



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

**REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION**

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

APPLICANT *	PROPERTY OWNER *
NAME <u>Dacula Logisitics Park, LLC</u>	NAME <u>Gauri Ventures, LLC</u>
ADDRESS <u>1550 N Brown Road</u>	ADDRESS <u>1550 N Brown Road</u>
CITY <u>Lawrenceville</u>	CITY <u>Lawrenceville</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Georgia</u> ZIP <u>30043</u>
PHONE <u>770-232-0000</u> FAX _____	PHONE <u>770-232-0000</u> FAX _____

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Shane Lanham  
 COMPANY NAME Mahaffey Pickens Tucker, LLP  
 ADDRESS 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043  
 PHONE 770-232-0000 FAX \_\_\_\_\_  
 EMAIL slanham@mptlawfirm.com

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

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT M1  
 LAND LOT(S) 271 PARCEL #R5271 011A & R5271 04B DISTRICT(S) 5th ACREAGE 5.85

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_  
 The proposed development is an expansion of a proposed industrial building on the adjacent parcel of R5270 029, and the development will also provide another access point to Winder Highway.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS <u>N/A</u>	NO. OF BUILDINGS/LOTS <u>1</u>
DWELLING UNIT SIDE (SQ. FT.) <u>N/A</u>	TOTAL GROSS SQ. FEET <u>56,654</u>

**LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY**

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

**CASE NUMBER** 2026-CN-RZ-01





# MEMORANDUM

To: John Bateman, *Crow Holdings Development*

From: Lani Negrillo, P.E., *Kimley-Horn and Associates, Inc.*  
 John Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: April 24, 2026

RE: ***Dacula Industrial Expansion – Technical Traffic Memorandum  
 City of Dacula, Gwinnett County, Georgia***

Kimley-Horn is pleased to provide this memorandum summarizing the trip generation, trip distribution, trip assignment, and level-of-service for a right-in/right-out driveway for a site located south of Winder Highway (SR 8) and east of Stanley Road in the City of Dacula, Georgia. For this evaluation, projected traffic volumes were analyzed to determine if a right-in/right-out driveway is an appropriate driveway design along Winder Highway (SR 8).

## PROJECT OVERVIEW

The project site is currently under construction. As currently envisioned, the *Dacula Industrial Expansion* development proposes constructing 630,364 SF of warehouse space. Access to the site is proposed to be provided at one (1) proposed right-in/right-out (RIRO) location (referenced as Site Driveway A) along Winder Highway (SR 8) and two (2) proposed full-movement driveways along Stanley Road. The purpose of the traffic memo is to determine if a right-in/right-out driveway is an appropriate intersection control along Winder Highway (SR 8).

A project site location map is illustrated on **Figure 1**. A project site aerial is shown on **Figure 2**.

## TRIP GENERATION, TRIP DISTRIBUTION, AND TRIP ASSIGNMENT

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025. The trip generation was calculated assuming 630,364 SF of Warehouse (Land Use 150). **Table 1** summarizes the trip generation for the proposed development under full build-out (Year 2028).

Table 1: Project Trip Generation Summary								
Land Use	Density	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Warehouse	630,364 SF	150	443	443	59	17	25	64
Warehouse Employee (Car) Trips			307	307	52	11	18	58
Warehouse Heavy Vehicle (Truck) Trips			136	136	7	6	7	6
<b>Total Gross Trips</b>			<b>443</b>	<b>443</b>	<b>59</b>	<b>17</b>	<b>25</b>	<b>64</b>

*Note: No reductions for mixed-use, alternative mode, or pass-by were assumed.*

The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area. **Figure 3** and **Figure 4** show the trip distributions for the proposed *Dacula Industrial Expansion* development.

Based on the trip generation from **Table 1** and the anticipated trip distribution, net new project trips were assigned to the study roadway network. ITE trip generation rates estimate that the proposed development will generate approximately 7 inbound heavy vehicles in the AM peak hour and 7 inbound heavy vehicles in the PM peak hour. Additionally, only 60% of these heavy vehicles are anticipated to utilize the right-in/right-out driveway along Winder Highway (SR 8), yielding approximately 4 inbound heavy vehicles per peak hour. For that reason, trucks are not expected to pose queuing issues along Winder Highway (SR 8) with the proposed driveway configuration.

**Figure 5** illustrates the Projected 2028 Build Traffic Conditions for the AM and PM peak hours, these volumes were used within the analysis.

### INTERSECTION CAPACITY ANALYSIS

Level-of-Service (LOS) determinations were made for the proposed intersection of Winder Highway at Site Driveway A under the Projected 2028 Build Conditions using *Synchro, Version 12*.

The results of the capacity analysis are summarized in **Table 2**.

Table 2: Projected 2028 Build Level-of-Service Summary				
Intersection	Proposed Intersection Control	Approach/Movement	Projected 2028 Build Conditions	
			AM Peak	PM Peak
Winder Highway at Site Driveway A	RIRO	NB	B (10.4)	B (11.9)

As summarized in **Table 2**, the intersection of Winder Highway (SR 8) at Site Driveway A is anticipated to operate at LOS B during the AM and PM peak hours under the Projected 2028 Build Conditions.

The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst. LOS B represents stable flow conditions with minimal restrictions on maneuverability.

