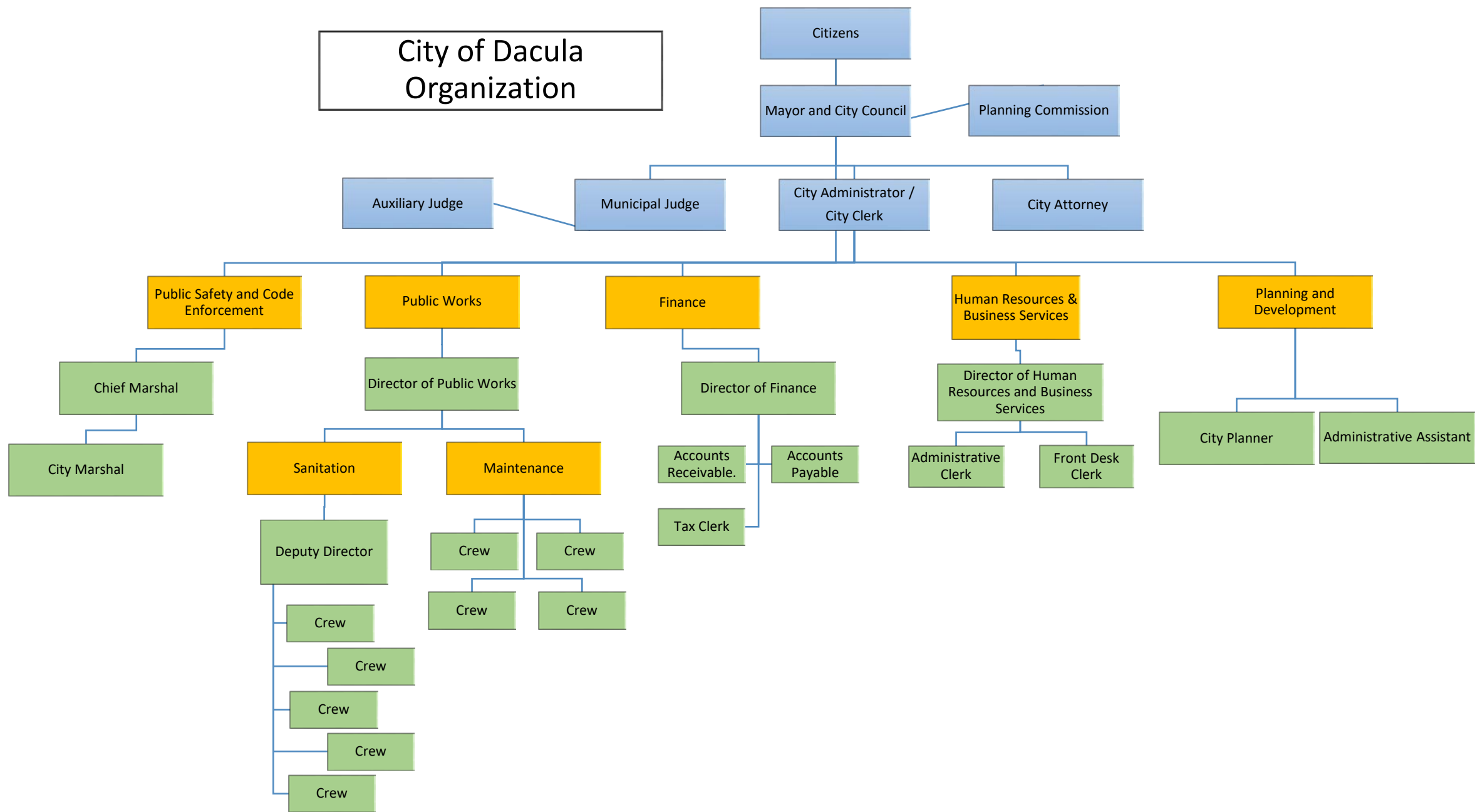
Year One - 2023						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/Operation Cost
Dacula Crossing Subdivision Dacula Ridge Drive Dacula Court	Asphalt replacement	Repairs needed due to age of road	\$350,000	LMIG SPLOST	Spring 2023	\$750 - \$1,000
Brookton Station Subdivision Fortune Drive Luna Court Charlyne Way Alton Frank Way Charesa Lane Kale Court	Asphalt replacement Sidewalk repair as needed Storm drainage improvements	Repairs needed due to age of road and sidewalk repair as needed for vehicular and pedestrian safety	\$800,000	CDBG SPLOST LMIG	Spring / Summer 2023	\$2,500
Maple Creek Park Playground Improvements	New playground equipment Exercise stations Tee box improvements Other convenience improvements	Update equipment Increase exercise capability Add multi-use trail	\$750,000	Endowment	Summer / Fall 2023	\$2,000 - \$3,000
McMillan Road Stormwater Improvements	Repair and redesign storm system	Existing storm system is failing	\$750,000	ARPA	Winter 2022 / Summer 2023	\$500 - \$1,000
Dacula City Hall Sewer Connection	Connect City Hall to sewer	Connect new sewer line to City Hall and decommission existing septic system	\$150,000	ARPA	Winter 2022 / 2023	\$500
Small equipment	Small equipment for maintenance	Replace small equipment (edgers, weed eaters, etc.) as needed	\$5,000	General Fund	2023	\$1,000
Office equipment	Replace office computers Replace office furniture	Replace outdated office equipment and Council chamber chairs	\$15,000	General Fund	2023	None

Year Two - 2024						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/Operation Cost
Brookton Place Subdivision Kristi Beth Court Katie Lynne Lane Nathan Timothy Court Winky Bluff James Henry Drive Sam Calvin Drive Peter Josiah Court Carly Joanna Court Ben Arron Drive	Asphalt improvements	Repairs needed due to age of road	\$950,000	SPLOST LMIG	Spring 2024	\$3,000
Unidentified	Stormwater improvements	Improvements needed due to age of storm system	\$120,000	ARPA	Fall / Winter 2024	\$2,000
Gateway signage	Beautify right-of-ways Designate City boundaries	Determine locations Sign, style, and color	\$100,000	Endowment	Summer / Fall 2024	\$750
Garbage truck	New garbage truck	Older trucks are in need of	\$250,000	General Fund	2023-2024	\$5,000
Public Works vehicle	Chipper truck	New vehicle needed	\$105,000	SPLOST	2024	\$2,000
Small equipment	Small equipment for maintenance	Replace small equipment (edgers, weedeaters, etc.) as needed	\$5,000	General Fund	2024	\$1,000

Year Three - 2025						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/Operation Cost
Brookton North Subdivision Williams Farm Drive Torrey Place Hannah Court	Asphalt improvements	Repairs needed due to age of road	\$500,000	SPLOST LMIG	Spring / Summer 2025	\$2,500
McMillan Road	Asphalt and/or stormwater improvements	Improvements needed due to age of road	\$600,000	CDBG	2025	\$2,000
Maxey Street Sewer Improvement	Sewer improvements	Sewer improvement to expand service area	\$1,200,000	ARPA Gwinnet County IGA	2025	\$500
Marshal vehicle	New marshal vehicle	Older vehicle is in need of replacement	\$70,000	SPLOST	2025	\$2,000
Small equipment	Small equipment for maintenance	Replace small equipment (edgers, weed eaters, etc.) as needed	\$5,000	General Fund	2025	\$1,000

Year Four - 2026						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Annual Maintenance/Operation Cost
New City Hall	Build a new City facility	The current Dacula City Hall has reached maximum capacity	\$5,500,000	SPLOST	2026-2028	\$200,000
Brookton Downs Subdivision Brookton Drive Brookton Lane Brookton Woods Way	Asphalt improvements	Improvements needed due to age of road	\$600,000	SPLOST LMIG	Spring / Summer 2026	\$2,500
Sanjo Street	Road widening	Improvements needed due to age of road	\$500,000	CDBG	2026	\$2,500
Small equipment	Small equipment for maintenance	Replace small equipment (edgers, weed eaters, etc.) as needed	\$5,000	General Fund	2026	\$1,000

Year Five - 2027						
Project Name	Description	Needs Assessment	Cost Estimate	Financing	Time Schedule	Operation Cost
South Dacula	Asphalt and/or stormwater improvements	Improvements needed due to age of road	\$900,000	SPLOST LMIG	Spring / Summer 2027	\$2,500
Drowning Creek Road	Asphalt and/or stormwater improvements	Improvements needed due to age of road	\$600,000	CDBG	Summer / Fall 2027	\$2,500
Office equipment	Replace office computers Replace office furniture	Replace outdated office equipment	\$15,000	General Fund	2027	None
Small equipment	Small equipment for maintenance	Replace small equipment (edgers, weed eaters, etc.) as needed	\$5,000	General Fund	2027	\$1,000



CITY OF DACULA					
BUDGET FY 2024					
FUND	FUND NAME	FUNCTION	DESCRIPTION	REVENUE	EXPENDITURES
100	GENERAL FUND	1110	COUNCIL		\$ 60,448.00
		1320	CITY ADMINISTRATOR		\$ 196,558.24
		1310	MAYOR		\$ 20,918.00
		1400	ELECTIONS		\$ 3,500.00
		1510	FINANCE		\$ 1,045,163.10
		1530	LEGAL		\$ 80,500.00
		1540	HUMAN RESOURCES		\$ 455,650.00
		1565	CITY HALL		\$ 272,000.00
		2650	MUNICIPAL COURT		\$ 18,460.00
		3200	PUBLIC SAFETY		\$ 285,660.64
		4200	PUBLIC WORKS		\$ 827,891.60
		6200	CULTURE/RECREATION		\$ 97,100.00
		7400	PLANNING & ZONING		\$ 480,135.64
		7550	DDA		\$ 6,000.00
			TRANSFERS OUT		\$ 348,214.78
				\$ 4,198,200.00	\$ 4,198,200.00
100	TREE BANK FUND	6240	FORESTRY AND NURSERY	\$ 33,500.00	\$ 33,500.00
230	AMERICAN RESCUE PLAN ACT FUND			\$ 752,200.00	\$ 752,200.00
300	ENDOWMENT FUND*			\$ 1,507,075.08	\$ 1,507,075.08
320	SPLOST 2017 FUND*			\$ 3,405,000.00	\$ 3,405,000.00
321	SPLOST 2023 FUND*			\$ 2,903,864.00	\$ 2,903,864.00
540	SANITATION FUND	4520	SOLID WASTE COLLECTION	\$ 1,074,114.78	\$ 1,074,114.78
	FY 2024 TOTAL REVENUE	\$ 13,873,953.86			
	FY 2024 TOTAL EXPENDITURES	\$ 13,873,953.86			
* THIS IS A CAPITAL PROJECTS FUND AND IS BUDGETED BY PROJECT LENGTH. FUNDS ARE NOT EXPENDED IN A SINGLE YEAR.					

