



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>BARBARA QUARTEY-PAPAFIO</u>	NAME <u>Edith Rodriguez Ventura</u> * per conversation on 2/2/24 HHH
ADDRESS <u>2145 GYNNMORE DRIVE</u>	ADDRESS <u>CLEMENT QUARTEY-PAPAFIO 2145 GYNNMORE DRIVE 287</u>
CITY <u>LAWRENCEVILLE</u>	CITY <u>LAWRENCEVILLE Dacula</u> ch 2/2/24 54.
STATE <u>GEORGIA</u> ZIP <u>30043</u>	STATE <u>GEORGIA</u> ZIP <u>30043 14</u>
PHONE <u>678-687-3547</u> FAX _____	PHONE <u>404-990-0096</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 BARBARA QUARTEY-PAPAFIO
 COMPANY NAME BRILLIANT STAR EARLY CHILDHOOD LLC
 ADDRESS 2145 GYNNMORE DRIVE
LAWRENCEVILLE GA 30043
 PHONE 678-687-3547 FAX _____
 EMAIL Barbara.papafio@yahoo.com

PRESENT ZONING DISTRICT(S) OI REQUESTED ZONING DISTRICT NOT APPLICABLE
 LAND LOT(S) 302 PARCEL # R5302A-104 DISTRICT(S) 5TH ACREAGE 0.26
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED CHILD CARE SERVICES

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS _____
 DWELLING UNIT SIDE (SQ. FT.) _____

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

LETTER OF INTENT TO OPERATE A DAYCARE

BARBARA QUARTEY-PAPAFIO
2145 GLYNMOORE DRIVE
LAWRENCEVILLE GA 30043
January 9, 2024

Dear Sir/Madam,

LETTER OF INTENT TO OPERATE AND RUN A DAYCARE CENTER FOR THE COMMUNITY LOCATED AT 287 CHURCH STREET, DACULA GA 30019.

Brilliant Star Early Childhood Development LLC is asking for a special permit to utilize a property at 287 Church Street, Dacula GA 30019 for use as a Daycare to assist parents in the community to find a place to bring their children so they can go to work.

The statistics indicate that 87% of families have children and most families have 2 streams of income with both parents working each day and this is only possible if both parents have dependable childcare service they can take their wards.

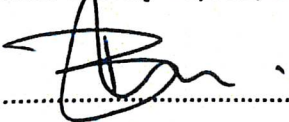
Per the search performed by *Brilliant Star Early Childhood Development LLC*, the nearest childcare is within at least 1.5-2.0 miles from this location address. This childcare center will serve parents within this neighborhood and be of immense help to the community.

The capacity of the daycare will not be more than 55 students even though at the moment the building cannot have more than 30 students. *Brilliant Star* has plans to have additional structures added to increase the capacity of the daycare to approximately 55 students. This will include Pre-K, Aftercare, Before care, and daily childcare services.

Hoping our special request will be granted and looking forward to your kind consideration.

Sincerely Yours,

Barbara Quartey-Papafio, Director



.....