### CONCLUSION

ITE trip generation rates estimate that the proposed development will generate approximately 7 inbound heavy vehicles in the AM peak hour and 7 inbound heavy vehicles in the PM peak hour. Additionally, only 60% of these heavy vehicles are anticipated to utilize the right-in/right-out driveway along Winder Highway (SR 8), yielding approximately 4 inbound heavy vehicles per peak hour. For that reason, trucks are not expected to pose queuing issues along Winder Highway (SR 8) with the proposed driveway configuration.

In addition to the low truck traffic expected during the morning and evening peak hours at the right-in/right-out driveway, the deceleration lane will be designed according to GDOT driveway standards to accommodate adequate storage and taper length of the right-turn lane for a 45-MPH road (such as Winder Highway (SR 8)). Additionally, the curb returns will be designed to accommodate heavy vehicles which would assist in maneuvering into the site efficiently. It should also be noted that the site entrance would provide adequate throat depth to ensure that traffic does not queue onto Winder Highway (SR 8). Lastly, providing two (2) additional driveways along Stanley Road would alleviate traffic entering the right-in/right-out driveway along Winder Highway (SR 8).

I hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



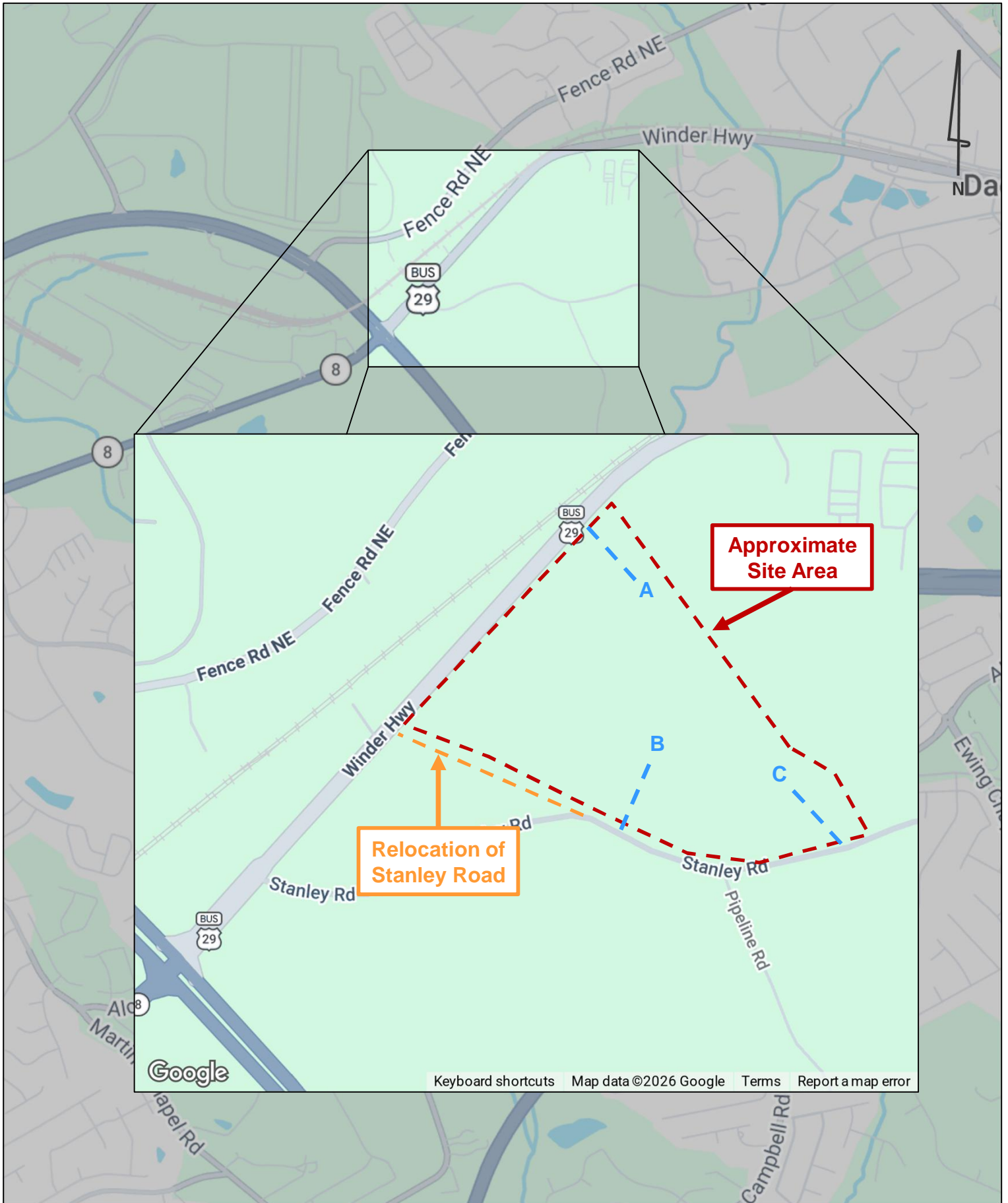
John D. Walker, P.E., PTOE  
Senior Vice President



