



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>Local Land Co LLL</u>	NAME <u>Kenneth W. Edwards SR + Theresa B. Edwards</u>
ADDRESS <u>3630 Peachtree Rd.</u>	ADDRESS <u>2636 Jersey Social Circle Rd.</u>
CITY <u>Atlanta</u>	CITY <u>Social Circle</u>
STATE <u>GA.</u> ZIP <u>30326</u>	STATE <u>GA.</u> ZIP <u>30025</u>
PHONE <u>404) 831-2804</u> FAX _____	PHONE <u>770) 714-4300</u> 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 Brandon Woods

COMPANY NAME Local Land Co

ADDRESS 3630 Peachtree Rd.

PHONE 404) 831-2804 FAX _____

EMAIL bwoods@locallandga.com

PRESENT ZONING DISTRICT(S) RA200 REQUESTED ZONING DISTRICT RTH

LAND LOT(S) 268 PARCEL # 5-268-009 DISTRICT(S) _____ ACREAGE 8.808

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED For sale attached
townhome community.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 54

DWELLING UNIT SIDE (SQ. FT.) ~97,200

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

PARK DATA:

Park space will utilize a concrete sidewalk network to create a passive activity area.

Requested trees = 17

(25' o.c. along sidewalk measuring approx. 425')

Provided trees = 23+

(Requested trees were totaled and then located to allow for a large sodded area that will be unshaded and create larger usable areas.)

This park will include the following features:

- ① Mail Kiosk Station
- ② Bike Rack Area
- ③ Shade Pavilion
Picnic table below
- ④ Bench Zone (x2)
- ⑤ Open Green for flex-play
- ⑥ Entrance Monument (tbd)



ADG

AHRENS DESIGN GROUP
Landscape Architecture Site Planning
Urban Design Development Consulting

Disclaimer: Illustration represents intent of development, home plans and layout may change without notice. For final layout review, refer to civil engineering set once submitted.

Still Creek
DACULA, GEORGIA



20 10 0 20 40 60

CONCEPTUAL
FEB. 2025 PARK PLAN

Local Land Co.

01/08/25

Brandon Woods
3630 Peachtree Road NE
Atlanta, GA. 30326
bwoods@locallandga.com
404.831.2804

Hayes Taylor
City Planner
City of Dacula
442 Harbins Road

**Re: Letter of Intent for Zoning Request
Project Still Creek/2053 Alcovy Road, Dacula, GA. 30019**

Dear Zoning Administrator/Planning Commission,

I am writing to submit this Letter of Intent for the purpose rezoning for the property located at 2053 Alcovy Road, Dacula, GA. 30019, identified by parcel number 5-268-009. I am seeking approval for rezoning from RA200 to RTH in accordance with the applicable zoning laws and regulations of City of Dacula and the County of Gwinnett.

As the city continues to grow, we would like to help and provide the city with more housing stock. With over 9,000 forecasted population growth in 2025, our community will help supply the market with the additional growth and provide Fifty-Four (54) additional residential units.

We believe that the proposed change aligns with the city's 2050 comprehensive plan, specifically for the Dacula South and South Alcovy character area. This undeveloped tract would continue the existing character of single-family residential.

Enclosed you will find our concept site plan along with our zoning application with all necessary documents for approval. The open space section would be undisturbed, along with some of the 50' setbacks.

In conclusion, we respectfully request that you review and approve our zoning request to rezone the parcel from RA200 to RTH. We are confident that the proposed project will be beneficial to the community and will meet the requirements of local zoning ordinances. We are available to provide any additional information or clarification you may require and look forward to working with you on this project.

Local Land Co.

Thank you for your time and consideration. We look forward to hearing from you soon.

Sincerely,

Brandon Woods

Brandon Woods
Director of Development
Local Land Co, LLC

QUESTIONS

A. THE FOLLOWING STATE THAT THE QUALITY OF THE INFORMATION SET FROM WHICH ANY CONSIDERED SET OF CHOICES WAS DERIVED WAS NOT AFFECTED BY THE INFORMATION SET FROM WHICH ANY CHOICES WERE MADE. THE QUALITY OF THE INFORMATION SET FROM WHICH ANY CHOICES WERE MADE WAS NOT AFFECTED BY THE INFORMATION SET FROM WHICH ANY CHOICES WERE MADE.

