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APPLICATION FOR ANNEXATION  
CITY OF DACULA  
P. O. BOX 400  
DACULA, GEORGIA 30019-0007

Ordinance No.: \_\_\_\_\_ Date: 10/9/24

Final Approval Date: \_\_\_\_\_ Application No.: \_\_\_\_\_

I Hereby Request That The Property Described In This Application Be Annexed Into The Dacula City Limits With a Zoning Classification of R-TH

Address of Property to Be Annexed: 2053 Aicovy Road, Dacula, GA. 30019

Area: 8.82 Acres, or \_\_\_\_\_ Square Feet \_\_\_\_\_ Tax Map Number R 5268-009

Owner of Property Kenneth W. Edwards, SR. and Theresa B. Edwards

Telephone Number \_\_\_\_\_

Address 2636 Jersey - Social Circle Road, Social Circle, GA. 30025

Applicant Local Land Co. LLC

Telephone Number 404) 831-2804

Address 3630 Peachtree Road, Atlanta, GA. 30326

*If the Owner and Applicant Are Not the Same, Please Complete Attachment 1.*

Resident Populati 8,101 Housing Units 2,187 Other Buildings \_\_\_\_\_

Race Population 42.75% White 27.93% Black 20.15% Other \_\_\_\_\_

A. Reasons For Requesting Annexation: Give a brief summary of the reasons for requesting annexation: AS  
the city continues to grow, we would like to help and provide more  
housing stock. over 9,000 forecasted population in 2025 and we can  
help support the growth.

B. Site Plan - All site plans shall draw the location of existing buildings and other improvements to the property.

C. Property Description - A written legal description and recent plat of the property to be submitted.

D. Meeting Dates and Processing of Applications - See Attachment 2.

E. Fee - \$2,250.00

F. Authorization To Inspect Premises - I hereby authorize the Dacula City Council to inspect the premises which are the subject of this annexation application.

G. Petition Requesting Annexation - Attachment 3 must be completed by owners.

H. Annexation Questionnaire - Attachment 4 must be completed.



Signature of Applicant

PETITION REQUESTING ANNEXATION  
CITY OF DACULA, GEORGIA

Date: 10/9/24

TO THE HONORABLE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Dacula, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Dacula, Georgia, and the description of such territory area is as follows:

Address/Location of Property. Summerwind Subdivision  
650 Redflower Road, Dacula, GA. 30019

Tax Map Number S-277-004 and S-277-176

*See Attached Description.*

3. It is requested that this territory to be annexed shall be zoned R-TH for the following reasons: Due to the odd shape parcel, an attached townhome product would be a better use for the property. Additionally, we do see R-TH zoning to the East at Alcovy Meadows.

WHEREFORE, the Petitioners pray that the City Council of the City of Dacula, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Dacula, Georgia.

Respectfully Submitted,

Owners Address: 2053 Alcovy Road, Dacula, GA. 30019

## PROPERTY OWNER AUTHORIZATION

City of Dacula

Application for Annexation

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of the Attached Application, As Is Shown In The Records Of Gwinnett County, Georgia.

I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Local Land Co LLC

Address: 3630 Peachtree Road

City: Atlanta State: GA Zip Code: 30326

Telephone Number: 404 831-2804

Signed by:  
Kenneth Edwards  
0AB4C0B3D8B04EA...  
Signature of Owner

DocuSigned by:  
Theresa B. Edwards  
4142F9F109874CB

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: 10/9/24  
TO: Gwinnett Co Board of Education • 43701d Peachtree Rd. NW  
Sowance, GA 30024  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)  
FROM: Bramble Woods with Local Land Co.  
RE: Proposed Annexation Case # CD-AA-\_\_\_\_\_  
Proposed Rezoning Case # CD-RZ-\_\_\_\_\_  
Property Location: 5th District, Land Lot \_\_\_\_\_ Parcel 5-268-009  
LOCATION/ADDRESS: 2053 Alcouya Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200  
\_\_\_\_\_ to A-TH \_\_\_\_\_ has been  
submitted to the City of Dacula.