BUDGET FY 2024				
REVENUE	GENERAL FUND - 100			
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
311100	Real Property Taxes - Current Year	\$ 1,678,000.00	\$ 1,600,000.00	\$ 1,300,000.00
311300	Personal Property Taxes - Current Year	\$ 61,000.00	\$ 55,000.00	\$ 60,000.00
319000	Penalties & Interest Real & Personal Property	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00
311310	Motor Vehicle Taxes	\$ 300,000.00	\$ 300,000.00	\$ 238,000.00
311320	Mobile Home Taxes	\$ 200.00	\$ 150.00	\$ 150.00
311340	Recording Tax (Intangibles)	\$ 35,000.00	\$ 35,000.00	\$ 50,000.00
311600	Real Estate Transfer Tax	\$ 12,500.00	\$ 12,500.00	\$ 20,000.00
311700	Franchise Taxes	\$ 400,000.00	\$ 380,000.00	\$ 467,000.00
314200	Alcohol Beverage Excise Tax	\$ 215,000.00	\$ 215,000.00	\$ 240,000.00
314300	Alcohol Beverage Tax by the Drink	\$ 18,000.00	\$ 15,000.00	\$ 20,000.00
316100	Occupational Tax (Business Licenses)	\$ 125,000.00	\$ 120,000.00	\$ 100,000.00
316200	Insurance Premium Tax	\$ 500,000.00	\$ 575,000.00	\$ 575,000.00
316300	Financial Institution Tax	\$ 45,000.00	\$ 45,000.00	\$ 40,000.00
321100	Alcohol Licenses	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
321220	Insurance Company Licenses	\$ 16,000.00	\$ 14,000.00	\$ 14,000.00
322200	Permits issued by Planning Dept.	\$ 360,000.00	\$ 350,000.00	\$ 350,000.00
331152	CDBG	\$ -	\$ 674,060.00	\$ 1,274,060.00
334100	LMIG Georgia DOT	\$ 82,500.00	\$ 82,500.00	\$ -
341910	Elections - Qualifying Fee	\$ -	\$ 960.00	\$ 600.00
351170	Municipal Fines	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
361000	Interest Revenues	\$ 250,000.00	\$ 1,700.00	\$ 1,700.00
383010	Reimbursement for Damaged Property	\$ -	\$ 144,829.00	\$ -
392000	Proceeds of Capital Asset Dispositions	\$ -	\$ 235,436.00	\$ -
GENERAL FUND Revenue Totals:		\$ 4,198,200.00	\$ 4,956,135.00	\$ 4,847,510.00
BUDGET FY 2024				
EXPENDITURES	GENERAL FUND - 100			
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
	DEPARTMENT: CITY COUNCIL			
1110	City Council: Salaries	\$ 32,000.00	\$ 28,400.00	\$ 28,400.00
1110	City Council: FICA and Medicare	\$ 2,448.00	\$ 2,382.00	\$ 2,382.00
1110	City Council: Travel	\$ 8,000.00	\$ 7,000.00	\$ 7,000.00
1110	City Council: Education and Training	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
1110	City Council: Community Outreach Supplies	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
	DEPARTMENT: CITY ADMINISTRATOR			
1320	City Administrator: Salary	\$ 148,500.00	\$ 141,000.00	\$ 145,000.00
1320	City Administrator: FICA, Medicare, FUTA, and SUI	\$ 11,500.00	\$ 13,500.00	\$ 14,500.00
1320	City Administrator: Group Health Insurance	\$ 22,758.24	\$ 22,600.00	\$ 22,600.00
1320	City Administrator: Retirement Contributions	\$ -	\$ -	\$ -

1320	City Administrator: Other Employee Benefits	\$ 4,800.00	\$ 3,000.00	\$ -
1320	City Administrator: Travel	\$ 6,000.00	\$ 4,500.00	\$ 3,000.00
1320	City Administrator: Education and Training	\$ 3,000.00	\$ 2,500.00	\$ 2,000.00
	DEPARTMENT: MAYOR			
1310	Mayor: Salary	\$ 12,000.00	\$ 8,300.00	\$ 8,300.00
1310	Mayor: FICA and Medicare	\$ 918.00	\$ 687.00	\$ 687.00
1310	Mayor: Travel	\$ 6,000.00	\$ 4,500.00	\$ 3,500.00
1310	Mayor: Education and Training	\$ 2,000.00	\$ 1,500.00	\$ 2,000.00
	DEPARTMENT: ELECTIONS			
1400	Elections: Contract Labor - Poll Workers	\$ -	\$ 9,500.00	\$ 4,000.00
1400	Elections: General Supplies	\$ 3,500.00	\$ 8,000.00	\$ 10,000.00
1400	Elections: Training	\$ -	\$ 150.00	\$ 500.00
	DEPARTMENT: FINANCIAL ADMINISTRATION			
1510	Financial Administration: Salaries	\$ 242,500.00	\$ 370,000.00	\$ 380,000.00
1510	Financial Administration: Group Health Insurance	\$ 65,000.00	\$ 123,000.00	\$ 123,000.00
1510	Financial Administration: FICA, Medicare, FUTA, and SUI	\$ 19,000.00	\$ 35,000.00	\$ 35,000.00
1510	Financial Administration: Retirement Contributions	\$ 36,781.20	\$ 41,616.00	\$ 41,616.00
1510	Financial Administration: Tuition Reimbursements	\$ 10,500.00	\$ -	\$ -
1510	Financial Administration: Travel	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
1510	Financial Administration: Education and Training	\$ 5,250.00	\$ 6,000.00	\$ 6,000.00
1510	Financial Administration: Purchased Services - Professional	\$ 65,000.00	\$ 55,000.00	\$ 30,000.00
1510	Financial Administration: Purchased Services - Tax Administration	\$ -	\$ 1,000.00	\$ 15,000.00
1510	Financial Administration: Contract Labor	\$ -	\$ 5,000.00	\$ 5,000.00
1510	Financial Administration: Purchased Services - Dues and Fees	\$ 23,500.00	\$ 30,000.00	\$ 30,000.00
1510	Financial Administration: Communications	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
1510	Financial Administration: Advertising	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
1510	Financial Administration: Other Purchased Services	\$ 2,000.00	\$ 5,500.00	\$ 2,000.00
1510	Financial Administration: Purchased Services - Technical	\$ 95,000.00	\$ 90,000.00	\$ 90,000.00
1510	Financial Administration: Capital Outlay - Purchase of Land	\$ 360,000.00	\$ 320,000.00	\$ -
1510	Contingency	\$ 76,631.90	\$ 546,689.65	\$ 316,039.17
	DEPARTMENT: HUMAN RESOURCES AND BUSINESS SERVICES			
1540	Human Resources: Salaries	\$ 198,600.00	\$ -	\$ -
1540	Human Resources: Group Health Insurance	\$ 68,300.00	\$ -	\$ -
1540	Human Resources: FICA, Medicare, FUTA, and SUI	\$ 15,500.00	\$ -	\$ -
1540	Human Resources: Tuition Reimbursement	\$ 10,500.00	\$ -	\$ -
1540	Human Resources: Travel	\$ 4,500.00	\$ -	\$ -
1540	Human Resources: Education and Training	\$ 1,750.00	\$ -	\$ -
1540	Human Resources: Purchased Services - Dues and Fees	\$ 6,500.00	\$ -	\$ -
1540	Human Resources: Insurance - Worker's Comp, Fleet, Structure	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
	DEPARTMENT: LEGAL			
1530	Legal: Purchased Services - Professional	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
1530	Legal: Official Code of Georgia yearly update	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
1530	Legal: CIVICPLUS: Codification of Ordinances	\$ 9,500.00	\$ 8,000.00	\$ 8,000.00
	DEPARTMENT: CITY HALL			

1565	City Hall: Property Services - Emergency Mitigation	\$ -	\$ 149,548.35	\$ 149,548.35
1565	City Hall: Supplies - Office Supplies	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00
1565	City Hall: Water	\$ 6,000.00	\$ 5,500.00	\$ 5,500.00
1565	City Hall: Natural Gas	\$ 7,000.00	\$ 6,500.00	\$ 6,500.00
1565	City Hall: Electricity	\$ 145,000.00	\$ 135,000.00	\$ 125,000.00
1565	City Hall: Supplies - Food	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
1565	City Hall: Repairs and Maintenance	\$ 40,000.00	\$ 40,000.00	\$ 25,000.00
1565	City Hall: Supplies - Other Supplies	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00
1565	City Hall: Small Equipment - Furniture & Fixtures	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
1565	City Hall: Small Equipment - Computers	\$ 5,500.00	\$ 10,000.00	\$ 10,000.00
1565	City Hall: Small Equipment - Other Equipment	\$ 3,500.00	\$ 7,000.00	\$ 7,000.00
1565	City Hall: Capital Outlay - Site Improvement	\$ 15,000.00	\$ -	\$ -
	DEPARTMENT: MUNICIPAL COURT			
2650	Municipal Court: Salaries	\$ 6,160.00	\$ 6,160.00	\$ 6,160.00
2650	Municipal Court: FICA, Medicare, FUTA, and SUI	\$ 500.00	\$ 493.00	\$ 493.00
2650	Municipal Court: Travel	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00
2650	Municipal Court: Education and Training	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
2650	Municipal Court: Dues and Fees (State Surcharges)	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
2650	Municipal Court: Supplies	\$ 300.00	\$ 300.00	\$ 300.00
	DEPARTMENT: PUBLIC SAFETY			
3200	Marshal: Salaries	\$ 151,300.00	\$ 136,600.00	\$ 136,600.00
3200	Marshal: Group Health Insurance	\$ 45,600.00	\$ 45,174.00	\$ 45,174.00
3200	Marshal: FICA, Medicare, FUTA, and SUI	\$ 11,800.00	\$ 13,000.00	\$ 13,000.00
3200	Marshal: Retirement Contributions	\$ 12,260.64	\$ 13,872.00	\$ 13,872.00
3200	Marshal: Travel	\$ 4,000.00	\$ 3,500.00	\$ 3,500.00
3200	Marshal: Education and Training	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
3200	Marshal: Uniforms	\$ 7,500.00	\$ 2,500.00	\$ 2,000.00
3200	Marshal: Purch Svc Repairs & Maintenance	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
3200	Marshal: Purchased Services - Technical (Fusus)	\$ 7,300.00	\$ -	\$ -
3200	Marshal: Purchased Services - Technical (Flock Cameras)	\$ 20,000.00	\$ -	\$ -
3200	Marshal: Gen Supplies	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
3200	Marshal: Gasoline	\$ 7,200.00	\$ 6,000.00	\$ 6,000.00
3200	Marshal: Food	\$ 1,500.00	\$ 500.00	\$ 500.00
3200	Marshal: Dues & Fees	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
3200	Marshal: Small Equipment	\$ 1,200.00	\$ -	\$ -
3200	Marshal: Capital Outlay - Computers	\$ -	\$ 7,000.00	\$ 7,000.00
	DEPARTMENT: PUBLIC WORKS			
4200	Streets & Maintenance: Salaries	\$ 287,000.00	\$ 252,000.00	\$ 252,000.00
4200	Streets & Maintenance: Group Health Insurance	\$ 88,000.00	\$ 100,000.00	\$ 100,000.00
4200	Streets & Maintenance: Taxes: FICA, FUTA, Medicare	\$ 23,500.00	\$ 20,000.00	\$ 20,000.00
4200	Streets & Maintenance: Retirement Contributions	\$ 30,651.60	\$ 20,808.00	\$ 20,808.00
4200	Streets & Maintenance: Tuition Reimbursement	\$ 10,500.00	\$ -	\$ -
4200	Streets & Maintenance: Travel	\$ 500.00	\$ 1,000.00	\$ 1,000.00
4200	Streets & Maintenance: Education and Training	\$ 2,000.00	\$ 6,000.00	\$ 6,000.00

