



November 18, 2024

The Honorable Trey King
City of Dacula
P.O. BOX 400
DACULA, GA 30019

Re: Proposed Annexation by City of Dacula pursuant to the 100% Application Method
Land Lot 268 of the 7th District Tax Parcel Number: R5268 009, 8.82 acres +/-
Applicant: Local Land Co. LLC and Owner: Kenneth W. Edwards Sr.

Dear Mayor King:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation with respect to county facilities on the property located at 2053 Alcovy Rd, Dacula, GA 30025 and determined that Gwinnett County does not own facilities within the subject property.

Gwinnett County Department of Transportation (GCDOT) reviewed the subject property. There are no GCDOT facilities located within the property proposed for annexation. Alcovy Road, Ewing Chapel Road, and West Drowning Creek Road are GCDOT-maintained roadways at this location and any proposed access or work in the right-of-way is subject to prior review/approval by GCDOT. Alcovy Road and Ewing Chapel Road will remain County-maintained regardless of any annexation on the other side of the road. In the future, should the other side of West Drowning Creek Road be annexed into the City of Dacula, that section of roadway where both sides are annexed would become City-maintained. The subject property falls within the limits of a 2023 SPLOST project at Alcova Elementary School, GCDOT Project # F-1504-01. To ensure our designs do not conflict, we would recommend that the property owner coordinate any potential future development with GCDOT's Office of Transportation Planning, Design, and Construction.

Gwinnett County Department of Water Resources reviewed the subject property and determined that the following infrastructure exists: an eight-inch water main located on the northern right-of-way of West Drowning Creek Road; a twelve-inch water main located on the eastern right-of-way of Ewing Chapel Road; and a ten-inch water main located on the northern right-of-way of Alcovy Road; an eight-inch gravity sewer located on the northwest right-of-way at the intersection of Ewing Chapel Road and West Drowning Creek Road; a twenty-four-inch stormwater closed-conduit pipe located at the intersection of Ewing Chapel Road and West Drowning Creek Road on the western right-of-way of Ewing Chapel Road; and a twenty-four-inch stormwater closed-conduit pipes running across the right-of-way of West Drowning Creek Road. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by Gwinnett County Department of Planning and Development and Department of Water Resources.

According to the Gwinnett County Department of Community Services there are no facilities associated or planned by the Gwinnett County Department of Community Services known to be on or adjacent to this tract or affected by the annexation of this tract.

The Gwinnett County Department of Planning and Development notes that the subject property is zoned RA-200 (Agriculture-Residence District) and is Urban-Low on the Future Development Map of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, William.Deguffroy@gwinnettcounty.com or 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2024-00015

CERTIFIED MAIL #: 9214 8902 9562 6590 1607 3577 30

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|---|---|
| C: Nicole L. Hendrickson, Commission Chairwoman | Rebecca Shelton, Director of Water Resources |
| Jasper Watkins III, Commissioner, District 3 | Lewis Cooksey, Director of Transportation |
| Maria Woods, Deputy County Administrator | Ron Adderly, Acting Director of Support Services |
| Matt Dickison, Director of Planning & Development | Tina Fleming, Director of Community Services |
| Long Range files, ANX2024-00015 | Melanie F. Wilson, Senior Assistant County Attorney |

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

295 S. CULVER STREET, SUITE C ▪ LAWRENCEVILLE, GEORGIA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@tjwpclaw.com

November 11, 2024

VIA E-MAIL and OVERNIGHT DELIVERY

Nicole Hendrickson, Chairwoman, and
Members of the Board of Commissioners
Gwinnett County, Georgia
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30045

RECEIVED

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County Administrator's Office

ANX-2024-015

Re: City of Dacula, Georgia
Annexation Application filed by Local Land Co., LLC
2053 Alcovy Road, Tax Parcel R5268 009

Dear Chairwoman Hendrickson and Members of the Board:

I hope you are well. The City of Dacula, Georgia has requested that I provide you notice of a recently received annexation application in accordance with State law. Enclosed please find a copy of Annexation Application filed by Local Land Co., LLC for property at 2053 Alcovy Road. The property is tax parcel number R5268 009 and contains approximately 8.82 acres. The property is adjacent to the City Limits of the City of Dacula as shown on the enclosed survey plat prepared by the Applicant. I am writing to provide a copy of the Application for Annexation in accordance with O.C.G.A. Section 36-36-6 and 36-36-111. A copy of the legal description of the affected property is also enclosed. The City formally received this application on November 7, 2024.

The City is not aware of any County facilities or property located within the area to be annexed in accordance with Section 36-36-7. If any such County facilities exist, please notify the City.

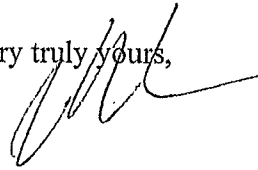
The City welcomes any comments the Commissioners or County staff may have on this Application. City personnel would be glad to meet with you or County staff to discuss these matters further. Please notify Hayes Taylor, the City's City Planner, or City Administrator Brittni Nix (770-963-7431) with any comments the County has in accordance with O.C.G.A. Section 36-36-7 or to schedule a meeting for further discussion. Mayor King would also be glad to speak with you or Commissioner Watkins regarding the Application.

Ms. Nicole Hendrickson, Chairwoman, and
Members of the Board of Commissioners
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Thank you for your review of these matters. If you have any questions or need any additional information, please let me know.

With best regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read 'RJW', with a long horizontal flourish extending to the right.

Robert Jackson Wilson

RJW/bka

Enc.

cc: City of Dacula, Georgia
Michael Ludwiczak, County Attorney