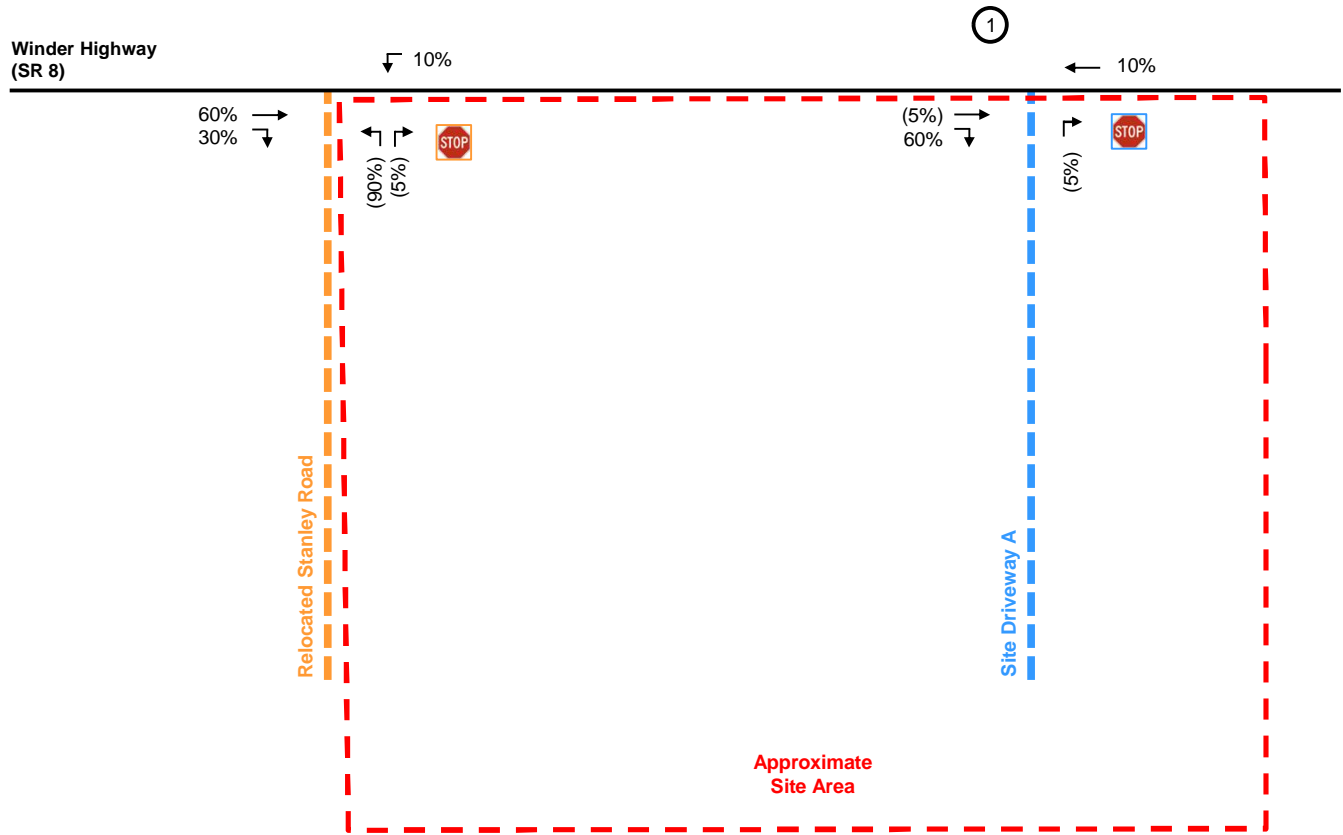
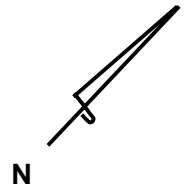
Alexa (Lani) Negrillo, P.E.  
Project Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Trip Distribution and Assignment – Heavy Vehicles
- Figure 4: Trip Distribution and Assignment – Employees
- Figure 5: Projected 2028 Build Traffic Conditions
- Site Plan