4200	Streets & Maintenance: Uniforms	\$ 11,400.00	\$ 20,000.00	\$ 20,000.00
4200	Streets & Maintenance: Purchased Services - Cleaning Services	\$ 4,200.00	\$ -	\$ -
4200	Streets & Maintenance: Purch Svc Repairs & Maintenance	\$ 35,000.00	\$ 31,000.00	\$ 20,000.00
4200	Streets & Maintenance: Gasoline	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00
4200	Streets & Maintenance: Supplies	\$ 20,500.00	\$ 17,500.00	\$ 15,000.00
4200	Streets & Maintenance: Dues and Fees	\$ 500.00	\$ 1,000.00	\$ 1,000.00
4200	Streets & Maintenance: Small Equipment (e.g. weed eaters)	\$ 5,600.00	\$ 5,000.00	\$ 5,000.00
4200	Streets & Maintenance: Capital Outlay - Large Equipment (e.g. trucks)	\$ 108,540.00	\$ -	\$ -
4200	Streets & Maintenance: Right of Way Maintenance	\$ 50,000.00	\$ 12,000.00	\$ 10,000.00
4200	Streets & Maintenance: Contract Labor	\$ -	\$ -	\$ -
4200	Streets & Maintenance: Stormwater & DIP	\$ 25,000.00	\$ 22,600.00	\$ 22,600.00
4200	Streets & Maintenance: Storm Drainage & System Improvements	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00
4200	Streets & Maintenance: Capital Outlay - Street Infrastructure (LMIG and CDBG)	\$ 85,000.00	\$ 818,060.00	\$ 1,417,417.48
DEPARTMENT: CULTURE/RECREATION				
6170	Events: Purchased Services	\$ 12,000.00	\$ -	\$ -
6170	Events: Supplies (Memorial Day and Snowflakes)	\$ 50,000.00	\$ 8,100.00	\$ 5,000.00
6200	Parks: Supplies	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
6200	Parks: Repairs and Maintenance	\$ 10,300.00	\$ 10,000.00	\$ 10,000.00
6200	Parks: Employee Salary (Open & Close Park)	\$ 9,800.00	\$ 9,000.00	\$ 9,000.00
DEPARTMENT: PLANNING & ZONING				
7400	Planning: Salaries	\$ 123,000.00	\$ 115,000.00	\$ 143,000.00
7400	Planning: Group Health Insurance	\$ 32,500.00	\$ 30,000.00	\$ 45,174.00
7400	Planning: FICA, Medicare, FUTA, SUI	\$ 9,700.00	\$ 7,500.00	\$ 10,440.00
7400	Planning: Retirement Contributions	\$ 12,260.64	\$ 13,872.00	\$ 13,872.00
7400	Planning: Tuition Reimbursements	\$ 5,250.00	\$ -	\$ -
7400	Planning: Travel	\$ 4,500.00	\$ 1,500.00	\$ 1,500.00
7400	Planning: Education and Training	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
7400	Planning: Mileage Reimbursement	\$ -	\$ 3,600.00	\$ 3,600.00
7400	Planning: Professional Services - Building Inspections	\$ 180,000.00	\$ 200,000.00	\$ 200,000.00
7400	Planning: Professional Engineers (General)	\$ 95,000.00	\$ 80,000.00	\$ 80,000.00
7400	Planning: Dues & Subscriptions	\$ 425.00	\$ 1,000.00	\$ 750.00
7400	Planning: Professional Services - Revised Zoning Map	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7400	Planning: Professional Services - Comprehensive Plan	\$ -	\$ 75,000.00	\$ 75,000.00
7400	Planning: Purchased Services - Technical	\$ 6,000.00	\$ 8,500.00	\$ 8,500.00
7400	Planning: Supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
7400	Planning: Capital Outlay - Equipment	\$ -	\$ 25,677.00	\$ 25,677.00
DEPARTMENT: DOWNTOWN DEVELOPMENT AUTHORITY				
7550	Downtown Development Authority: General	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Other Financing Uses				
611000	Transfers Out to Sanitation Fund	\$ 348,214.78	\$ 150,446.00	\$ -
GENERAL FUND Expenditure Totals:		\$ 4,198,200.00	\$ 4,956,135.00	\$ 4,847,510.00
GENERAL FUND 100 REVENUE TOTALS		\$ 4,198,200.00		
GENERAL FUND 100 EXPENDITURE TOTALS		\$ 4,198,200.00		

BUDGET FY 2024				
REVENUE	TREE BANK FUND - 100			
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
389000	Fee-in-Lieu	\$ -	\$ 31,000.00	\$ 2,500.00
135200	Restricted Fund Balance	\$ 33,500.00	\$ -	\$ -
TREE BANK FUND Revenue Totals:		\$ 33,500.00	\$ 31,000.00	\$ 2,500.00
BUDGET FY 2024				
EXPENDITURES	TREE BANK FUND - 100			
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
6240	Tree Bank	\$ 33,500.00	\$ 31,000.00	\$ 2,500.00
6240	Contingency	\$ -	\$ -	\$ -
TREE BANK FUND Expenditure Totals:		\$ 33,500.00	\$ 31,000.00	\$ 2,500.00
	TREE BANK FUND 100 REVENUE TOTALS	\$ 33,500.00		
	TREE BANK FUND 100 EXPENDITURE TOTALS	\$ 33,500.00		

BUDGET FY 2024				
REVENUE	AMERICAN RESCUE PLAN ACT FUNDS (ARPA) 230			
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
332300	American Rescue Plan Act Funds	\$ 744,700.00	\$ 622,000.00	\$ -
361400	Interest Income	\$ 7,500.00	\$ 5,000.00	\$ 120.00
135200	Restricted Fund Balance	\$ -	\$ -	\$ 549,880.00
ARPA FUND Revenue Totals:		\$ 752,200.00	\$ 627,000.00	\$ 550,000.00
BUDGET FY 2024				
EXPENDITURES	AMERICAN RESCUE PLAN ACT FUNDS (ARPA) 230			
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
4200	Capital Outlay: Sewer Line	\$ 600,000.00	\$ 127,000.00	\$ 50,000.00
4200	Capital Outlay: Stormwater	\$ 152,200.00	\$ 500,000.00	\$ 500,000.00
4200	Broadband Infrastructure	\$ -	\$ -	\$ -
4200	Contingency	\$ -	\$ -	\$ -
ARPA FUND Expenditure Totals:		\$ 752,200.00	\$ 627,000.00	\$ 550,000.00
	ARPA FUND 230 REVENUE TOTALS	\$ 752,200.00		
	ARPA FUND 230 EXPENDITURE TOTALS	\$ 752,200.00		

BUDGET FY 2024

BUDGET FY 2024				
REVENUE				
SPLOST 2017 FUND - 320				
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
337100	Special Purpose Local Option Sales Tax	\$ -	\$ 412,000.00	\$ 400,000.00
361100	Interest Income	\$ 125,000.00	\$ 250.00	\$ 150.00
135200	Restricted Fund Balance	\$ 3,280,000.00	\$ -	\$ 794,850.00
SPLOST 2017 FUND Revenue Totals:		\$ 3,405,000.00	\$ 412,250.00	\$ 1,195,000.00
BUDGET FY 2024				
EXPENDITURES				
SPLOST 2017 FUND - 320				
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
1510	Purchased Services: Bank Fees	\$ 20,000.00	\$ 100.00	\$ -
1510	Capital Outlay: Admin Facilities	\$ 288,940.42	\$ -	\$ -
3200	Capital Outlay: Public Safety Facilities and Equipment	\$ 75,108.55	\$ 15,000.00	\$ 45,000.00
6200	Capital Outlay: Recreational Facilities and Equipment	\$ 247,796.85	\$ -	\$ -
4200	Capital Outlay: Transportation	\$ 2,425,762.96	\$ 397,150.00	\$ 1,150,000.00
4200	Capital Outlay: Water and Sewer	\$ 118,263.51	\$ -	\$ -
1510	Contingency	\$ 229,127.70	\$ -	\$ -
SPLOST 2017 FUND Expenditure Totals:		\$ 3,405,000.00	\$ 412,250.00	\$ 1,195,000.00
SPLOST 2017 FUND 320 REVENUE TOTALS		\$ 3,405,000.00		
SPLOST 2017 FUND 320 EXPENDITURE TOTALS		\$ 3,405,000.00		

BUDGET FY 2024

BUDGET FY 2024				
REVENUE				
SPLOST 2023 FUND - 321				
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
337100	Special Purpose Local Option Sales Tax	\$ 1,603,364.00	\$ 1,202,523.00	\$ -
361100	Interest Income	\$ 90,000.00	\$ 50.00	\$ -
135200	Restricted Fund Balance	\$ 1,210,500.00	\$ -	\$ -
SPLOST 2023 FUND Revenue Totals:		\$ 2,903,864.00	\$ 1,202,573.00	
BUDGET FY 2024				
EXPENDITURES				
SPLOST 2023 FUND - 321				
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
1510	Purchased Services: Bank Fees	\$ 9,500.00	\$ 50.00	\$ -
1510	Capital Outlay: Admin Facilities	\$ 1,346,825.67	\$ 577,211.00	\$ -
3200	Capital Outlay: Public Safety Facilities and Equipment	\$ 84,176.75	\$ 36,075.75	\$ -
6200	Capital Outlay: Recreational Facilities and Equipment	\$ 56,065.33	\$ 24,028.00	\$ -
4200	Capital Outlay: Transportation	\$ 897,883.58	\$ 384,807.25	\$ -
4200	Capital Outlay: Water and Sewer	\$ 420,935.67	\$ 180,401.00	\$ -
1510	Contingency	\$ 88,477.00	\$ -	\$ -
SPLOST 2023 FUND Expenditure Totals:		\$ 2,903,864.00	\$ 1,202,573.00	
SPLOST 2023 FUND 321 REVENUE TOTALS		\$ 2,903,864.00		
SPLOST 2023 FUND 321 EXPENDITURE TOTALS		\$ 2,903,864.00		