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[illegible]

11. EVIDENCE FROM CHARLTON IS REFERENCED TO NATIONAL FORMER OWNERSHIP, DATES AND VMA, RECORDED IN DEED BOOK 14A, PAGE 309A, INDEMNITY COUNTY, GEORGIA, RECORDED.

AFFECTS SUBJECT PROPERTY (NOT APPLICABLE)

12. LANDMARKS AVAILABLE TO THIS CLIENT ARE FROM 1970'S WOULD BE IN LINE CHARLTON, GEORGIA, TO 1970'S COUNTY, INDEMNITY COUNTY, GEORGIA, RECORDED IN DEED BOOK 14A, PAGE 309A, INDEMNITY COUNTY, GEORGIA, RECORDED.

AFFECTS SUBJECT PROPERTY (NOT APPLICABLE) BY DEED CHARLTON, GEORGIA

13. TERMS AND CONDITIONS OF THEIR GENERAL BONDING AND ASSIGNMENT BY AND TO THE NATIONAL FORMER OWNERSHIP, DATES AND VMA, RECORDED IN DEED BOOK 14A, PAGE 309A, INDEMNITY COUNTY, GEORGIA, RECORDED IN DEED BOOK 14A, PAGE 309A, INDEMNITY COUNTY, GEORGIA, RECORDED.