The proposed annexation/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 \_\_\_\_\_ at 6:30 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 \_\_\_\_\_ 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: 10/9/24

TO: Summerwind Community: 1465 Northside Dr. NW, Ste. 128  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested) Atlanta, GA.  
30318

FROM: Brandon Woods with Local Land Co.

RE: Proposed Annexation Case # CD-AA- \_\_\_\_\_  
Proposed Rezoning Case # CD-RZ- \_\_\_\_\_  
Property Location: 5th District, Land Lot \_\_\_\_\_ Parcel S-268-009

LOCATION/ADDRESS: 2053 Alcouy Road, Dacula, GA 30019

You are hereby notified that an application for annexation and a zoning change from RA200  
\_\_\_\_\_ to R-TH \_\_\_\_\_ has been  
submitted to the City of Dacula.

The proposed annexation/rezoning is contiguous to your property.

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(date)

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(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: 10/9/24  
TO: Wolf Creek HOA: 500 Sugar Mill Rd, Ste. 200B, Atlanta,  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested) GA 30350  
FROM: Brander Woods: Local Land Co.  
RE: Proposed Annexation Case # CD-AA-\_\_\_\_\_  
Proposed Rezoning Case # CD-RZ-\_\_\_\_\_  
Property Location: 5th District, Land Lot \_\_\_\_\_ Parcel \_\_\_\_\_  
LOCATION/ADDRESS: 2053 Alcovy Rd., Dacula, GA 30019

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(date)

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

Thank you.

PARCEL NO. 2:

All that tract of land lying and being in the 5<sup>th</sup> Land District of Gwinnett County, Georgia, and being part of Land Lots 268 and 269, containing 10.15 acres, being bounded as follows:

This being Tract No. 1 in the survey made by Higginbotham & James of Lawrenceville, Georgia, on April 14, 1962. BEGINNING at the center of the Old Lawrenceville-Dacula Road, and running in a northerly direction 553.9 feet to an iron pin and bounded as follows:

BEGINNING at said iron pin and running North 74 degrees 22 minutes West 1393.2 feet along the line of H. Nixon Mahaffey to an iron pin; thence in a northwesterly direction 467.5 feet along the line of Alvin McMillian property to an iron pin; thence South 73 degrees 30 minutes East 808.7 feet along the line of E. L. Dunagan to an iron pin; thence South 57 degrees 00 minutes East 110 feet along the line of E. L. Dunagan to an iron pin; thence South 87 degrees 30 minutes East 192 feet along the line of E. L. Dunagan to an iron pin; thence North 59 degrees 45 minutes East 159 feet along the line of E. L. Dunagan to an iron pin; thence South 75 degrees 00 minutes East 57.1 feet along the line of E. L. Dunagan to an iron pin; thence in a southeasterly direction 630 feet along the line of other property of Carlton H. Edwards to an iron pin and starting point. The said plat to the above-mentioned property is recorded in the Clerk's Office, Superior Court, in Plat Book "J", Page 3.

Said property being the same property described in a certain Warranty Deed dated April 21, 1962, between H. Nixon Mahaffey and Carlton H. Edwards, recorded in Deed Book 179, Page 488.

PARCEL NO. 3:

All that tract or parcel of land lying and being in the 5<sup>th</sup> Land District of Gwinnett County, Georgia, and being part of Land Lots 277 and 268, containing 33.8 acres, more or less, and bounded as follows:

On the north by lands of the Estate of J. R. Hood, deceased; on the east by lands of the Estate of J. R. Hood, deceased, and the Dacula public road; on the south by the Lawrenceville and Jefferson public road; and on the west by the lands of Nixon Mahaffey.