BUDGET FY 2024				
REVENUE	ENDOWMENT FUND - 300			
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
371000	Donation	\$ -	\$ 92,588.00	\$ -
361400	Interest Income	\$ 800.00	\$ 1,200.00	\$ 1,000.00
135200	Restricted Fund Balance	\$ 1,506,275.08	\$ 1,363,624.20	\$ 849,000.00
ENDOWMENT FUND Revenue Totals:		\$ 1,507,075.08	\$ 1,457,412.20	\$ 850,000.00
BUDGET FY 2024				
EXPENDITURES	ENDOWMENT FUND - 300			
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
6000	Capital Outlay: Beautification, Parks, and Recreation	\$ 100,000.00	\$ 1,457,412.20	\$ 850,000.00
6000	Contingency	\$ 1,407,075.08	\$ -	\$ -
ENDOWMENT FUND Expenditure Totals:		\$ 1,507,075.08	\$ 1,457,412.20	\$ 850,000.00
	ENDOWMENT FUND 300 REVENUE TOTALS	\$ 1,507,075.08		
	ENDOWMENT FUND 300 EXPENDITURE TOTALS	\$ 1,507,075.08		

BUDGET FY 2024

BUDGET FY 2024				
REVENUE	SANITATION FUND - 540			
Account #	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
344100	Utilities: Refuse Collection Charge	\$ 700,000.00	\$ 650,000.00	\$ 576,000.00
344190	Other Charges (Interest and Penalties)	\$ 900.00	\$ 900.00	\$ 500.00
361400	Interest Revenue	\$ 25,000.00	\$ -	\$ 400.00
391000	Transfers In from General Fund	\$ 348,214.78	\$ 150,446.00	\$ 464,716.00
SANITATION FUND Revenue Totals:		\$ 1,074,114.78	\$ 801,346.00	\$ 1,041,616.00
BUDGET FY 2024				
EXPENDITURES	SANITATION FUND - 540			
Function	Account Description	2024 Proposed Budget	2023 Amended Budget	2023 Current Budget
4520	Sanitation: Salary	\$ 340,240.00	\$ 305,000.00	\$ 305,000.00
4520	Sanitation: Group Health Ins	\$ 92,000.00	\$ 86,000.00	\$ 86,000.00
4520	Sanitation: FICA, Medicare, FUTA, and SUI	\$ 26,842.86	\$ 23,000.00	\$ 23,000.00
4520	Sanitation: Retirement Contributions	\$ 36,781.92	\$ 41,616.00	\$ 41,616.00
4520	Sanitation: Tuition Reimbursement	\$ 15,750.00	\$ -	\$ -
4520	Sanitation: Travel	\$ 500.00	\$ 1,000.00	\$ 1,000.00
4520	Sanitation: Education and Training	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
4520	Sanitation: Uniforms	\$ 14,000.00	\$ 25,000.00	\$ 25,000.00
4520	Sanitation: Purch Svc Repairs & Maintenance	\$ 65,000.00	\$ 50,000.00	\$ 35,000.00
4520	Sanitation: Gasoline	\$ 32,000.00	\$ 26,500.00	\$ 24,000.00
4520	Sanitation: Supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
4520	Sanitation: Dues & Fees	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4520	Sanitation: Disposal Fees	\$ 150,000.00	\$ 135,000.00	\$ 105,000.00
4520	Sanitation: Recycling	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00
4520	Sanitation: Inventory (Trash & Recycle Cans)	\$ -	\$ 46,230.00	\$ 85,000.00
4520	Sanitation: Contract Labor	\$ 15,000.00	\$ 26,000.00	\$ 20,000.00
4520	Sanitation: Small Machinery & Equipment	\$ -	\$ -	\$ -
4520	Sanitation: Capital Outlay - Garbage Truck	\$ 250,000.00	\$ -	\$ 250,000.00
SANITATION FUND Expenditure Totals:		\$ 1,074,114.78	\$ 801,346.00	\$ 1,041,616.00
SANITATION FUND 540 REVENUE TOTALS		\$ 1,074,114.78		
SANITATION FUND 540 EXPENDITURE TOTALS		\$ 1,074,114.78		

A RESOLUTION

TO APODT THE FISCAL YEAR 2024 BUDGET & 2023 BUDGET ADJUSTMENT FOR EACH FUND OF THE CITY OF DACULA, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/ EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING AVAILABLE

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

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

WHEREAS, the Mayor and City Council of the City of Dacula have reviewed the proposed FY24 budget as presented by the Mayor; and

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

WHEREAS, the Mayor and City Council wishes to adopt this proposal as the Fiscal Year 2024 Annual Budget, effective from January 1, 2024 through December 31, 2024

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

Section 1. That the proposed Fiscal Year 2024 Budget, attached hereto and incorporated herein as a part of this Resolution is hereby adopted as the Budget for the City of Dacula, Georgia for the Fiscal Year 2024, which begins January 1, 2024 and ends on December 31, 2024.

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

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

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

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

Adopted this 7th day of December, 2023.

CITY OF DACULA, GEORGIA

By: Trey King, Mayor

Attest: Brittini Nix, City Administrator

(AFFIX SEAL)

OFFICIAL RESULTS/Tally Sheet

RESULTADOS OFICIALES/Hoja de cuenta

Showing results of the November 7, 2023 General Election Dacula, Georgia
Muestra de los resultados de las Elecciones Generales del 7 Noviembre del 2023 de Dacula, Georgia

	Advance In Person <i>Adelantado votación presencial</i>	Election Day <i>Diá de elección</i>	Absentee By Mail <i>Boletas en Ausencia</i>	*Provisional <i>Boletas Provisionales</i>	Total Votes <i>Total votos</i>
Council member to succeed Ann Mitchell / <i>Miembro del Consejo Para Suceder Ann Mitchell</i>					
Ann Mitchell	104	107	1	0	212
Erica Pope	101	101	0	0	202
Council member to succeed Sean Williams / <i>Miembro del Consejo Para Suceder Sean Williams</i>					
Sean Williams	111	116	1	0	228
Shay Holley	98	95	0	0	193

**No Provisional Ballots were cast.*

Total Electors/Total Electoros: 4,859

Total Voters/Total Votantes: 431

Signature:



Courtney Mahady
 Election Superintendent

**A RESOLUTION
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DACULA
HONORING GREGORY CHAPEL ON HIS RETIREMENT**

WHEREAS, Gregory Chapel is retiring from his employment with the City and the City wishes to recognize and honor him for his outstanding service to the City and its citizens; and

WHEREAS, Gregory Chapel served our country in the United States Air Force from 1984 through 1988 including multiple overseas assignments; and

WHEREAS, Gregory Chapel has served as a Peace Officer in Georgia since 1988; first serving as a DeKalb County Deputy Sheriff, then a Gwinnett County Deputy Sheriff from 1988 to 2015. His service in the Sheriff's office included work with the Rapid Response; SWAT, Warrants, K-9, Drug Interdiction, and Fugitive Units, and the U.S. Customs Task Force; and

WHEREAS, he served the City faithfully and diligently as City Marshal from 2015 to 2023, and as Chief Marshal from 2017 to 2023. In these roles, he served the citizens in patrolling the City, maintaining public safety and order; enforcing the City Code of ordinances; and assisting citizens with health and public safety concerns. He applied his law enforcement experience to keep our citizens safe and to make our City a secure, healthy, and stable place to live and work. He improved our patrol and Court procedures, making our administration more efficient and effective in protecting our citizens.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA, hereby recognize and commend Gregory Chapel for his outstanding service to the City and further resolves, consistent with customary practices of local governments for retiring sworn law enforcement personnel, that Marshal Chapel may retain and take ownership of his service weapon (Glock 45 – BMCV321) after his last day of service with the City. The weapon may be retained by Marshal Chapel as retirement compensation for his personal use only and may not be sold, traded or given to any other party. As consideration for this retirement compensation, Marshal Chapel shall further indemnify and hold harmless the City from any claims arising regarding the ownership and use of the weapon.

SO RESOLVED, this 7th day of December, 2023 by the Governing Authority of
the City of Dacula.

AYES: ____

NAYES: ____

Hugh D. King, III, Mayor
City of Dacula

Brittini Nix
City Administrator

AN ORDINANCE

AN ORDINANCE TO AMEND THE CITY OF DACULA PERSONNEL MANAGEMENT SYSTEM, TO ADOPT EDUCATIONAL ASSISTANCE AND TUITION REIMBURSEMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City has reviewed its policies and procedures for employee benefits; 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 Personnel Management System to update the employee benefit policy;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the City Personnel Management System be amended as follows:

SECTION 1.

The following Section 6, Subsection 16.8 is adopted as follows:

6.18 EDUCATIONAL ASSISTANCE AND TUITION REIMBURSEMENT

Purpose

The City of Dacula recognizes that the skills and knowledge of its employees are critical to the success of the organization. The City may reimburse an employee up to a maximum amount per calendar year as allowed by the Internal Revenue Service. Reimbursements are for continuing education through an accredited school and/or program recognized by the US Department of Education that either offers growth in an area related to the employee's current position or that may lead to promotional opportunities. To maintain eligibility, employees must remain in an active pay status and be performing their job satisfactorily through the completion of each course and/or degree or certification program. This education may include college credit courses, continuing education unit courses, seminars and certification tests that are job related.

Tuition Reimbursement is based upon budget allocation appropriated on an annual basis from the City Council. The allocation of funds in one year does not guarantee additional funding in subsequent years. Additionally, the funding of this program is based upon the approval of the City Administrator and may be for an amount up to the federally approved limit, depending on available funds.

There will be no duplicate payments for the same course. The employee is required to first apply for any outside benefits for which he or she may be eligible for including, but not limited to, State or Federal Educational benefits (including V.A.), outside agencies, grants (HOPE Grant), etc. Awards, grants, and scholarships which do not require repayment by the

employee are not eligible for reimbursement and must be disclosed. The City will provide reimbursement only for qualified cost(s) which exceed the amount paid by outside sources up to the maximum approved amount.

An employee must secure a minimum passing grade of a “C” or its equivalent or obtain a certification to receive any reimbursement. Expenses must be validated by receipts from the institution attended, and a copy of the final grade or certification received.

All full-time employees who have completed 12-months of employment are eligible.