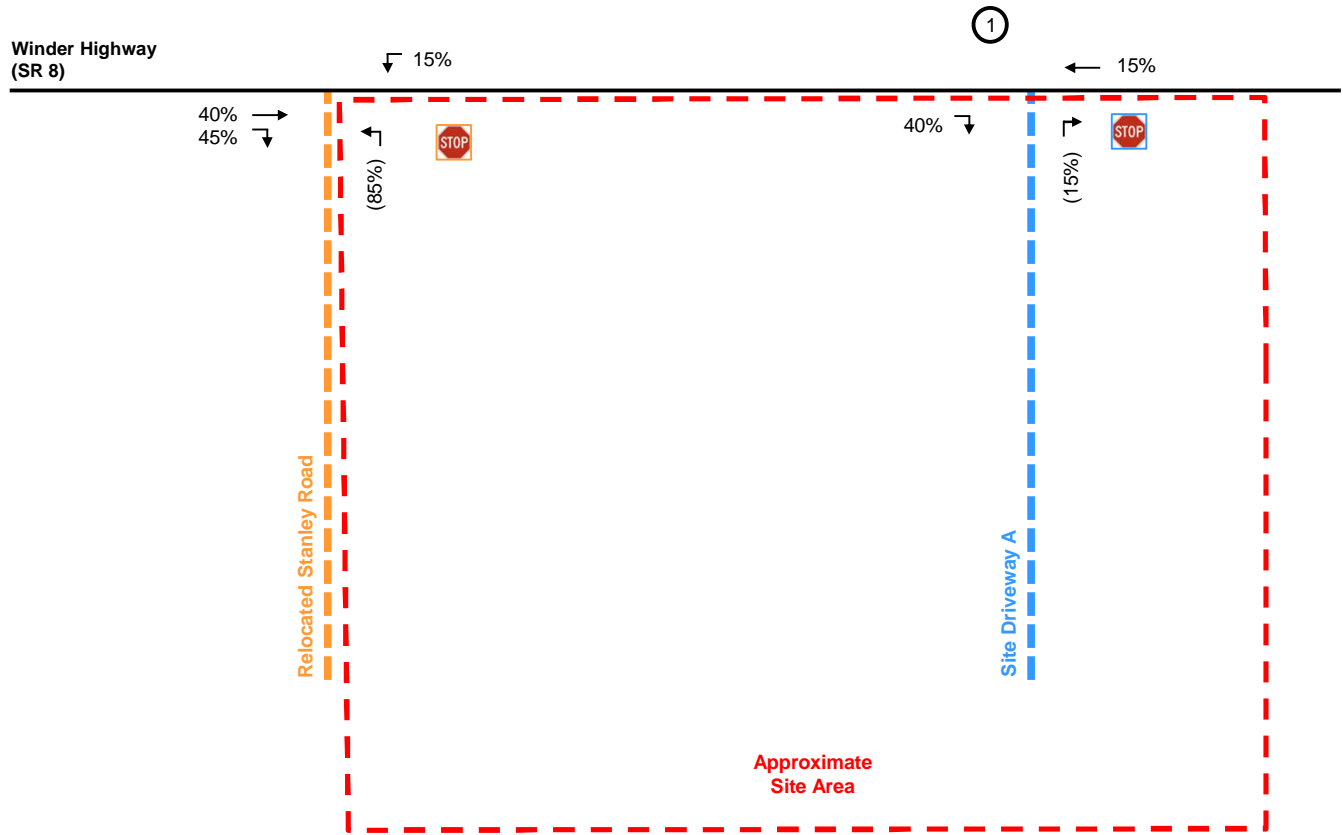
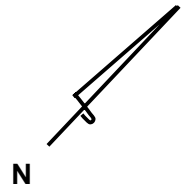




**LEGEND**

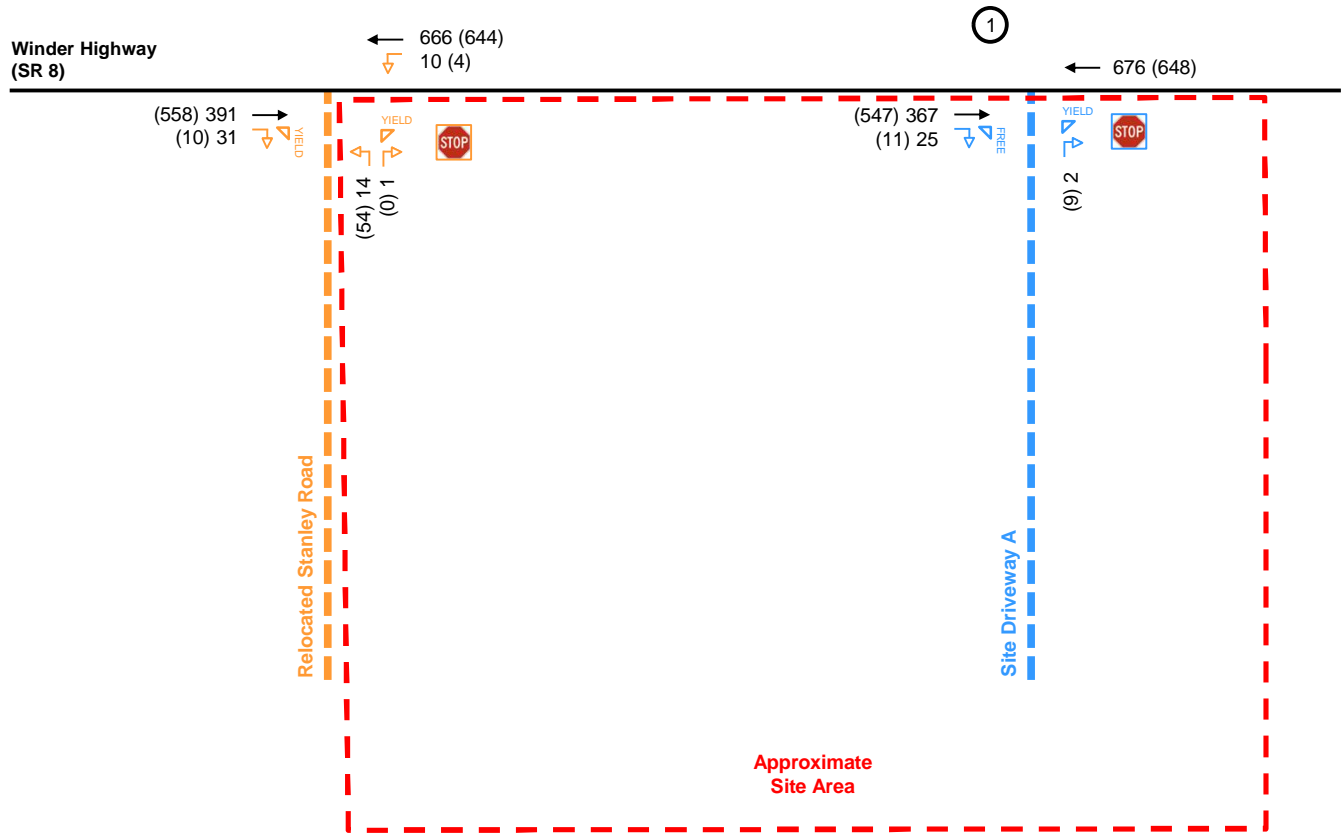
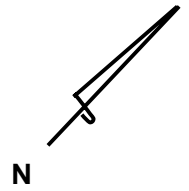
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- Turning Movement
- Relocated Roadway
- Proposed Build Site Driveway
- XX % Trips Entering
- (XX) % Trips Exiting
- Relocated Stop Control
- Proposed Build Stop Control
- Intersection Reference Number



