



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

**APPLICATION**

<b>City Council</b>
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Variance

<b>Staff Approval Only</b>
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<input type="checkbox"/> Modifications
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*(Please Type or Print using BLACK INK)*

APPLICANT *	PROPERTY OWNER *
NAME <u>Integrity Engineering &amp; Development Services, Inc.</u>	NAME <u>WREG Harbins Retail, LLC.</u>
ADDRESS <u>3615 Braselton Highway, Suite 201</u>	ADDRESS <u>1958 Monroe Drive NE</u>
CITY <u>Dacula</u>	CITY <u>Atlanta</u>
STATE <u>Georgia</u> ZIP <u>30019</u>	STATE <u>Georgia</u> ZIP <u>30324</u>
PHONE <u>770-601-6879</u> FAX _____	PHONE <u>678-467-8958</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 Waylon Hoge, P.E.

COMPANY NAME Integrity Engineering & Development Services, Inc.

ADDRESS 3615 Braselton Highway, Suite 201  
Dacula, GA 30019

PHONE 770-601-6879 FAX \_\_\_\_\_

PRESENT ZONING DISTRICT(S) PMUD LAND LOT(S) 299/300 DISTRICT(S) 5th  
ADDRESS OF PROPERTY 912 Harbins Road, Dacula, GA 30019 ACREAGE 1.14 AC

Describe your request in detail and state justification/hardship: See Attached

*(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: N/A

*(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:**

January 18<sup>th</sup> 2023

City of Dacula  
Department of Planning & Development  
442 Harbins Road  
Dacula, Georgia 30019

Attn: Brittini Nix

RE: Letter of Intent  
Parking Variance Request for McDonald's Restaurant  
912 Harbins Road, Dacula, GA 30019

Ms. Nix,

As you are aware, our firm represents the property owner and developer concerning the above-captioned Application for Variance. The Application will be scheduled to be heard and considered by the Board of Appeals on Thursday, April 24<sup>th</sup>, 2023.

McDonald's USA, LLC is currently under contract to ground lease the subject property from WREG Harbins Retail, LLC. The subject property contains 1.14-acres and is an outparcel of the Inland Pass development fronting Harbins Road. The site is accessed by a private driveway on Davis Rock Drive and a private driveway on Harbins Road.

McDonald's USA, LLC intends to develop the property and construct a new 4,588 square foot building and associated parking lot containing 48 parking spaces as shown on the attached site plan. The proposed construction of the new restaurant is planned to begin in 2023 and the build time will be approximately 90 days.

The City of Dacula Zoning Ordinance states that one (1) parking space is required for every 75 s.f. of gross floor area for restaurants or similar establishments serving food or beverages and providing patron use area. With a gross floor area of 4,588 square feet, this results in a total of 62 parking spaces being required

For this location, the projected percentage of drive-thru customers will be 70-75%. Since the majority of McDonald's customers will be using the drive-thru lane instead of the indoor dining area, it can be concluded that the amount of parking needed to support a McDonald's restaurant is less than that needed to support a restaurant of equal gross floor area but no drive-thru.

It is for these reasons that McDonald's USA, LLC is seeking the following variances from Article 10, Section 1002 (W) of the Zoning Ordinance:

- 1. Article 10, Section 1002 (W): Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area. One (1) space for each 75 square feet of gross floor area.**

Request to decrease the minimum allowed parking by 25%:

- Parking Required:  $[4,588 \text{ s.f.}] / [1 \text{ space}/75 \text{ s.f.}] \sim 62 \text{ spaces}$
- Parking Spaces Requested:
  - Required Parking = 62 spaces
  - $62 \text{ spaces} * 0.25 \sim 15 \text{ spaces}$
  - Total =  $62 \text{ spaces} - 15 \text{ spaces} = \mathbf{48 \text{ spaces}}$

The McDonald's proposed for this location will have a maximum of 14 employees working during peak shifts and 60 seats for dine-in customers. With an average of 2 seats per vehicle and 14 employees per shift, 44 spaces are required to accommodate employees and customers.

The approval of the requested variance will not be injurious to the public health, safety, morals, or general welfare of the community. The community will benefit from the redevelopment of the property by providing jobs, tax revenue, and food services for the City of Dacula. The proposed use for the redevelopment is appropriate for the surrounding businesses and will have a positive affect on neighboring property values.

Please do not hesitate to call me should you or the staff require any further information or documentation prior to the formulation of your analysis and recommendations to the Zoning Board of Appeals.

Sincerely,  
Integrity Engineering & Development Services, Inc.