Procedures

To receive reimbursement for educational expenses, employees should follow the procedures listed here:

- Prior to enrolling in an educational course, the employee must provide his or her department head with a completed Educational Course or Certification Request Form with information about the course or certification he or she would like to receive and to discuss the job-relatedness of the continuing education. If the Department Head approves of the request, it will then be forwarded to the City Administrator for approval. The City Administrator will determine the maximum reimbursable amount for an employee.
- Approved courses may range from obtaining GED certifications to technical courses such as electronics, engineering, computers, finance, business management up through the master’s degree level of studies. Doctoral degrees are not eligible for this benefit.
- Approved courses are to be taken on the employee’s own time unless the City Administrator has approved time on the clock for such courses.
- Qualifying courses must directly relate to duties and responsibilities of the employee’s current position or must enhance the employee’s potential for advancement to a position with the City to which the individual has a reasonable expectation of advancing.
- Once the course or certification has been successfully completed, the employee will submit a Tuition Reimbursement Request Form, attaching receipts from the school and evidence of a minimum passing grade of a “C” or its equivalent or certification. If employee has received any assistance from outside agencies such as the HOPE Grant or V.A. (G.I. Bill), etc., please attach supporting documentation. There will be no duplicate payments for the same course(s).
- Reimbursements are for actual tuition fees only and do not include fees paid for books or any other miscellaneous fees such as: administrative, graduation, testing and examinations, student services, athletics, technology, parking, food, mileage, lodging, etc.
- The Human Resources Department will coordinate the reimbursement with the Finance Department following the receipt of all necessary documentation. Reimbursements requested more than 60-days after completion of course(s) will not be honored.

The employee shall not be eligible for reimbursement for training or education expenses under the following conditions:

- The employee does not obtain prior written approval of his or her Department Head; or
- The employee does not follow the procedures listed; or
- The employee is terminated voluntarily or involuntarily or resigns before receiving the final grade or certification.

The employee shall be responsible for reimbursing the City for the training or education expenses under the following conditions:

- The employee is terminated voluntarily or involuntarily or resigns within two years after the completing the education or training program. Reimbursement to the City shall be made according to the following schedule:
 - 100% if terminated or resigns within six months of completing the education or training.
 - 75% if terminated or resigns between six months and one year of completing the education or training.
 - 50% if terminated or resigns between one year and eighteen months of completing the education or training.
 - 25% if terminated or resigns between eighteen months and two years of completing the education or training.

If termination or resignation occurs after two years of the education or training, no reimbursement is required.

While educational assistance is expected to enhance employee performance and professional liabilities, the City cannot guarantee that participation in formal education will entitle the employee to automatic advancement, a different job assignment, or pay increases.

SECTION 2.

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 3.

All laws and parts of laws in conflict with this Ordinance are hereby repealed.

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 Personnel Manual and to produce and publish a final codified version of the Manual with the amendments and revisions outlined herein.

SECTION 5.

This Ordinance shall take effect January 1, 2024 upon its adoption by the Mayor and City Council.

SO ORDAINED by the governing authority of the City of Dacula, this 7th day of December 2023.

AYES: ____

NAYES: ____

HUGH D. KING, III
MAYOR, CITY OF DACULA

ATTEST:

BRITTNI NIX
CITY ADMINISTRATOR

Memorandum

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

From: Hayes Taylor, City Planner

Date: November 27, 2023

Subject: 2023-CD-RZ-03

Proposed Zoning: R-TH Single-Family Residence Townhouse District

Existing Zoning: MH Mobile Home Park District

Size: 4.04 acres

Proposed Use: Attached Single Family Townhome Neighborhood

Applicant: Archon Homes
2160 Morningside Dr. Suite 250
Buford, Georgia 30518
770-616-9774

Owner: Dacula Real Estate
3975 Stone Village Ct
Duluth, Georgia 30097
678-643-6257

Location: Land Lot 275 - 5th District

Existing Land Use and Zoning:

The subject property is located at 2263 Stanley Rd and is approximately 4.04 acres. Jody Avenue and Shane Lane surround the property on all sides. The parcel is zoned MH (Mobile Home Park District) and is occupied by 16 mobile homes (net density = 3.96 units/acre). Properties to the northeast and northwest are zoned R-1200 (Single Family Residential). A 173-lot single-family residential development zoned TRD (Transitional Residential District) is currently under construction across Stanley Road to the south of the subject property.

The Proposed Rezoning & Development:

The applicant has requested to rezone the 4.04-acre subject property from MH (Mobile Home Park District) to R-TH (Single Family Residence Townhouse District) to construct a 16-unit (net density = 3.96 units/acre), 4 building town home development. Application materials indicate an internal private drive with sidewalks that bisects the parcel, connecting Jody Ave and Shane Ln. The internal drive serves as the entrances into the development and conforms the area with the 2019 Future Land Use Map characterization by bolstering pedestrian infrastructure. The concept plan shows a mail kiosk center, pedestrian pathways, an amenity area, a 25-foot landscape setback from the street, and an additional 50-foot building setback.

Staff notes the proposed density maintains the residential density of the property's current use. The 2019 Future Land Use Map designates the subject parcel as a Village Area Density character area (3.5-6 units/acre). The proposed development would serve as a logical transition from medium density residential and commercial to lower density suburban development.

Summary:

The proposed townhouse development would maintain the existing residential density of the current mobile home development (Mobile Home Park District) and is consistent with the City's Future Land Use Map. For these reasons, the Department recommends that the rezoning be approved with conditions.

Comprehensive Plan:

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Village Density Residential on the Future Land Use Map. Village Density Residential character areas are defined as being "in close proximity to activity centers and are relatively dense compared to Suburban Residential areas" and that "residents are more likely to walk or bike to nearby centers rather than forced to rely on automobiles." The Village Density Residential uses are stated as "low density residential (0.5 to 4 units/acre), medium density residential (4-6 units/acre), traditional neighborhood development, duplexes, parks/recreation/greenspace, and small institutional development." (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.26).

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

The townhouse development is a suitable use because it maintains the current residential density and would improve the pedestrian infrastructure within the character area. In addition, the proposed development provides a gradient in the transition from the Neighborhood Mixed Use and General Commercial character area designated to the north on the Future Land Use map.

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

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

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

The property has reasonable economic use as currently zoned.

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

With the provided conditions, excessive or burdensome use of streets, transportation facilities or schools should be minimized. The utility and school needs should not be substantially affected due to the maintenance of the current residential density.

5. *Whether the proposed rezoning request conforms with the policy and intent of the Land Use Plan?*

The City of Dacula's Future Land Use Map designates the property for a Village Density Residential character area. Village Density Residential character area serves as a transition from higher density residential and commercial to traditional single-family density. The proposed rezoning restructures the current infrastructure into a more grid-like format, encouraging walkability. As properties to the east develop within the Community Mixed Use Activity Center character area, the townhouses could serve as a transition in the gradient from attached and village density units to low density. As such, the proposed rezoning would be considered suitable at this location.

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?*

If approved, the requested rezoning would provide an opportunity for a mixture of housing types and provide a transition between land uses of potential future developments.

Recommendation:

Based on the application, the requested rezoning is recommended for approval with the following conditions:

The Department notes the Planning Commission unanimously recommended approval with staff's recommendations conditions for the requested rezoning at the Public Hearing on November 27, 2023. Said conditions are below.

1. The property shall be developed in accordance with the conceptual site plan prepared by Archon Homes dated August 23, 2023 and with the provided zoning conditions. Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed 4 buildings consisting of 16 units total.
4. The minimum heated floor area per dwelling unit shall be 1,800 square feet.

5. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
6. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance.
7. Delineated street parking outside of travel lanes along the internal road must be provided by the developer.
8. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
9. The development shall include an amenity area with a park benches, and picnic tables. The benches and tables will be included in a walking trail, gathering space, or central green as approved by the City.
10. The development shall include a cabana, pavilion or shade provision alternative in the designated mail kiosk space as approved by the City.
11. All non-amenity grassed areas shall be sodded.
12. The amenity and stormwater maintenance areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Microclover, or Fescue as approved by the City Administrator.
13. 5-foot-wide sidewalks shall be constructed on both sides of the internal private drive.
14. 5-foot-wide sidewalks shall be constructed along the property frontage of Stanley Road, Shane Lane, and Jody Avenue.
15. The developer shall provide street trees along the external sidewalk, internal sidewalk and internal walkways at 25-foot increments on center. All trees should be 6 to 8 feet tall at the time of installation with a minimum DBH of 2.5 inches. Subject to review and approval by the City Administrator or their designee.

Street and walkway trees shall be of one or a combination of the following species:

- a. Sweet Bay Magnolia
- b. Blood Good Japanese Maple
- c. Eastern Redbud
- d. Willow Oak
- e. Carolina Silverbell

- f. Nuttall Oak
 - g. Shumard Oak
 - h. White Oak
 - i. Japanese Zelkova
 - j. Red Maple
 - k. North Red Oak
16. The developer will provide crosswalks at the stop signs of the internal private drive.
17. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, landscape trees, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or their designee.
19. Underground utilities shall be provided throughout the development.
20. Street light service fees and maintenance are the responsibility of the homeowner's association. Street light fixtures must be reviewed and approved by the City.
21. Ownership and maintenance of internal drives, roads, sidewalks and/or parking area found on the subject site shall be the responsibility of the developer and/or private property owner.



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

Item 6.

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

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

APPLICANT *		PROPERTY OWNER *	
NAME	<u>Archon Homes</u>	NAME	<u>Dacula Real Estate</u>
ADDRESS	<u>2160 Morningside Dr. Ste 250</u>	ADDRESS	<u>3975 Stone Village Ct.</u>
CITY	<u>Buford</u>	CITY	<u>Duluth</u>
STATE	<u>GA</u>	STATE	<u>GA</u>
ZIP	<u>30518</u>	ZIP	<u>30097</u>
PHONE	<u>770-616-9774</u>	PHONE	<u>678-643-6257</u>
FAX		FAX	

APPLICANT IS THE:

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

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

CONTACT PERSON John Slappey
COMPANY NAME Archon Homes
ADDRESS 2160 Morningside Dr. Ste. 250
Buford, GA 30518
PHONE 770-616-9774 FAX
EMAIL jslappey@psponline.com

PRESENT ZONING DISTRICT(S) Mobile Home REQUESTED ZONING DISTRICT Town Home
LAND LOT(S) _____ PARCEL # B5275 057 DISTRICT(S) _____ ACREAGE 4.04
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED 16 Unit Town Home
Development

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 16
DWELLING UNIT SIDE (SQ. FT.) _____

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS _____
TOTAL GROSS SQ. FEET _____

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER



LETTER OF INTENT

9/26/23

City of Dacula
442 Harbins Road
Dacula, GA 30019

To Whom It May Concern,

This letter of intent is for a proposed rezoning for 2263 Stanley Road, Dacula GA 30019 from its present zoning of mobile homes with 4 units per acre to a proposed townhome zoning with 4 units per acre. We feel that this rezoning will be a positive impact on the community by providing new townhomes and will keep the same number of homes on the property that currently exists.