**LEGEND**

- Turning Movement
- Relocated Roadway
- Proposed Build Site Driveway
- XX % Trips Entering
- (XX) % Trips Exiting
- STOP Relocated Stop Control
- STOP Proposed Build Stop Control
- (X) Intersection Reference Number



**LEGEND**

- Existing Roadway Laneage
- Relocated Roadway Laneage
- Proposed Build Roadway Laneage
- Relocated Roadway
- Proposed Build Site Driveway
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes
- STOP Relocated Stop Control
- STOP Proposed Build Stop Control
- (X) Intersection Reference Number

\*Existing 2026 peak hour traffic volumes grown at 0.5% per year for two (2) years, plus peak hour project traffic generated by the Dacula Industrial Expansion development.





Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Rebecca B. Gober  
Christopher D. Holbrook  
Jessica P. Kelly  
Shane M. Lanham

Jeffrey R. Mahaffey  
Julia A. Maxwell  
Steven A. Pickens  
Jack M. Ryan  
Gabrielle H. Schaller  
Kassie M. Prater  
S. Tess Shaheen  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

## **LETTER OF INTENT FOR REZONING APPLICATION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the "Application") on behalf of Dacula Logistics Park, LLC (the "Applicant") for the purpose of requesting the rezoning of approximately 5.85-acres (the "Property") located between Winder Highway and Stanley Road bearing Gwinnett County Tax Parcel numbers R5271 011A and R5271 048. The Property is located within the Dacula Job Center Character Area of the Dacula 2050 Comprehensive Plan Update (the "2050 Plan") and is currently zoned C-2.

The Applicant submits this Application requesting to rezone the Property to the M-1 (Light Manufacturing District) zoning classification of the Zoning Resolution of the City of Dacula (the "ZO") to develop the Property with a slight expansion of the industrial building proposed to be built on the abutting property bearing Gwinnett County Tax Parcel number R5270 029. The proposed development would expand the industrial building approximately 56,654 square feet and would also provide a parking expansion. The proposed expansion would include tilt-up walls with high-quality architectural elements, such as articulated parapets and attractive glass treatments near the main office entrance as are planned for the industrial building being expanded. Additionally, the development would provide another access point to Winder Highway.

The proposed development is compatible with surrounding land uses and zoning classifications. The surrounding area is characterized mostly by industrial and commercial land uses with some residential and mixed uses nearby as well. The proposed development is an expansion of a building on a directly abutting property that is currently zoned M-1. Additionally, there are several undeveloped, commercial properties directly abutting the Property zoned C-2. To the South across Stanley Road, there is another property zoned M-1. To the East and Southeast, on both sides of Stanley Road are properties zoned PMUD. To the East, on Winder Highway is a warehouse and manufacturing/processing facility, which are both zoned M-1. Further East is the Lindenwood subdivision zoned TRD.

The proposed development is also compatible with the policies of the 2050 Plan, which broadly encourages increasing employment opportunities and the base economic activity of Dacula. Specifically, one of the policies of the 2050 Plan is to increase base economic activity in Dacula by identifying character areas "that would be well suited for industrial development. These are near transportation corridors and have access to water and wastewater services." The purpose

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of identifying these character areas is to encourage industrial uses within Dacula so that employment opportunities increase within the city. The Property is in the Dacula Job Center Character Area, which is one such area where the 2050 Plan encourages future land uses that are “primarily for light industrial, industrial office, and distribution/warehouse” and “provide employment opportunities” within the city. The proposed development would provide further light industrial land use in the area as intended under the 2050 Plan. Additionally, the 2050 Plan’s section on the Dacula Job Center provides that “zoning change and redevelopment requests should be consistent with an employment activity specific to enhancing the base economy of Dacula,” which the proposed development does as it expands the industrial building planned within Dacula and offers further employment opportunities within the city. Further, the Dacula Job Center Character Area specifically recommends the M-1 zoning classification. Accordingly, the proposed development fits within the spirit and intent of the 2050 Plan and is consistent with the established development pattern in the area.

The Applicant also respectfully requests a variance from the ZO. The requested variance is to allow an increased building height of 50 feet for the proposed building expansion. This proposed increased building height reflects a height at which modern industrial user’s requirement of 36 feet of clear height for proper storage of product in the building. To achieve this clear height and provide parapet walls to properly screen rooftop equipment as required, the requested 50 feet building height is essential. Without the approval of this variance, the proposed and intended use of the Property will be unmarketable to prospective industrial users. Furthermore, Applicant plans to meet all landscape requirements in the ZO to ensure that any negative aesthetic impacts are mitigated. This proposed building height variance will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property and any negatively perceived impacts of the variance will be mitigated or negated by the landscaping. Additionally, a variance to increase the maximum building height to 50 feet was approved for the building on Parcel R5270 029, which is the building the proposed development would be expanding.