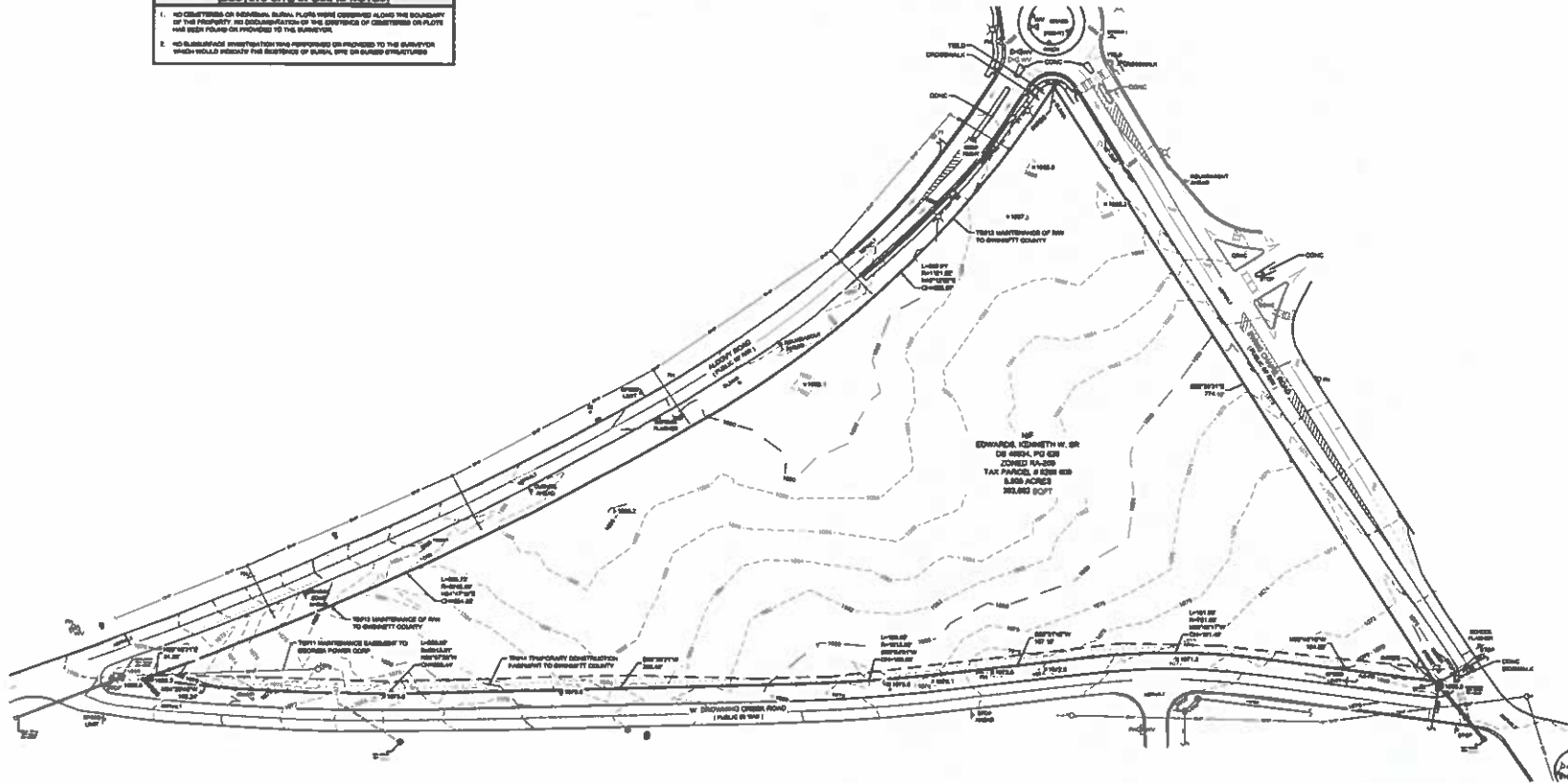
NOT AFFECTS SUBJECT PROPERTY



















14. TEMPORARY CONTRACTING BONDING FROM CHARLTON, GEORGIA AND VMA, RECORDED IN DEED BOOK 14A, PAGE 309A, INDEMNITY COUNTY, GEORGIA, RECORDED.

AFFECTS SUBJECT PROPERTY (BONDING RECORDED)



1. NO CRACKS OR MEMBERS BURIAL PLOTS WERE OBSERVED ALONG THE BOUNDARY OF THE PROPERTY, NO DISBURGEMENT OF THE EVIDENCE OF CRACKS OR PLOTS HAS BEEN FOUND OR PROVIDED TO THE SURVEYOR.
2. NO SUBSTANTIAL EVIDENCE HAS BEEN OBSERVED OR PROVIDED TO THE SURVEYOR WHICH WOULD INDICATE THE EXISTENCE OF BURIAL SITES OR BURIED STRUCTURES.

[illegible]

	FUNCTION SIGNAL		PIKE W/OUTPOST
	GRAVE SILET		SUMMARY SYMBOL (CLARIFY)
	PLATED END SECTION		SUMMARY SYMBOL (GENERAL)
	EMBLE PENDING ACTION BARR		LEFT POLE
	PERPETUAL SILET		ONLY W/IN
	PERPETUAL YOUNG SIGNAL		SELECTING METHOD
	STREET SIGN		CABLE SIGN
	DOWN FOR POUND (Y/N) NOTING		TELEPHONE SIGN
	Y/N		FEED OPTIC MAPPER

ABBREVIATION LEGEND	
REF	REFRAIN POLAND
CRMP	CAPPED REBBAN POLAND
BCP	GLASS CHAINED COMBUSTIBLE, 40%L
S	END NOT LOCATED
NS	NOON OR POSSIBLY
TR	TYPE EXCEPTION NUMBER
REV	REVISED COPY
IS	GROUP SELECT
PL	POTENTIAL SELECT

ALTAMONTE LAND TITLE SURVEY CERTIFICATION:

TO HERBERT H. HENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, POSTBOX 100000, WILMINGTON, MISSISSIPPI 39208

THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 AMERICAN LAND SURVEYING SYSTEM, REQUIREMENTS FOR A STANDARD LAND TITLE SURVEY, INCLUDING THE FOLLOWING: (1) THE SURVEY WAS MADE BY A LICENSED SURVEYOR IN THE STATE OF MISSISSIPPI; (2) THE SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 AMERICAN LAND SURVEYING SYSTEM, REQUIREMENTS FOR A STANDARD LAND TITLE SURVEY; (3) THE SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 AMERICAN LAND SURVEYING SYSTEM, REQUIREMENTS FOR A STANDARD LAND TITLE SURVEY; (4) THE SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 AMERICAN LAND SURVEYING SYSTEM, REQUIREMENTS FOR A STANDARD LAND TITLE SURVEY; (5) THE SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 AMERICAN LAND SURVEYING SYSTEM, REQUIREMENTS FOR A STANDARD LAND TITLE SURVEY; (6) AND (7) OF TITLE 48, CHAPTER 17, SECTION 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139, 1-140, 1-141, 1-142, 1-143, 1-144, 1-145, 1-146, 1-147, 1-148, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-180, 1-181, 1-182, 1-183, 1-184, 1-185, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-199, 1-200, 1-201, 1-202, 1-203, 1-204, 1-205, 1-206, 1-207, 1-208, 1-209, 1-210, 1-211, 1-212, 1-213, 1-214, 1-215, 1-216, 1-217, 1-218, 1-219, 1-220, 1-221, 1-222, 1-223, 1-224, 1-225, 1-226, 1-227, 1-228, 1-229, 1-230, 1-231, 1-232, 1-233, 1-234, 1-235, 1-236, 1-237, 1-238, 1-239, 1-240, 1-241, 1-242, 1-243, 1-244, 1-245, 1-246, 1-247, 1-248, 1-249, 1-250, 1-251, 1-252, 1-253, 1-254, 1-255, 1-256, 1-257, 1-258, 1-259, 1-260, 1-261, 1-262, 1-263, 1-264, 1-265, 1-266, 1-267, 1-268, 1-269, 1-270, 1-271, 1-272, 1-273, 1-274, 1-275, 1-276, 1-277, 1-278, 1-279, 1-280, 1-281, 1-282, 1-283, 1-284, 1-285, 1-286, 1-287, 1-288, 1-289, 1-290, 1-291, 1-292, 1-293, 1-294, 1-295, 1-296, 1-297, 1-298, 1-299, 1-300, 1-301, 1-302, 1-303, 1-304, 1-305, 1-306, 1-307, 1-308, 1-309, 1-310, 1-311, 1-312, 1-313, 1-314, 1-315, 1-316, 1-317, 1-318, 1-319, 1-320, 1-321, 1-322, 1-323, 1-324, 1-325, 1-326, 1-327, 1-328, 1-329, 1-330, 1-331, 1-332, 1-333, 1-334, 1-335, 1-336, 1-337, 1-338, 1-339, 1-340, 1-341, 1-342, 1-343, 1-344, 1-345, 1-346, 1-347, 1-348, 1-349, 1-350, 1-351, 1-352, 1-353, 1-354, 1-355, 1-356, 1-357, 1-358, 1-359, 1-360, 1-361, 1-362, 1-363, 1-364, 1-365, 1-366, 1-367, 1-368, 1-369, 1-370, 1-371, 1-372, 1-373, 1-374, 1-375, 1-376, 1-377, 1-378, 1-379, 1-380, 1-381, 1-382, 1-383, 1-384, 1-385, 1-386, 1-387, 1-388, 1-389, 1-390, 1-391, 1-392, 1-393, 1-394, 1-395, 1-396, 1-397, 1-398, 1-399, 1-400, 1-401, 1-402, 1-403, 1-404, 1-405, 1-406, 1-407, 1-408, 1-409, 1-410, 1-411, 1-412, 1-413, 1-414, 1-415, 1-416, 1-417, 1-418, 1-419, 1-420, 1-421, 1-422, 1-423, 1-424, 1-425, 1-426, 1-427, 1-428, 1-429, 1-430, 1-431, 1-432, 1-433, 1-434, 1-435, 1-436, 1-437, 1-438, 1-439, 1-440, 1-441, 1-442, 1-443, 1-444, 1-445, 1-446, 1-447, 1-448, 1-449, 1-450, 1-451, 1-452, 1-453, 1-454, 1-455, 1-456, 1-457, 1-458, 1-459, 1-460, 1-461, 1-462, 1-463, 1-464, 1-465, 1-466, 1-467, 1-468, 1-469, 1-470, 1-471, 1-472, 1-473, 1-474, 1-475, 1-476, 1-477, 1-478, 1-479, 1-480, 1-481, 1-482, 1-483, 1-484, 1-485, 1-486, 1-487, 1-488, 1-489, 1-490, 1-491, 1-492, 1-493, 1-494, 1-495, 1-496, 1-497, 1-498, 1-499, 1-500, 1-501, 1-502, 1-503, 1-504, 1-505, 1-506, 1-507, 1-508, 1-509, 1-510, 1-511, 1-512, 1-513, 1-514, 1-515, 1-516, 1-517, 1-518, 1-519, 1-520, 1-521, 1-522, 1-523, 1-524, 1-525, 1-526, 1-527, 1-528, 1-529, 1-530, 1-531, 1-532, 1-533, 1-534, 1-535, 1-536, 1-537, 1-538, 1-539, 1-540, 1-541, 1-542, 1-543, 1-544, 1-545, 1-546, 1-547, 1-548, 1-549, 1-550, 1-551, 1-552, 1-5