Clement Quartey-Papafio, Assistant Director



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NCE

GRASS AREA

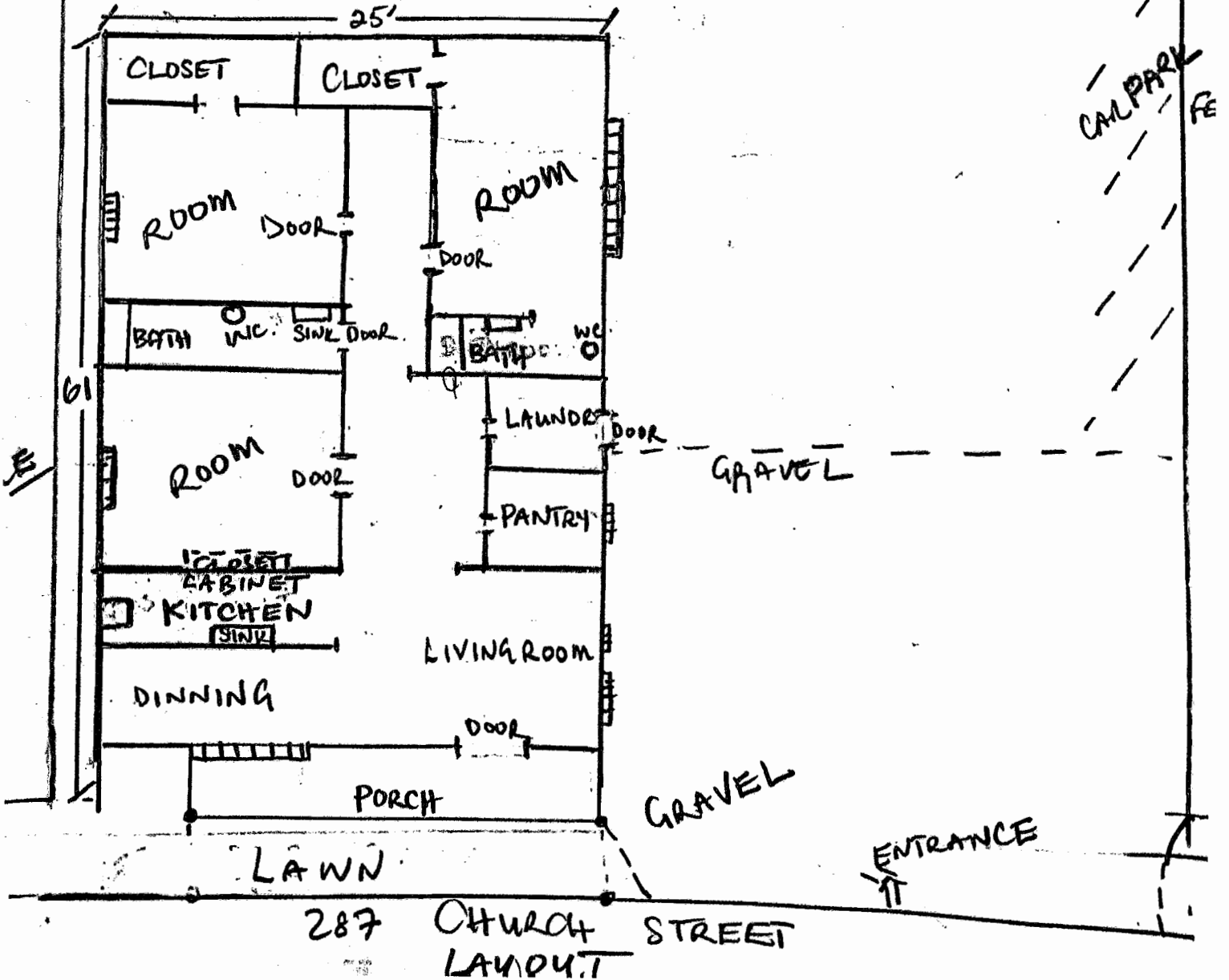


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHWESTERLY SIDE OF CHURCH STREET, FORMERLY KNOWN AS SECOND AVENUE AND SOMETIMES KNOWN AS PHARR AVENUE, AT AN IRON PIN LOCATED AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO DACULA BAPTIST CHURCH PROPERTY CEMETERY; RUNNING THENCE SOUTHWESTERLY AS MEASURED ALONG THE SOUTHERLY LINE OF PROPERTY NOW OR FORMERLY BELONGING TO DACULA BAPTIST CHURCH PROPERTY CEMETERY A DISTANCE OF 209 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF AN UNOPENED STREET; RUNNING THENCE SOUTHEASTERLY AS MEASURED ALONG THE NORTHEASTERLY SIDE OF SAID STREET A DISTANCE OF 55 FEET TO AN IRON PIN LOCATED ON THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO MRS. G. F. PHARR; RUNNING THENCE NOTHEASTERLY AS MEASURED ALONG THE NORTHERLY LINE OF PROPERTY NOW OR FORMERLY BELONGING TO MRS. G. F. PHARR A DISTANCE OF 209 FEET TO AN IRON PIN LOCATED ON THE SOUTHWESTERLY SIDE OF CHURCH STREET; RUNNING THENCE NORTHWESTERLY AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF CHURCH STREET A DISTANCE OF 55 FEET TO THE SOUTHEAST CORNER OF DACULA BAPTIST CHURCH PROPERTY CEMETERY AND THE POINT OF BEGINNING; BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY E. L. CHAPMAN, REGISTERED SURVEYOR, DATED DECEMBER 14,1971, FOR SAMMY S. EVERETT.