Best Regards,

John Slappey
Archon Homes, LLC
2160 Morningside Drive
Suite 250
Buford, GA 30518

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 9/21/23
 Type or Print Name/Title John Slattery Member
 Notary Public _____ Date _____

PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner _____ Date 9/21/23
 Type or Print Name/Title Maroj Patel Member
 Notary Public _____ Date _____

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



City of Dacula

P. O. Box 400

Dacula, GA 30019

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

Item 6.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes

☒ No

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

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

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

☐ Yes

☒ No

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

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

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

CONFLICT OF INTEREST CERTIFICATION

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

Signature of Applicant _____

Date _____

Type or Print Name/Title _____

Signature of Applicant's Attorney _____

Date _____

Type or Print Name/Title _____

Notary Public _____

Date _____

(Notary Seal)

Official Use Only

DATE RECEIVED _____

ZONING CASE NUMBER _____

RECEIVED BY _____

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

Type or Print Name/Title

Notary Public

Date

Member

Date

[Signature] *9/21/23*
John Slappy
Jennifer L Flanigan *9/21/23*



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

Type or Print Name/Title

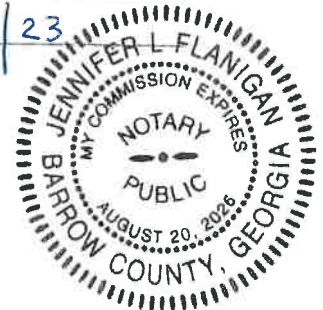
Notary Public

Date

Member

Date

[Signature] *9/21/23*
Manoj Patel
Jennifer L Flanigan *9/21/23*



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED

RECEIVED BY

FEE

RECEIPT #

LAND LOT

DISTRICT

PARCEL #

HEARING DATE

ACTION TAKEN

SIGNATURE

DATE

STIPULATIONS



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

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 9/21/23 APPLICANT Anchor Homes

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Yes
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No
- 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: N/A

Salomon Duenez
2203 Stanley Road
Dacula, GA 30019

Santiago Jimenez
2257 Shane Lane
Dacula, GA 30019

Lisa Pina
2263 Shane Lane
Dacula, GA 30019

Thomas Powell
2273 Shane Lane
Dacula, GA 30019

Kenny Everson
2283 Shane Lane
Dacula, GA 30019

Oscar Garcia
2293 Shane Lane
Dacula, GA 30019

Rosita Duenez
2284 Shane Lane
Dacula, GA 30019

Pronto VM, LLC
2281 Scott Circle
Dacula, GA 30019

Jose Garcia
2282 Scott Circle
Dacula, GA 30019

Juan Cruz
2277 Stanley Road
Dacula, GA 30019

Starlight Homes
3820 Mansell Road
Suite 400
Alpharetta, GA 30022

USA Maag, LLC
2204 Stanley Road
Dacula, GA 30019

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2213 Shane Lane

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3820 Mansell Road Ste 400

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Alpharetta Ga 30022-1515

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Sent To Jose Garcia

Street and Apt. No., or PO Box No.

2282 Scott Circle

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Dacula Ga 30019

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Sent To Jaramillo D. Garcia Mariela Zavala

Street and Apt. No., or PO Box No.

2293 Shane Lane

City, State, ZIP+4®
Dacula Ga 30019

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Item 6.

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To **Salomon and Rosita Duenez**
Street and Apt. No., or PO Box No. **2203 Stanley Road**
City, State, ZIP+4® **Dacula Ga 30019**

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Street and Apt. No., or PO Box No. **324 Kent Valley Circle**
City, State, ZIP+4® **Jucker Ga 30084-8493**

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Street and Apt. No., or PO Box No. **5001 Plaza on the Lake Ste 200**
City, State, ZIP+4® **Austin TX 78746-1053**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Item 6.

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To **Kenny Everson**
Street and Apt. No., or PO Box No. **2283 Shane Lane**
City, State, ZIP+4® **Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To **Rosita Duenez Salomon Duenez**
Street and Apt. No., or PO Box No. **2284 Shane Lane**
City, State, ZIP+4® **Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

Total Postage and Fees

Sent To **Juan Cruz**
Street and Apt. No., or PO Box No. **2277 Stanley Road**
City, State, ZIP+4® **Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

The UPS Store #2981
 2700 BRASELTON HWY STE 10
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 770-271-3322

Terminal....: POS2981A
 Employee....: 180272

Date.: 10/5/2023
 Time.: 02:42 PM

ITEM NAME	QTY	PRICE	TOTAL
Certified / Return Receipt			\$150.00
	12 @	\$12.50	
Tax			\$0.00
First Class Letter 1 oz			\$12.72
	12 @	\$1.06	
Tax			\$0.00
Subtotal			\$162.72
Shipping/Other Charges			\$0.00
Total tax			\$0.00

Total \$162.72

Cards **\$162.72**

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 for Returns, Refunds or Exchanges.

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PBS + Visa

10/5/2023
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 GMF

TO: City of Dacula Mayor and City Council Members

FROM: Hayes Taylor, City Planner

DATE: November 14, 2023

SUBJECT: 2023-CD-COC-02 - Withdrawal Request

On November 14, 2023, the Department of Planning & Development received a request to withdraw the change of conditions application for Parcel 5277 077, located at the intersection of Harbins Road and West Drowning Creek Road.

Memorandum

To: City of Dacula Mayor and City Council
From: Hayes Taylor, City Planner
Date: December 7, 2023
Subject: Variance Case: 2023-CD-VAR-03
Existing Zoning: R-1200 Single-Family Residential District
Applicant: Bruno Franco
3790 Longlake Dr
Duluth, GA 30097
Owner: Bruno Franco
2862 Hill Circle
Dacula, Georgia 30019
Location: LL - 309, 5th District

Existing Land Use and Zoning:

The subject property, located at 2862 Hill Cir, is approximately 1.29 acres more or less and zoned R-1200 (Single-Family Residential District). The subject site currently contains a residential dwelling and is adjacent to single-family residential properties on all sides.

Variance Request and Summary:

Residential properties on septic systems require a minimum of 30,000 square foot (Article IX, Section 901 of the Zoning Resolution) lot for a single-family dwelling. The subject property totals 56,192.4 square feet. The applicant requests a Council variance to subdivide the subject property into two (2) 27,787 square foot lots. If the variance request is approved, the applicant will construct an additional dwelling. Staff notes the size of the subject lot is consistent with adjacent lots and no additional variances are required for building permit issuance.

Considering the above, staff supports the request to subdivide the lot for the proposed additional dwelling, as the proposed residence is not expected to introduce any adverse impacts.

Recommendation:

Based upon the variance application, the request to reduce the minimum lot size requirement for a residential structure on a septic system is recommended for approval with the following conditions.

1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the surrounding dwellings with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
2. The minimum heated floor area shall be 1,600 square feet for a one-story unit and 1,800 square feet for a two-story unit.
3. All yards (front, side, rear) shall be sodded.
4. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.
5. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.



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

APPLICATION

City Council

- ☐ Waivers
☐ Variance

Staff Approval Only

- ☐ Modifications

(Please Type or Print using BLACK INK)

APPLICANT *

NAME Bruno Franco
ADDRESS 3790 longlake Dr
CITY Duluth
STATE Georgia ZIP 30097
PHONE 4702622402 FAX _____

PROPERTY OWNER *

NAME Bruno Franco
ADDRESS 2862 Hill cir
CITY Dacula
STATE Georgia ZIP 30019
PHONE 4702622402 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 Bruno Franco

COMPANY NAME _____

ADDRESS 3790 longlake Dr
Duluth, GA 30097

PHONE 4702622402 FAX _____

PRESENT ZONING DISTRICT(S) E-1200 LAND LOT(S) _____ DISTRICT(S) _____
ADDRESS OF PROPERTY 2862 Hill Cir Dacula, GA 30019 ACREAGE 1.29

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

(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: _____

Bruno Franco
2862 Hill Cir
Dacula, Georgia 30019
470-262-2402

September 30, 2023.

Hayes Taylor
City Planner, City of Dacula GA.
hayes.taylor@daculaga.gov

Subject: Letter of Intent for Land Division & Construction Granted.

Dear Mr. Taylor,

I hope this letter finds you in good health. I am writing to express my intent and seek approval for the construction of a residential property at 2862 Hill Cir Dacula, Georgia 30019. I want to inform you of my idea of what I would like to do in the future. I live with my parents, my wife, and my three children. I want to continue living together but in separate houses. This is why I would like to request approval to divide the land and build a house. I am excited about the opportunity to build our own home in the City of Dacula and contribute positively to the community and adhere to all the regulations and guidelines throughout the construction process.

I look forward to a positive response and I am grateful for the opportunity to express myself. Thank you for considering my request and for your attention to this matter. I can be reached at 470.262.2402 or bfcadavid@me.com if you require any further information or clarification.

Sincerely,

Bruno Franco



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ 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 or Zoning Board of Appeals.

☐ 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)

APPLICANT CERTIFICATION

Item 10.

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.

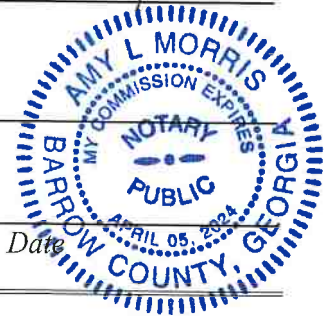
LL
Signature of Applicant

September 29, 2023
Date

Bruno Franco
Type or Print Name/Title

Amy L Morris
Notary Public

9-29-23
Date



PROPERTY OWNER CERTIFICATION

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

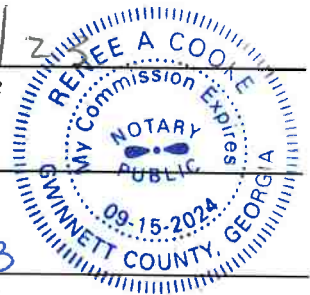
LL
Signature of Applicant

10/2/23
Date

Bruno Franco
Type or Print Name/Title

Renée A Cooke
Notary Public

10/2/23
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 _____

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 9/29/2023

TO: knight kemetr
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Bruno franco 2862 hill cir

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 25308 Parcel 038

LOCATION/ADDRESS 2822 Hill cir Dacula, GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATIONDATE: 9-29-23TO: John J. Carolus
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)FROM: Bruno Franco

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot _____ Parcel R 5308 062LOCATION/ADDRESS 2882 Hill CircleDacula, GA 30019

You are hereby notified that an application for variance _____

_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

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Dacula, GA 30019

OFFICIAL USE

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

0015
07

Postmark
Here

11/16/2023

Postage \$0.66

\$
Total Postage and Fees
\$8.56

Sent To Knight Kenneth wayne.