Waylon Hoge, P.E.  
Principal

CC: Daryl Groet, McDonald's USA, LLC



## **RECORD DESCRIPTION - PARENT PARCEL**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 299 AND 300 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 1/2 FLAT IRON BAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF HARBINS ROAD (HAVING A 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT BEING 398.11 FEET AS MEASURED ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF COURTNEY RENEA DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF HARBINS ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 29 DEGREES 20 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 193.56 FEET TO A POINT; THENCE NORTH 30 DEGREES 15 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 226.69 FEET TO A POINT; THENCE NORTH 29 DEGREES 39 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 242.61 FEET TO A POINT; THENCE NORTH 30 DEGREES 20 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 170.41 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 111.83 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 60 DEGREES 55 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 9.62 FEET TO A 1/2 INCH REBAR FOUND, AT WHICH POINT SAID RIGHT-OF-WAY BECOMES AN 80 FOOT RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 31 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 502.02 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 56 DEGREES 45 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 400.03 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 56 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 199.83 FEET TO A 1 1/4 INCH CRIMP TOP PIPE FOUND; THENCE NORTH 56 DEGREES 43 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 361.85 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 56 DEGREES 47 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 128.24 FEET TO A 1 INCH SQUARE BAR FOUND; THENCE NORTH 57 DEGREES 32 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 545.99 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE NORTH 57 DEGREES 33 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 247.54 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE 316 (A.K.A. UNIVERSITY PARKWAY, RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 19 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 802.73 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE OLD CENTERLINE OF THE ROADBED FOR WEST DROWNING CREEK ROAD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 54 DEGREES 26 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 203.52 FEET TO A POINT; THENCE SOUTH 44 DEGREES 14 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 227.57 FEET TO A POINT; THENCE SOUTH 49 DEGREES 49 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 145.46 FEET TO A POINT; THENCE SOUTH 41 DEGREES 31 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 50.99 FEET TO A POINT AT THE INTERSECTION OF SAID ROADBED AND THE CENTERLINE OF DROWNING CREEK; THENCE LEAVING SAID ROADBED AND ALONG SAID CREEK THE FOLLOWING EIGHTY (80) COURSES AND DISTANCES: SOUTH 35 DEGREES 34 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 17.64 FEET TO A POINT; THENCE SOUTH 21 DEGREES 47 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 15.48 FEET TO A POINT; THENCE SOUTH 19 DEGREES 54 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 38.41 FEET TO A POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 22.85 FEET TO A POINT; THENCE SOUTH 12 DEGREES 12 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 22.99 FEET TO A POINT; THENCE SOUTH 28 DEGREES 40 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 39.65 FEET TO A POINT; THENCE SOUTH 35 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 22.76 FEET TO A POINT; THENCE SOUTH 32 DEGREES 53 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 28.73 FEET TO A POINT; THENCE SOUTH 17 DEGREES 54 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 14.43 FEET TO A POINT; THENCE SOUTH 26 DEGREES 49 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 9.08 FEET TO A POINT; THENCE SOUTH 70 DEGREES 14 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 9.64 FEET TO A POINT; THENCE SOUTH 65 DEGREES 53 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 19.49 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 8.09 FEET TO A POINT; THENCE SOUTH 61 DEGREES 00 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.77 FEET TO A POINT; THENCE SOUTH 71 DEGREES 13 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 9.93 FEET TO A POINT; THENCE NORTH 46 DEGREES 02 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 7.05 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 11.61 FEET TO A POINT; THENCE NORTH 88 DEGREES 44 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 11.89 FEET TO A POINT; THENCE SOUTH 66 DEGREES 33 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 13.99 FEET TO A POINT; THENCE SOUTH 54 DEGREES 25 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 13.90 FEET TO A POINT; THENCE SOUTH 71 DEGREES 48 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 21.41 FEET TO A POINT; THENCE SOUTH 66 DEGREES 00 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 21.52 FEET TO A POINT; THENCE SOUTH 49 DEGREES 03 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 22.62 FEET TO A POINT; THENCE SOUTH 42 DEGREES 57 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 16.88 FEET TO A POINT; THENCE SOUTH 46 DEGREES 58 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 17.53 FEET TO A POINT; THENCE SOUTH 25 DEGREES 25 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 19.34 FEET TO A POINT; THENCE SOUTH 38 DEGREES 46 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 21.33 FEET TO A POINT; THENCE SOUTH 45 DEGREES 44 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 13.87 FEET TO A POINT; THENCE SOUTH 85 DEGREES 52 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 7.52 FEET TO A POINT; THENCE NORTH 24 DEGREES 27 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 6.11 FEET TO A POINT; THENCE NORTH 50 DEGREES 29 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 4.73 FEET TO A POINT; THENCE SOUTH 84 DEGREES 47 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 3.50 FEET TO A POINT; THENCE