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

Respectfully submitted this 6th day of February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham

*Attorneys for Applicant*



Tract 1

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South 58° 46' 14" West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North 33° 55' 39" West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North 12° 11' 22" East a distance of 30.83 feet to a point; thence North 60° 15' 37" East a distance of 12.23 feet to a point; thence North 10° 09' 46" East a distance of 66.55 feet to a point; thence North 58° 56' 52" East a distance of 61.91 feet to a point; thence North 74° 58' 30" East a distance of 44.15 feet to a point; thence South 66° 10' 02" East a distance of 23.65 feet to a point; thence North 66° 35' 18" East a distance of 73.96 feet to a point; thence North 32° 30' 53" East a distance of 106.17 feet to a point; thence North 64° 11' 41" East a distance of 25.19 feet to a point; thence North 15° 31' 39" East a distance of 32.03 feet to a point; thence North 43° 45' 38" East a distance of 56.02 feet to a point; thence North 36° 11' 17" East a distance of 78.47 feet to a point; thence North 05° 01' 22" East a distance of 30.82 feet to a point; thence North 00° 49' 27" West a distance of 48.16 feet to a point; thence North 65° 16' 12" West a distance of 18.88 feet to a point; thence North 34° 18' 53" East a distance of 76.66 feet to a point; thence North 70° 49' 52" East a distance of 46.41 feet to a point; thence South 86° 46' 39" East a distance of 22.20 feet to a point; thence North 08° 35' 51" West a distance of 20.60 feet to a point; thence North 36° 19' 55" East a distance of 54.08 feet to a point; thence North 11° 26' 21" West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 49° 45' 47" West, and a chord length of 64.41 feet) to a point; thence South 40° 02' 17" East a distance of 8.18 feet to a Right of Way monument found; thence North 54° 01' 09" East a distance of 16.82 feet to a Right of Way monument found; thence North 39° 19' 25" West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 53° 51' 17" East, and a chord length of 54.56 feet) to a point; thence leaving said Right of Way and running South 39° 51' 32" East a distance of 188.23 feet to a 1/2" rebar found; thence North 61° 01' 39" East a distance of 172.15 feet to a 3/4 inch open top pipe found; thence South 13° 00' 22" East a distance of 187.27 feet to a 1/2" rebar; thence South 59° 21' 16" West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.943 Acres (215,306 Square Feet).

## Tract 2

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South  $60^{\circ} 03' 39''$  West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North  $31^{\circ} 14' 42''$  East a distance of 679.83 feet to a 1/2 inch rebar found; thence North  $59^{\circ} 21' 16''$  East a distance of 8.60 feet to a 1/2 inch rebar found; thence North  $13^{\circ} 00' 22''$  West a distance of 187.27 feet to a 3/4 inch open top pipe found and the TRUE POINT OF BEGINNING; from point thus established and running South  $61^{\circ} 01' 39''$  West a distance of 172.15 feet to a 1/2 inch rebar found; thence North  $39^{\circ} 51' 32''$  West a distance of 188.23 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North  $60^{\circ} 57' 24''$  East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South  $39^{\circ} 44' 37''$  East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South  $61^{\circ} 09' 18''$  West a distance of 37.82 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.909 Acres (39,598 Square Feet).

## Overall Tract

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South  $60^{\circ} 03' 39''$  West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North  $31^{\circ} 14' 42''$  East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South  $58^{\circ} 46' 14''$  West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North  $33^{\circ} 55' 39''$  West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North  $12^{\circ} 11' 22''$  East a distance of 30.83 feet to a point; thence North  $60^{\circ} 15' 37''$  East a distance of 12.23 feet to a point; thence North  $10^{\circ} 09' 46''$  East a distance of 66.55 feet to a point; thence North  $58^{\circ} 56' 52''$  East a distance of 61.91 feet to a point; thence North  $74^{\circ} 58' 30''$  East a distance of 44.15 feet to a point; thence South  $66^{\circ} 10' 02''$  East a distance of 23.65 feet to a point; thence North  $66^{\circ} 35' 18''$  East a distance of 73.96 feet to a point; thence North  $32^{\circ} 30' 53''$  East a distance of 106.17 feet to a point; thence North  $64^{\circ} 11' 41''$  East a distance of 25.19 feet to a point; thence North  $15^{\circ} 31' 39''$  East a distance of 32.03 feet to a point; thence North  $43^{\circ} 45' 38''$  East a distance of 56.02 feet to a point; thence North  $36^{\circ} 11' 17''$  East a distance of 78.47 feet to a point; thence North  $05^{\circ} 01' 22''$  East a distance of 30.82 feet to a point; thence North  $00^{\circ} 49' 27''$  West a distance of 48.16

feet to a point; thence North 65° 16' 12" West a distance of 18.88 feet to a point; thence North 34° 18' 53" East a distance of 76.66 feet to a point; thence North 70° 49' 52" East a distance of 46.41 feet to a point; thence South 86° 46' 39" East a distance of 22.20 feet to a point; thence North 08° 35' 51" West a distance of 20.60 feet to a point; thence North 36° 19' 55" East a distance of 54.08 feet to a point; thence North 11° 26' 21" West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 49° 45' 47" West, and a chord length of 64.41 feet) to a point; thence South 40° 02' 17" East a distance of 8.18 feet to a Right of Way monument found; thence North 54° 01' 09" East a distance of 16.82 feet to a Right of Way monument found; thence North 39° 19' 25" West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 53° 51' 17" East, and a chord length of 54.56 feet) to a point; thence following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 60° 57' 24" East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South 39° 44' 37" East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South 61° 09' 18" West a distance of 37.82 feet; thence South 13° 00' 22" East a distance of 187.27 feet to a 1/2 inch rebar found; thence South 59° 21' 16" West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 5.852 Acres (254,904 Square Feet).