Street and Apt. No., or PO Box No.

2822 Hill Cir

City, State, ZIP+4® Dacula, Georgia 30019.

PS Form 3800, January 2023 PSN 7530-02-000-90-7 See Reverse for Instructions

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Dacula, GA 30019

OFFICIAL USE

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0015
07

Postmark
Here

11/16/2023

Sent To	John J. Carows
Street and Apt. No., or PO Box No.	2002 Hill Cir
City, State, ZIP+4®	Dacula, Georgia 30019

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

Memorandum

To: City of Dacula Mayor and City Council
From: Hayes Taylor, City Planner
Date: December 7, 2023
Subject: Variance Case: 2023-CD-VAR-04
Existing Zoning: R-1200 Single-Family Residential District
Applicant: Ryan Carey
2178 Cowart Rd
Dawsonville, GA 30534
Owner: Aminadab Cruz
349 McMillan Rd
Dacula, GA 30019
Location: LL - 301, 5th District, Parcel 001

Existing Land Use and Zoning:

The subject property located at 349 McMillan Rd, is approximately 1.0 acres more or less and zoned R-1200 (Single-Family Residential District). The subject site contains an existing 1,000 sq ft single-family residential dwelling and is adjacent to single-family residential properties on all sides.

Variance Request and Summary:

Residential properties on septic systems require a minimum of 30,000 square foot (Article IX, Section 901 of the Zoning Resolution) lots for a single-family dwelling on a septic system. Considering the previous, a Council variance is needed to build a single-family residence. The applicant requests the variance to subdivide of the subject property into two (2) 21,780 square foot lots. Staff notes the size of the subject lot is consistent with the general pattern of lots sizes along Sanjo St and Maxey St.

Considering the above, staff supports the request to subdivide the lot, as the additional dwelling is not expected to introduce any adverse impacts. As such, the Department recommends that the requested variance be approved with conditions.

Recommendation:

Based on the variance application, the request to reduce the minimum lot size requirement for a residential structure on a septic system is recommended for approval with the following conditions.

1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the

surrounding dwellings on McMillan Rd with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.

2. The minimum heated floor area shall be 1,600 square feet for a one-story unit and 1,800 square feet for a two-story unit.
3. All yards (front, side, rear) shall be sodded.
4. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.
5. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.



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

APPLICATION

City Council

- ☐ Waivers
☒ Variance

Staff Approval Only

- ☐ Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Am Ryan Carey</u>	NAME <u>Amanibal Cruz</u>
ADDRESS <u>2178 Court Rd</u>	ADDRESS <u>349 McMillan Rd</u>
CITY <u>Dawsonville</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u> ZIP <u>30534</u>	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>513-560-3473</u> FAX _____	PHONE <u>678-522-6255</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 Ryan Carey
COMPANY NAME King Construction
ADDRESS 2178 Court Rd
Dawsonville GA 30534
PHONE 513-560-3473 FAX _____

PRESENT ZONING DISTRICT(S) _____ LAND LOT(S) 301 DISTRICT(S) 5
ADDRESS OF PROPERTY 349 McMillan Rd Dacula GA 30019 ACREAGE 1

Describe your request in detail and state justification/hardship: would like to split the lot into (2) .5 acre parcels. See attached sheet...
(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: _____

To whom it may concern,

We respectfully request a variance approval for the following address: 349 McMillan Rd, Dacula GA 30019.

This property is zoned R-1200. It currently has a one story, 1000SF home built on it. My client purchased this property for the sole purpose of renovating the current dwelling to house his mother-in-law who is now in need of everyday care & build a new home on the same lot to house himself and his family.

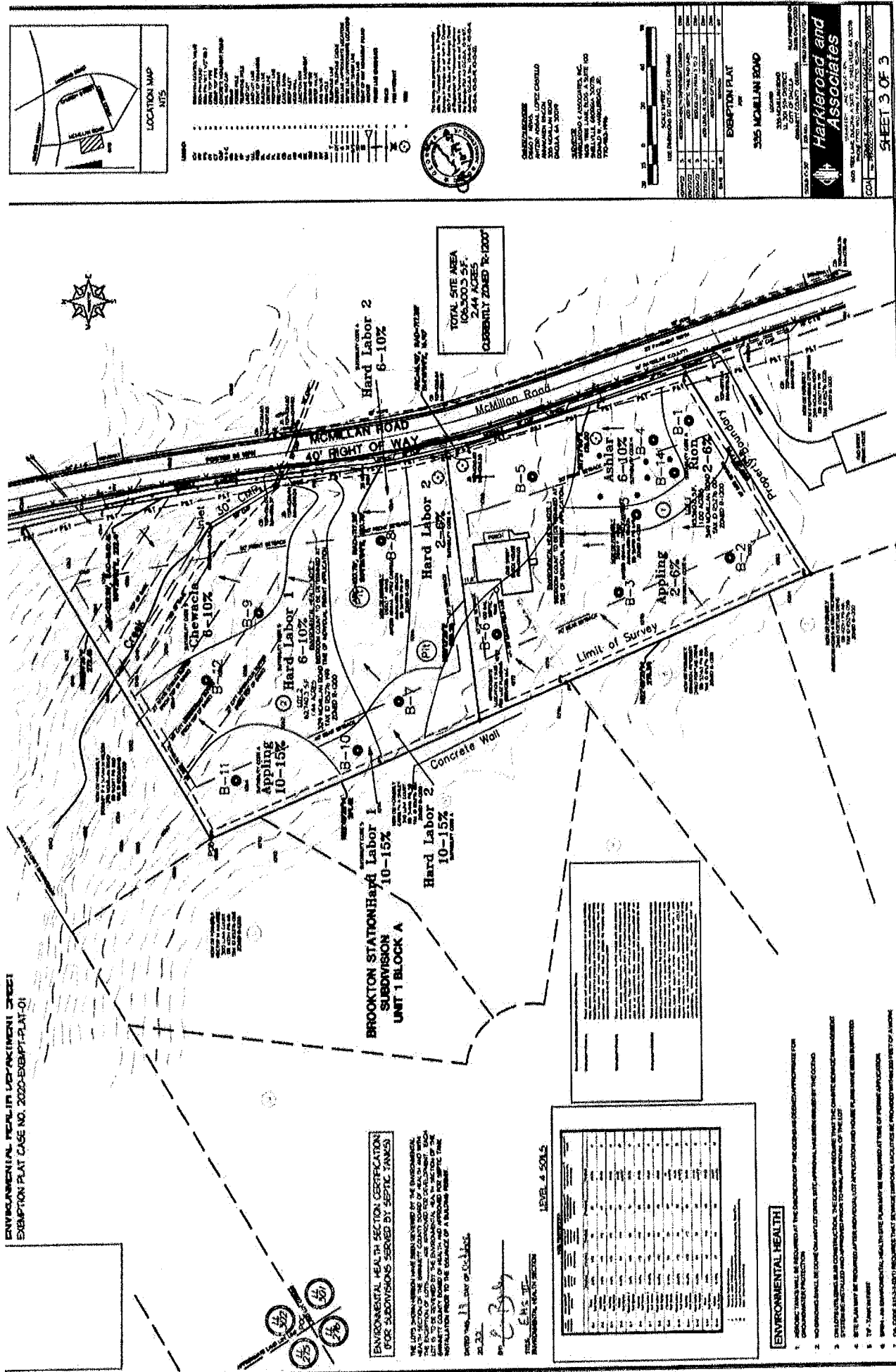
The lot with tax ID number R5276 001 is 1 acre in total. We request to split the lot into (2) .5 acre lots to supplement the build of a new home. Not only will this help the Cruz family in their time of need, but it will also bring another tax paying resident & model citizen to further the future of the great Dacula community.

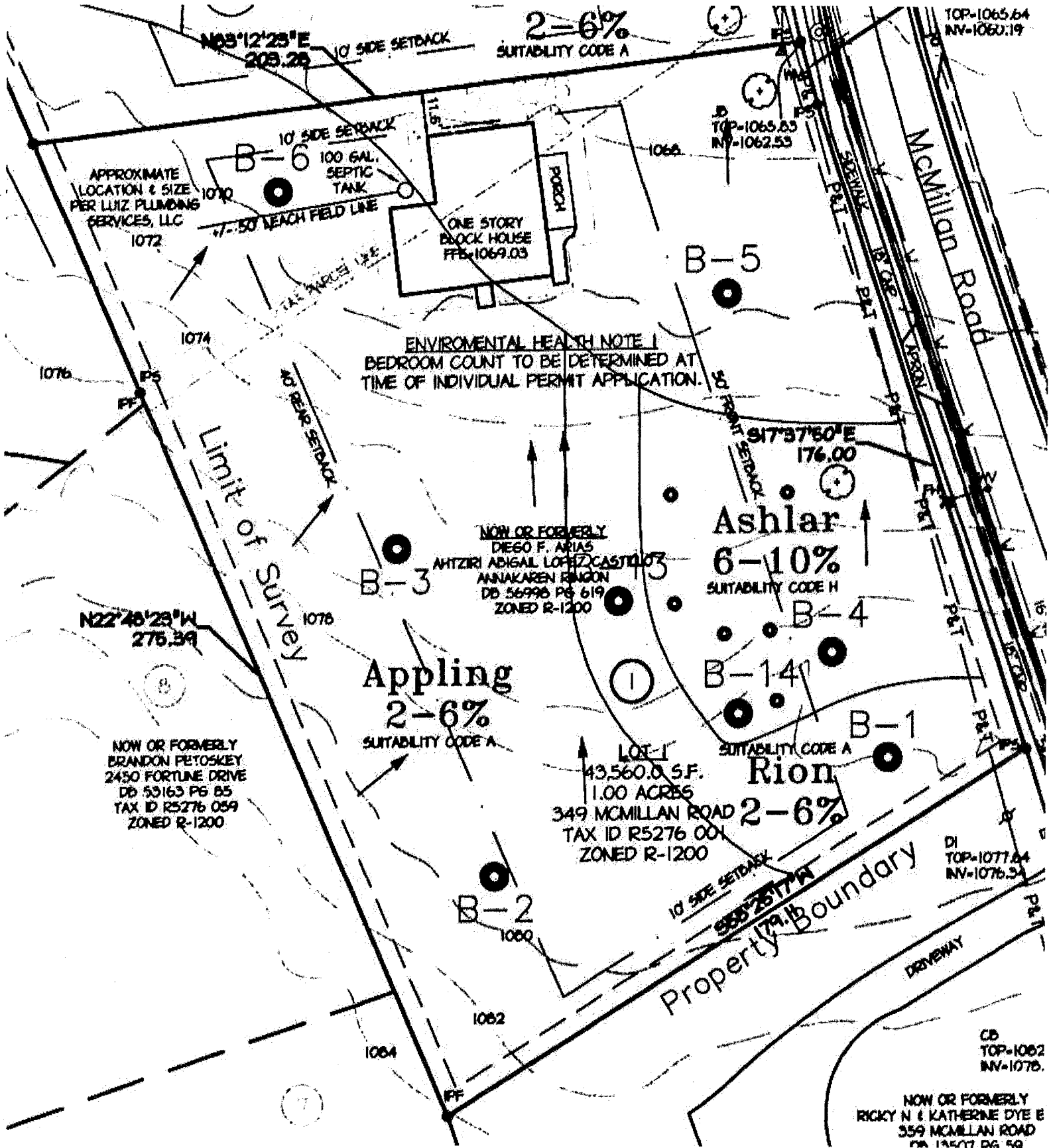
The proposed house plans call for a 2307 SF modern farmhouse. This will bring traditional elegance & modern beauty to add to the already stunning Dacula city.