This is the same land conveyed by J. P. Mahaffey to G. D. Wood by deed dated August 6, 1945, and recorded in Deed Book 88, Page 230, Gwinnett County Records. Said parcel being described in a certain Warranty Deed dated March 3, 1951, between G. D. Wood and Carlton H. Edwards as recorded in Deed Book 99, Page 86, Gwinnett County Records.

LESS AND EXCEPT the following:

PARCEL NO. 1:

BK 46934 PG 0629

All that tract or parcel of land lying and being in Land Lot 268 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, containing 1.61 acres, and described particularly according to a survey prepared for Lois Vanderford by W. T. Dunahoo & Associates, Inc. dated September 19, 1975, as more particularly described in a certain Quit-Claim Deed dated October 11, 1975, between C. H. Edwards and Willie Ruth Edwards and Virdia Lois Vanderford, recorded in Deed Book 1022, Page 255, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 2:

All that tract or parcel of land lying and being in Land Lots 268 and 269 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, containing 12 acres, as per plat made by McNally & Patrick, Surveyors, on May 2, 1985, and more particularly described in a certain Warranty Deed dated May 23, 1985, between Carlton H. Edwards and Ken and Theresa Edwards, recorded in Deed Book 3056, Page 240, Gwinnett County Records, reference to which deed is hereby made for a more particular description of the property conveyed therein.

NCP

PARCEL NO. 3:

All that tract or parcel of land lying and being in Land Lots 268 and 277, 5<sup>th</sup> Land District, Gwinnett County, Georgia, being 7.491 acres and shown as Tract #4 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. Slate Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point; thence continuing along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 61° 44' 30" East 316.75 feet to THE TRUE POINT OF BEGINNING; thence leaving said right of way North 16° 11' 00" West 723.61 feet to a 1/4" open top pipe found; thence North 44° 00' 30" East 357.52 feet to a nail set at an axle found; thence South 30° 29' 55" East 459.82 feet to a rebar found; thence North 60° 30' 10" East 397.15 feet to a rebar found; thence South 50° 11' 15" West 43.50 feet to a rebar found; thence South 48° 54' 15" West 100.90 feet to a rebar found; thence South 23° 20' 15" West 141.50 feet to a rebar found on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 74.73 feet, a radius of 2904.79 feet, being subtended by a chord bearing and distance of South 32° 06' 15" West 74.73 feet to a point; thence continuing along said right of way South 31° 25' 00" West 84.11 feet to an iron pin found; thence continuing along said right of way South 32° 06' 45" West 115.22 feet to a point; thence continuing along said right of way a curve having an arc distance of 434.58 feet, a radius of 1077.81 feet, being subtended by a chord bearing and distance of South 46° 57' 00" West 431.64 feet to the TRUE POINT OF BEGINNING.

NCP

PARCEL NO. 4:

All that tract or parcel of land lying and being in Land Lot 268, 5<sup>th</sup> Land District, Gwinnett County, Georgia, being 9.879 acres and shown as Tract #3 on a survey for Roddy Sturdivant, dated September 27, 2004, revised April 12, 2005, prepared by W. Slate Bauknight, Georgia Registered Land Surveyor, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin set on the northern right of way of Alcovy Road (80' right of way), said iron pin located North 62° 31' 45" East 318.50 feet from a PK nail set at the centerline intersection of Alcovy Road and West Drowning Creek Road; thence along the northern right of way of Alcovy Road a curve having an arc distance of 211.23 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of North 66° 13' 55" East 211.19 feet to a point and the TRUE POINT OF BEGINNING; thence leaving said right of way North 36° 09' 15" West 1096.07 feet to a 1-1/2" open top pipe found; thence North 80° 10' 25" East 198.11 feet to a 1/4" open top pipe found; thence South 81° 06' 05" East 113.33 feet to a 1/4" open top pipe found; thence South 72° 58' 05" East 162.95 feet to a 1/4" open top pipe found; thence South 88° 05' 55" East 261.11 feet to a 1/4" open top pipe found; thence South 16° 11' 00" East 723.61 feet to a point on the northern right of way of Alcovy Road; thence along said right of way a curve having an arc distance of 316.86 feet, a radius of 3369.11 feet, being subtended by a chord bearing and distance of South 61° 44' 30" West 316.75 feet to the TRUE POINT OF

NCP



46934  
00630

BEGINNING.