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Published in the office of



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& LECRAW**

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www.gskandlec.com

REVISIONS:

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ANSWER LAND TITLE SURVEY FOR
TIONAL TITLE INSURANCE COMPANY &
C. C. A. DELEWARE LIMITED LIABILITY COMPANY

PROJECT LOCATION

ALCOVE ROAD


AND ALCOVE ROAD
SUGAR CREEK, MISSOURI

LANDLORD: SUGAR CREEK DEVELOPMENT
CITY OF SUGAR CREEK, MISSOURI

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.



GRID NORTH, GEODESIC WEST ZONE

0 50 100 150

SCALE 1" = 50'

SURVEY INFO:

DRAWN BY	ELC
REVIEWED BY	OK
JOB #	1054
DATE	10/20/04

SHEET NUMBER

1054

PARCEL NO. 1:

BK 46934 PG 0629

All that tract or parcel of land lying and being in Land Lot 268 of the 5th 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 Virdis 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 5th 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 25, 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, 5th 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. State 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 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, 5th 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. State 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 1/4" open top pipe found; thence South 81° 06' 05" East 113.33 feet to a 1 1/4" open top pipe found; thence South 72° 58' 05" East 162.95 feet to a 1 1/4" open top pipe found; thence South 88° 05' 55" East 261.11 feet to a 1 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. 1:

All that tract or parcel of land lying and being situate in Land Lot 268 of the 5th 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.

[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.]

NCP

Abutting property to 2053 Alcovy Road



ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE:

10/9/24

TO:

Gwinnett Co Board of Education - 43701d Peachtree Rd. NW
Sourence, GA 30024
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM:

Brantley 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 RA 200
_____ to R-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 BA200
_____ to R-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: 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

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.

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.

CONFLICT OF INTEREST CERTIFICATION

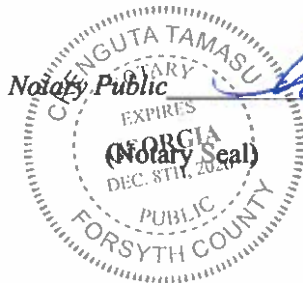
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant B. Wood Date 11/20/24

Type or Print Name/Title Branche Woods / Director

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____



[Signature] Date 11/20/24

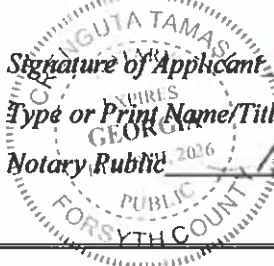
Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

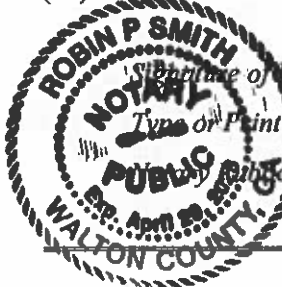
APPLICANT CERTIFICATION

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 Brendan Woods Date 11/21/24
Type or Print Name/Title Brendan Woods Director
Notary Public [Signature] Date 11/21/2024

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 Kenneth W. Edwards Sr. Date 11/21/24
Type or Print Name/Title Kenneth W. Edwards Sr.
Notary Public Robin P. Smith Date 11/21/24

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

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 3/5/25

Type or Print Name/Title Shane Lanham

Notary Public Tara L. Riley Date 3-5-25

(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>
<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 <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>
<hr/> <hr/> <hr/> <hr/>		

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

9589 0710 5270 2282 5099 19

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Gwinnett County Board of Education
 170 Fwing Chapel Rd.
 Decatur, GA 30019

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Summerwind Subdivision
 650 Redflower Road
 Decatur, GA 30019

PS Form 3800, January 2023 PSN 7530-02-000-9047

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Gwinnett County Board of Education
 437 Old Peachtree Rd. NW
 Cumming, GA 30024

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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Postage

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\$

Sent To

Wolf Creek HOA
 2295 Mitchell Ct.
 Decatur, GA 30019

PS Form 3800, January 2023 PSN 7530-02-000-9047

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Total Postage and Fees

\$

Sent To

Wolf Creek HOA
 500 Sugar Mill Rd. Ste 200B
 Atlanta, GA 30350

Postmark
Here