## IMPACT ANALYSIS STATEMENT

Date: 2/6/26

Applicant: Dacula Logistics Park, LLC

- A. Yes, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is an expansion of the proposed building on the adjacent property, which is zoned M-1. The other adjacent properties are undeveloped properties zoned C-2.
- B. No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are zoned C-2 and M-1, so an M-1 development would be in line with the character of the area and not adversely affect existing uses or usability of surrounding properties.
- C. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.
- D. No, approval of the Rezoning Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development will have access to both Winder Highway and Stanley Road.
- E. Yes, approval of the Rezoning Application is in conformity with the policy and intent of the 2050 Comprehensive Plan for the City of Dacula, which specifically encourages industrial uses in this area and recommends M-1 as an appropriate zoning classification.
- F. The Applicant submits that the quality of the proposed development and the character of surrounding uses provide additional supporting grounds for approval of the application.

## Economic and Community Infrastructure Facilities Impact Worksheet



To be completed and submitted with applications for:  
Annexation, Rezoning, Change of Conditions,  
Special Use Permit, Special Exception, or Variance.

Date Received: 2-6-26

Reviewed By: Hayes Taylor Jr.

**Proposed Project Information**

Name of Proposed Project: Dacula Expansion  
Developer/Applicant: Dacula Logistics Park, LLC  
Telephone: 770-232-0000  
Fax: 678-518-6880  
Email(s): slanham@mptlawfirm.com

**Economic Impacts**

Estimated Value at Build-Out:  
\$21 million for the expansion of the proposed development.  
\_\_\_\_\_

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?

The project will increase population and employment in the area. The Applicant already had a DRI review by FRTA and the Atlanta Regional Commission, which identified infrastructure improvements for the original development which is being slight expanded into this Property.  
\_\_\_\_\_

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

Short-term jobs for the original project were estimated at 550, and this is a slight expansion so it will slightly increase that.

Long-term jobs for the original project were estimated at 320, and this is a slight expansion so there will be a slight increase to that.

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

Based on the estimated value at build-out, the proposed development would generate significant local tax revenue.  
\_\_\_\_\_

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

Yes, the regional work force and population growth are sufficient to fill the demand created by the proposed development.  
\_\_\_\_\_

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site:

Gwinnett County  
\_\_\_\_\_

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

1,050 GPD (25 GPD per employee). This is for the expansion area.  
\_\_\_\_\_

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?

N/A  
\_\_\_\_\_

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)?

1,050 GPD (25 GPD per employee). This is for the expansion area.

Name of wastewater treatment provider for this site:

Gwinnett

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?

The trip generation data provided during DRI review for the prior development was 736 trips per day for the industrial warehouses

component of the property. The expansion is only increasing the square footage by 3% so the traffic increase beyond this would be minimal.

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

The proposed development will provide additional access to Winder Highway and increase connectivity throughout the property.

### **Solid Waste Disposal**

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

Approximately 1,200 tons per year.

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:

N/A

---

### **Stormwater Management**

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

66%

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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:

Micropool extended wet detention pond.

---

### **Environmental Quality**

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

1. Water supply watersheds?

No, not to the best knowledge of Applicant.

---

2. Significant groundwater recharge areas?

No, not to the best knowledge of Applicant.

---

3. Wetlands?

No.

---

4. Protected river corridors?

No.

---

5. Floodplains?

No.

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6. Historic resources?

No, not to the best knowledge of Applicant.

---

7. Other environmentally sensitive resources?

No, not to the best knowledge of Applicant.

---

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

Impacts to identified resources would be governed by applicable state, local, and federal regulations. Stormwater facilities would be designed in accordance with the Gwinnett County Stormwater Management Manual.

**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

No impacts anticipated.

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Libraries?

No impacts anticipated.

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Fire, Police, or EMS

Negligible impacts anticipated.

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

No impacts anticipated.

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**Additional Comments:**

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## JUSTIFICATION FOR REZONING

The portions of the Zoning Resolution of the City of Dacula (the "ZO") which classify or may classify the property which is the subject of this Application (the "Property") into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ZO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present C-2 zoning classification of the City of Dacula. A denial of this Application would constitute an arbitrary and capricious act by the Dacula City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Dacula City Council to rezone the Property to the M-1 classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the

Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M-1 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Dacula City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 6th day of February, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham

*Attorneys for Applicant*

1550 North Brown Road  
Suite 125  
Lawrenceville, Georgia 30043  
(770) 232-0000

**APPLICANT CERTIFICATION**

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

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

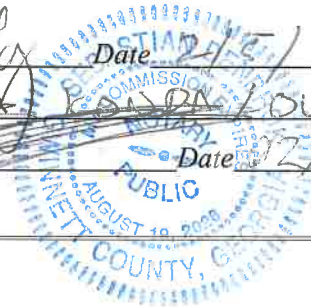
**PROPERTY OWNER CERTIFICATION**

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

Signature of Property Owner KVR Reddy Date 2/5/2026

Type or Print Name/Title VENKATARAMAN KANNA / OWNER

Notary Public [Signature] Date 2/05/2026



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

**APPLICANT CERTIFICATION**

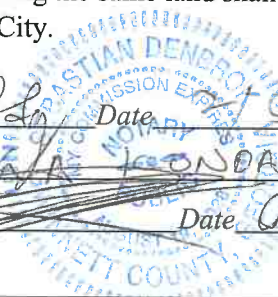
The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Type or Print Name/Title \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNER CERTIFICATION**

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

Signature of Property Owner KUR Reddy Date 15/2026  
Type or Print Name/Title VENKATRAMANA KONDA / OWNER  
Notary Public [Signature] Date 02/05/2026



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

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

**APPLICANT CERTIFICATION**

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Signature of Applicant See attached Signature Page Date 2/6/25  
Type or Print Name/Title John Bateman  
Notary Public See attached Signature Page Date 2/6/25

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**PROPERTY OWNER CERTIFICATION**

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

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

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**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

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.....  
ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_


STIPULATIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dacula Logistics Park, L.L.C.,  
a Delaware limited liability company

By: CHI Cal Venture, LLC,  
a Delaware limited liability company,  
its sole member

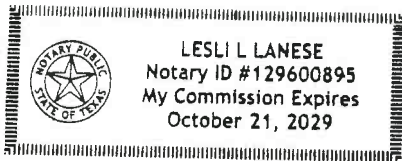
By: CHI Cal Developer Investor, L.L.C.,  
a Delaware limited liability company,  
its manager

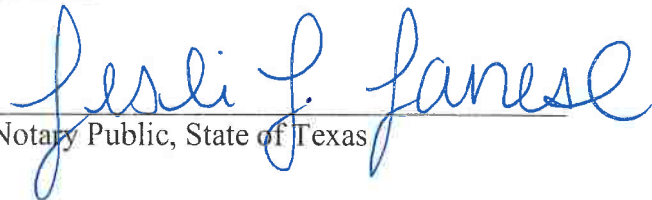
By: CHI LTH GP, L.L.C.,  
a Delaware limited liability company,  
its managing member

By:   
\_\_\_\_\_  
John C. Bateman, Vice President

State of Texas       §  
                                  §  
County of Dallas   §

Sworn to and subscribed before me on the 6th day of February, 2020, by John C. Bateman, Vice President of CHI LTH GP, L.L.C., as the general partner of CHI Cal Developer Investor, L.L.C., as the manager of CHI Cal Venture, LLC, as the sole member of Dacula Logistics Park, L.L.C., the applicant, who is personally known to me to be the person whose name is subscribed to the foregoing instrument.



  
\_\_\_\_\_  
Notary Public, State of Texas

Adjoining Property Owners List

Name	Mailing Address	City	State	Zip	Location Address	City	State	Zip	Parcel
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2061 Winder Hwy	Dacula	GA	30019	R5271 073
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2071 Winder Hwy	Dacula	GA	30019	R5271 093
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	0 Hwy 29	Dacula	GA	30019	R5271 010
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	1945 Winder Hwy	Dacula	GA	30019	R5270 010A
Carter Acquisitions, LLC	39 Georgia Avenue SE, Suite 200	Atlanta	GA	30312-2807	1925 Winder Hwy	Dacula	GA	30019	R5271 009

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: February 6, 2026  
TO: Carter Acquisitions, LLC  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)  
FROM: Dacula Logisitics Park, LLC  
RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

LOCATION/ADDRESS: 2015 Hwy 29, Dacula, Georgia 30019  
\_\_\_\_\_

---

You are hereby notified that an application a zoning change from C-2  
to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,  
442 Harbins Rd., Dacula, Georgia on March 30, 2026 at 6:00 P. M. in the Council  
Chambers. *(date)*

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,  
Dacula, Georgia on April 2, 2026 at 7:00 P. M. in the Council Chambers.  
*(date)*

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

Thank you.

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: February 6, 2026

TO: Edward Nolan Whitley  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logisitics Park, LLC

RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

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

Thank you.

**CONFLICT OF INTEREST CERTIFICATION**

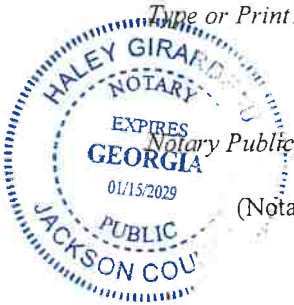
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant  Date 2-3-26

Type or Print Name/Title John Bateman / Vice President

Signature of Applicant's Attorney \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_



Haley Girard Date 02-03-2026

(Notary Seal)

---

**Official Use Only**

DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

---



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

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No

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

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

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

Yes  No

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

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

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

**CONFLICT OF INTEREST CERTIFICATION**

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Signature of Applicant' Attorney Kassie Prater Date 1/30/2026

Type or Print Name/Title Kassie Prater, Attorney for Applicant

Notary Public [Signature] Date 1-30-2026



**Official Use Only**

DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

RECEIVED BY \_\_\_\_\_



**City of Dacula**  
P. O. Box 400  
Dacula, GA 30019  
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