BK 46934 PG 0630

PARCEL NO. 5:

All that tract or parcel of land lying and being situate in Land Lot 268 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, containing 6.0 acres, more or less, and being designated as Tract No. 2 on a certain plat of survey for Roddy Sturdivant by Bauknight & Associates, Inc., W. State Bauknight RLS No. 2534, dated September 27, 2004, revised April 12, 2005, reference to which plat is hereby made and incorporated herein and being more particularly described as follows:

COMMENCE at a point located at the intersection of the centerlines of Alcovy Road and West Drowning Creek Road and from said point North 62 degrees 31 minutes 45 seconds East a distance of 318.50 feet to a point located on the northerly right of way of Alcovy Road (80 foot R/W), which point is the TRUE POINT OF BEGINNING, and from said TRUE POINT OF BEGINNING North 29 degrees 08 minutes 35 seconds West a distance of 516.22 feet to a 1" open top pipe found; thence North 73 degrees 47 minutes 40 seconds West a distance of 400.12 feet to a 1" square bar found; thence North 01 degree 07 minutes 45 seconds East a distance of 457.31 feet to a point; thence South 74 degrees 00 minutes 55 seconds East a distance of 180.22 feet to a 1/2" open top pipe found; thence South 36 degrees 09 minutes 15 seconds East a distance of 1096.07 feet to a point located on the northerly right of way of Alcovy Road; thence along a curve having the following coordinates: Chord: South 63 degrees 32 minutes 15 seconds West a distance of 200.00 feet; (arc: 211.23 feet and rad: 3369.11 feet) to a point which is the TRUE POINT OF BEGINNING.

NCP

[Note: The above referenced description includes a portion of a certain 12 acre tract previously conveyed to Grantees by Carlton H. Edwards by virtue of a Warranty Deed dated May 25, 1985, recorded in Deed Book 3056, Page 240, Gwinnett County, Records.]



# Tax Assessor's Office

I Want To... Tax Assessor

Search

Recently Viewed

2053 Search

Your search returned 1 records.

Map It!

Land: \$221,600  
 Building: \$0  
 Total Fair Market: \$221,600

EDWARDS KENNETH W SR  
EDWARDS THERESA B  
 2636 JERSEY SOCIAL CIRCLE RD  
 SOCIAL CIRCLE, GA 30025-3130

8.82 ACRES  
 2053 ALCOVY RD DACULA  
 30019 | RS268 009



## Search Hints

Steps to search for additional property information and sales in your neighborhood.

1. Enter one of the following in the search box above:  
 Your Parcel Number  
 (example: R8001 001 or R8001A001) OR Property Owner Name OR Property Address. Click on the ? for additional examples.
2. Click on the Search box
3. Click on the name of the owner (underlined in blue text) from the returned search results to view comparable sales and additional information for the property.

Abutting property to 2053 Alcovy Road



City of Dacula  
Annexation Questionnaire  
Please Type or Print

Property Owner

Name: Kenneth W. Edwards

Address: 2636 Jersey Social Circle  
Social Circle, GA. 30025

Business Phone: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Address of Property to be Annexed: 2053 Aicovy Road, Dacula, GA. 30019

Gwinnett County Zoning RA200

Property Annexed as R-T H

Description: Single-Family Residence Townhome District

District: 5th Land Lot: \_\_\_\_\_ Parcel: S-268-009

Assessed Value: \$221,600 Acreage: 8.82

List each adult living on site:

N/A

List number of Individuals by race:

Two - white

Describe any other structure(s) on site:

None

Petitioner(s) \_\_\_\_\_

Petitioner (if different)

Local Land Co.

Brandon Woods  
3630 Peachtree Road

Atlanta, GA. 30326