Being the same property conveyed to Jesus Edith Rodriguez Ventura and Cindy M. Rodriguez Anaya, by virtue of Limited Warranty Deed from Jesus Edith Rodriguez Ventura, dated 5/31/2022, and recorded on 6/6/2022, in Deed Book 59997, page 65, Gwinnett County, Georgia Records.

Parcel ID: R5302A104

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 [Signature] Date 1/12/24
Type or Print Name/Title BARBARA QUARTEY-PAPAFIO
Notary Public Courtney Mahady Date 1/12/24

Courtney Mahady

NOTARY PUBLIC

Barrow County, GEORGIA

PROPERTY OWNER CERTIFICATION Commission Expires 02/21/2027

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 [Signature] Date 1-12-2024
Type or Print Name/Title CLEMENT QUARTEY-PAPAFIO
Notary Public Courtney Mahady Date 1/12/24

Courtney Mahady

NOTARY PUBLIC

Barrow County, GEORGIA

My Commission Expires 02/21/2027

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

.....
ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor and/or a member of the City Council 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>
NOT APPLICABLE (N/A) _____ _____ _____	N/A	N/A

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>
NOT APPLICABLE _____ _____ _____	N/A	N/A

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

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 1/12/24

Type or Print Name/Title BARBARA QUARRY-PAPAFIO

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title Representing our selves.

Notary Public Courtney Mahady Date 1/12/24

~~Courtney Mahady
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 02/21/2027~~

Courtney Mahady
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 02/21/2027

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



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IMPACT ANALYSIS STATEMENT

As required by the Zoning Resolution of the City of Dacula, the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power. **ALL APPLICATIONS MUST BE COMPLETED WITH THE COMPLETED IMPACT ANALYSIS STATEMENT.**

DATE 1-12-2024 APPLICANT BARBARA QUARTEY - PAPAIO

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: NOT APPLICABLE
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: NOT APPLICABLE
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: NOT APPLICABLE
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. NO, THIS WILL NOT LEAD TO ANY BURDEN SOME USE OF EXISTING STREET.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: YES
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: THERE ARE NO EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY

APPENDIX

(For Informational Purposes)

CONFLICT OF INTEREST IN ZONING ACTIONS

Sec. 36-67A-1.	Definitions
Sec. 36-67A-2.	Disclosure of Financial Interests
Sec. 36-67A-3.	Disclosure of Campaign Contributions
Sec. 36-67A-4.	Penalties

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of Ethics and Conflicts of Interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, pa. 1496, Sec. 1, both enacted a Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

36-67A-1. Definitions

As used in this chapter, this term:

- (1) "Applicant" means any individual or business entity applying for rezoning action.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
- (4) "Local government" means any county or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, Sec. 36-67A-1, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

DISCLOSURE & PENALTIES

36-67A-2 Disclosure of Financial Interests

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote.
- (2) Has a financial interest in any business entity which a property interest in any real property affected by a rezoning action upon which that official is authorized to vote; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code section shall immediately disclose the nature and extent of such interest, in writing to the governing authority of the local government in which the local government official is a member. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, Sec. 36-67A-2, enacted by Ga.L. 1986, p. 1269, Sec.1.).

36-67A-3 Disclosure of Campaign Contributions.

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the applications, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name of the local government official to whom the campaign contribution or gift was made;
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (b) The disclosures required by subsection (1) of this Code shall be filed within ten days after the application for the rezoning action is first filed. (Code 1981, Sec. 36-67A-3, enacted by Ga. L. 1986, p. 1269, Sec. 1)

36-67A-4 Penalties

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Sec. 36-67A-4, enacted by Ga.L. 1986, p. 269, Sec.1.)

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: _____

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: _____

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS: _____

You are hereby notified that an application a zoning change from _____
to _____ 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 _____ 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 _____ 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.