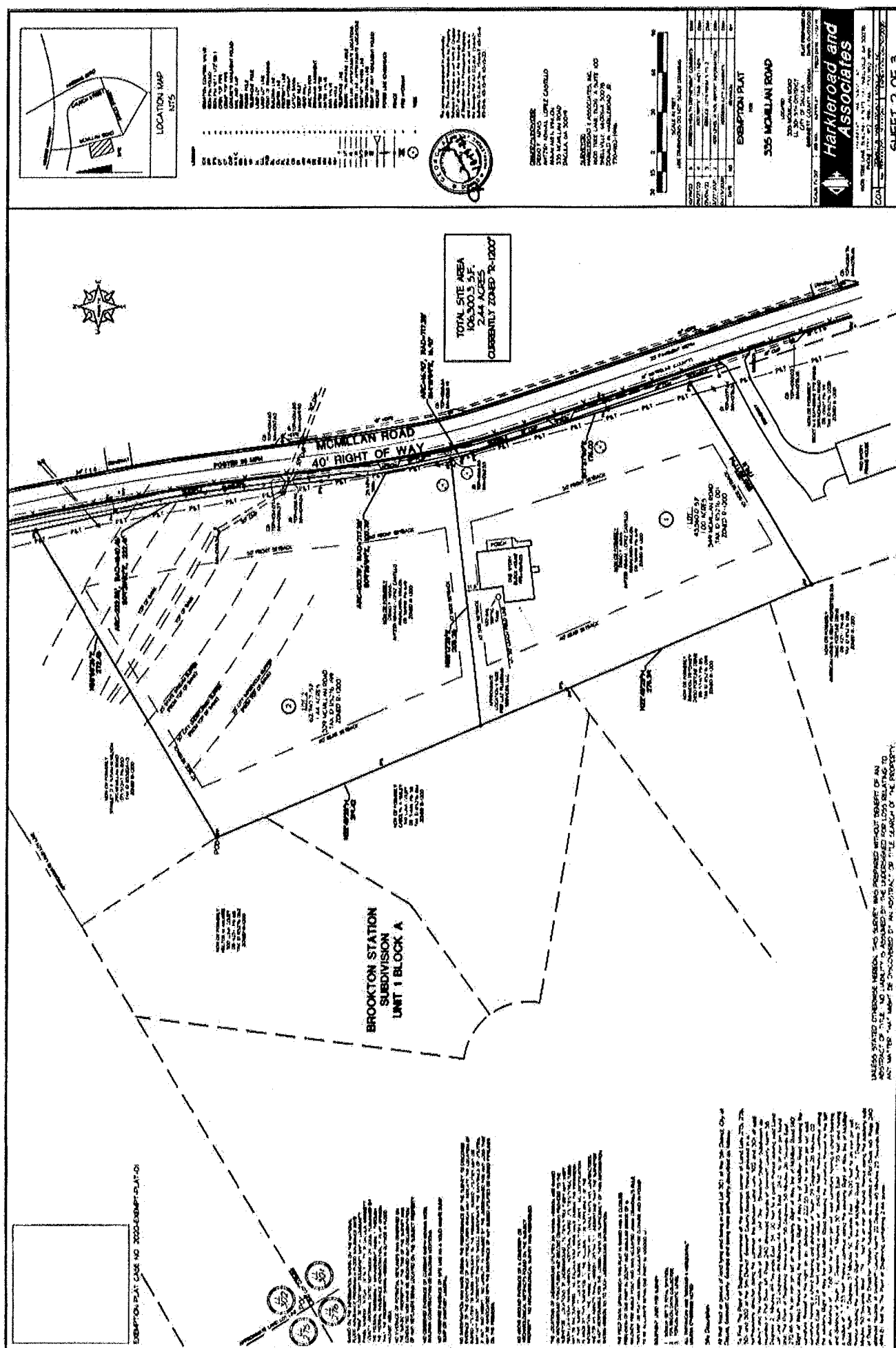
Respectfully,

Ryan Carey

Owner Agent, Aminadab Cruz







Written Description

5274001
All that tract or parcel of land lying and being in land lot 349 parcel ~~5301-292~~, City of Dacula, Gwinnett County, Georgia, more particularly described as follows:

Beginning at an iron pin at the corner of land lot 359 and ending at an iron pin at the corner of land lot 329, road frontage of McMillan Rd, southeast of lot, with 176' of road frontage; Then, 179.11' to south iron pin, 275.39' to north iron pin.

Said parcel contains 43,560.00 S.F. or 1.00 ACRES

APPLICANT CERTIFICATION

Item 12.

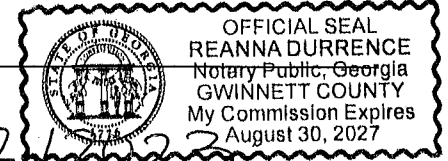
The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

[Signature]
Signature of Applicant

10/12/2023
Date

Ryan Carty Owner Agent
Type or Print Name/Title

Reanna Durrence
Notary Public



10/12/2023
Date

PROPERTY OWNER CERTIFICATION

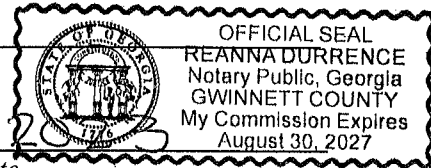
The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

[Signature]
Signature of Applicant

10/12/2023
Date

Amiradus Carty
Type or Print Name/Title

Reanna Durrence
Notary Public



10/12/2023
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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ 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 or Zoning Board of Appeals.

☐ 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)

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: Tapia, Juan Carlos 329 McMillan Rd Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276.001

LOCATION/ADDRESS 349 Mcmillan Rd Dacula GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: Smiley, Carolyn 310 Luna Ct. Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 McMillan Rd Dacula GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: American homes 4 rent properties eight LLC 2460 Fortune Dr Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 Mcmillan Rd Dacula GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: ~~Ricky~~ Ewing, Ricky 359 McMillan Rd Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Conz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 McMillan Rd Dacula GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula,
Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

Proposed Project Information

Name of Proposed Project: Aminadab Cruz
 Developer/Applicant: Ryan Carey Owner Agent
 Telephone: 513 560 3473
 Fax: _____
 Email(s): _____

Economic Impacts

Estimated Value at Build-Out:

\$300,000.00

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

Population increase, 4 family

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

Short term 10-15

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

\$3000 - \$5,000 property tax

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

yes

Community Facilities & Infrastructure Impacts**Water Supply**

Name of water supply provider for this site:

Greene County Public Utilities

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

200 gal/day >

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

yes

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

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

n/a

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

n/a

Wastewater Disposal

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

30-100 gal/day

Name of wastewater treatment provider for this site:

Grinnett county public utilities

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

yes

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

n/a

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

n/a

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

n/a

Land Transportation

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

n/a

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

n/a

Solid Waste Disposal

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

30-50

Is sufficient landfill capacity available to serve this proposed project?

yes

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

n/a

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

n/a

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

no

Stormwater Management

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

5%

Is the site located in a water supply watershed?

no

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

n/a

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

n/a

Environmental Quality

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

1. Water supply watersheds?

no

2. Significant groundwater recharge areas?

no

3. Wetlands?

no

4. Protected river corridors?

no

5. Floodplains?

no

6. Historic resources?

no

7. Other environmentally sensitive resources?

n/a

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

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

n/a

Libraries?

n/a

Fire, Police, or EMS

n/a

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

n/a

Additional Comments:

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TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator
Hayes Taylor, City Planner
Jack Wilson, City Attorney

DATE: December 7, 2023

SUBJECT: Ordinance to Amend Article III of the Zoning Resolution

Staff has reviewed Article III and recommends codifying definitions of “meeting,” “parking deck,” and “special event” effective immediately. The Ordinance will codify the City’s current practices.

Meeting. In office-oriented small gatherings of persons to conduct business, commerce, and related activities. A meeting shall not include a party, wedding, reunion, or other Special Event as defined herein.

Parking Deck. An enclosed structure for parking automobiles and passenger vehicles.

Special Event. A gathering of a group or community of persons for a special occasion including, but not limited to, a wedding, shower, a public or private party, reunion, family event, or other religious or social gathering.

The Department notes the Planning Commission unanimously recommended approval of the proposed ordinance on November 27, 2023.

**AN ORDINANCE TO AMEND ARTICLE III
OF THE CITY OF DACULA ZONING RESOLUTION
ARTICLE III DEFINITIONS.**

WHEREAS, the City has adopted a comprehensive Zoning Ordinance including definitions for particular terms and uses; and

WHEREAS, some of the provisions of the current ordinance should be updated and improved; 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 to make the revisions outlined herein;

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the existing Article III – Definitions Ordinance is amended as follows:

The following Definitions are hereby approved and adopted for inclusion in the City's Zoning Resolution:

- Meeting. In office-oriented small gatherings of persons to conduct business, commerce, and related activities. A meeting shall not include a party, wedding, reunion or other Special Event as defined herein.
- Parking Deck. An enclosed structure for parking automobiles and passenger vehicles.
- Special Event. A gathering of a group or community of persons for a special occasion including, but not limited to, a wedding, shower, a public or private party, reunion, family event or other religious or social gathering.

SECTION 2

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 Zoning Resolution and to produce and publish a final codified version of the Zoning Resolution with the amendments and revisions outlined herein.

SECTION 3

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 4

All laws and parts of laws in conflict with this Ordinance are hereby repealed.

SECTION 5

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 _____, 2023.

AYES: ____

NAYES: ____

HUGH D. KING, III
MAYOR, CITY OF DACULA

ATTEST:

BRITTNI NIX
CITY ADMINISTRATOR