SOUTH 82 DEGREES 45 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 23.42 FEET TO A POINT; THENCE SOUTH 73 DEGREES 30 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 21.37 FEET TO A POINT; THENCE SOUTH 70 DEGREES 19 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 5.64 FEET TO A POINT; THENCE SOUTH 59 DEGREES 48 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39 DEGREES 29 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 18.27 FEET TO A POINT; THENCE SOUTH 38 DEGREES 00 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 15.66 FEET TO A POINT; THENCE SOUTH 55 DEGREES 34 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 12.96 FEET TO A POINT; THENCE NORTH 66 DEGREES 19 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 11.51 FEET TO A POINT; THENCE NORTH 81 DEGREES 02 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 9.72 FEET TO A POINT; THENCE NORTH 48 DEGREES 36 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 7.11 FEET TO A POINT; THENCE SOUTH 69 DEGREES 56 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 5.75 FEET TO A POINT; THENCE SOUTH 82 DEGREES 25 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 24.56 FEET TO A POINT; THENCE SOUTH 74 DEGREES 30 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 19.21 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 13.89 FEET TO A POINT; THENCE SOUTH 60 DEGREES 23 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 15.43 FEET TO A POINT; THENCE SOUTH 67 DEGREES 48 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 54 DEGREES 07 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 71 DEGREES 56 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 26.97 FEET TO A POINT; THENCE SOUTH 68 DEGREES 50 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 10.37 FEET TO A POINT; THENCE SOUTH 44 DEGREES 29 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 12.47 FEET TO A POINT; THENCE SOUTH 18 DEGREES 59 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 9.97 FEET TO A POINT; THENCE SOUTH 53 DEGREES 02 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 11.39 FEET TO A POINT; THENCE SOUTH 59 DEGREES 41 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 6.66 FEET TO A POINT; THENCE SOUTH 26 DEGREES 15 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 5.51 FEET TO A POINT; THENCE SOUTH 04 DEGREES 07 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 15.87 FEET TO A POINT; THENCE SOUTH 14 DEGREES 25 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 11.11 FEET TO A POINT; THENCE SOUTH 44 DEGREES 45 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE SOUTH 71 DEGREES 47 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 10.39 FEET TO A POINT; THENCE NORTH 84 DEGREES 28 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 11.12 FEET TO A POINT; THENCE SOUTH 52 DEGREES 43 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 10.61 FEET TO A POINT; THENCE SOUTH 35 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 30.50 FEET TO A POINT; THENCE SOUTH 38 DEGREES 27 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 21.18 FEET TO A POINT; THENCE SOUTH 27 DEGREES 36 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 13.78 FEET TO A POINT; THENCE SOUTH 49 DEGREES 27 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 9.16 FEET TO A POINT; THENCE SOUTH 68 DEGREES 12 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 12.82 FEET TO A POINT; THENCE SOUTH 78 DEGREES 43 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 11.70 FEET TO A POINT; THENCE NORTH 80 DEGREES 14 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 13.11 FEET TO A POINT; THENCE SOUTH 76 DEGREES 44 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 12.36 FEET TO A POINT; THENCE SOUTH 46 DEGREES 07 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 12.58 FEET TO A POINT; THENCE SOUTH 33 DEGREES 20 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE SOUTH 30 DEGREES 24 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 9.80 FEET TO A POINT; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 9.18 FEET TO A POINT; THENCE NORTH 72 DEGREES 44 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 14.09 FEET TO A POINT; THENCE NORTH 76 DEGREES 52 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 19.11 FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 14.47 FEET TO A POINT; THENCE SOUTH 44 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 22.45 FEET TO A POINT; THENCE SOUTH 32 DEGREES 47 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 10.56 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 10.19 FEET TO A POINT; THENCE LEAVING SAID CREEK SOUTH 59 DEGREES 15 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 453.73 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 10 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 423.25 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 58 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 25.81 FEET TO A 1 INCH STEEL ROD FOUND; THENCE SOUTH 59 DEGREES 37 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 94.12 FEET TO A 1/4 INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 18 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 1369.86 FEET TO A 2 1/2 INCH FLAT IRON BAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF HARBINS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.



**APPLICANT CERTIFICATION**

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

*[Handwritten Signature]*

3/10/23

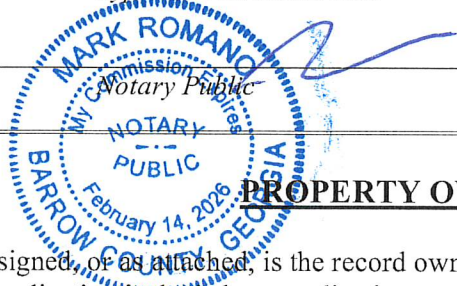
Signature of Applicant

Date

WAYLON HOGE, INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC. - President  
Type or Print Name/Title

3.10.23

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.

WREG HARBINS RETAIL, LLC, a Georgia limited liability company  
By: Watkins Real Estate Group, Inc., a Georgia corporation, its Manager

3/1/2023

Date

By: *[Handwritten Signature]*  
James G. Levy, President

*[Handwritten Signature]*  
Notary Public

Angela M Macnaughton  
NOTARY PUBLIC  
Cobb County, GEORGIA

3/1/2023  
Date

My Commission Expires 01/04/2025

**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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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**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:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <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:

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <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: 1/17/2023

TO: WREG Harbins Retail, LLC.  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Integrity Engineering & Development Services, Inc.

RE: Proposed Variance Case # \_\_\_\_\_

Property Location: 5th District, Land Lot 299/300 Parcel 5299 284

LOCATION/ADDRESS 912 Harbins Road, Dacula, GA 30019

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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.