



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)

Form with two columns: APPLICANT * and PROPERTY OWNER *. Includes fields for NAME, ADDRESS, CITY, STATE, ZIP, PHONE, and FAX.

APPLICANT IS THE:

- Owner's Agent, Property Owner, Contract Purchaser (with checkboxes)

Contact information section including CONTACT PERSON, COMPANY NAME, ADDRESS, PHONE, FAX, and EMAIL.

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

Zoning information section including PRESENT ZONING DISTRICT(S), REQUESTED ZONING DISTRICT, LAND LOT(S), PARCEL #, DISTRICT(S), and ACREAGE.

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED modification to existing zoning condition as defined in Letter of Intent. Modifications to conditions: #1, 2, 7, 11, 12. 1 Permitted use includes intimate social/business events, use of outside; 7 hours 6am-11pm; 11 allow tents/canopies; 12 8ft fence

RESIDENTIAL DEVELOPMENT and NON-RESIDENTIAL DEVELOPMENT sections with fields for NO. OF LOTS/DWELLINGS UNITS, NO. OF BUILDINGS/LOTS, DWELLING UNIT SIDE (SQ. FT.), and TOTAL GROSS SQ. FEET.

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

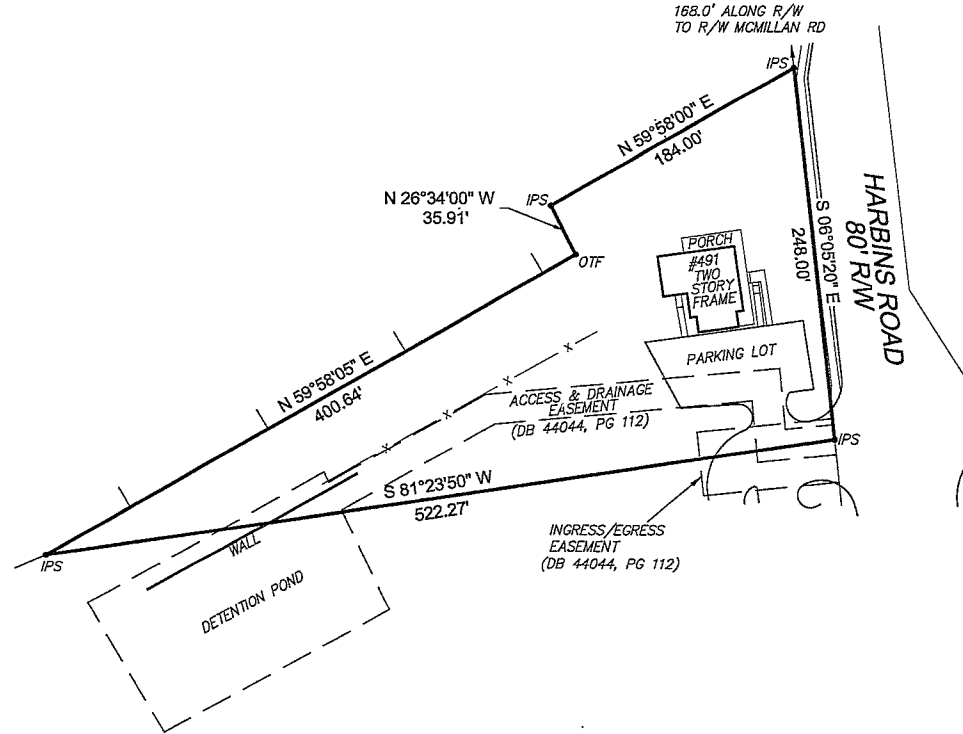
*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER

RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ♁ PP - Power Pole
- ⊕ LP - Light Pole
- ⊕ PED - Utility Pedestal
- ⊕ FH - Fire Hydrant
- ⊕ WM - Water Meter
- ⊕ WV - Water Valve
- ⊕ GM - Gas Meter
- ⊕ SMH - Sewer Manhole
- ⊕ CB - Catch Basin
- DI - Drop Inlet
- ⊕ C/O - Cleanout
- ⊕ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- FB, PG - Plat Book and Page
- POB - Point of Beginning



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 5/31/19 using a Leica TCRP 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

AREA
60,816 SQ.FT.
1.40 ACRES



SURVEYOR'S CERTIFICATION

This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land.

Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

John C. Groves, Jr.
John C. Groves, Jr. RLS 3237



BOUNDARY SURVEY PREPARED FOR
CIRCSPACES, INC

LOCATED IN LAND LOT 301
5TH DISTRICT,
GWINNETT COUNTY, GEORGIA

DATE:	6/4/19
SCALE:	1"=80'
DRAWING:	19-176
COORD:	
REVISIONS:	
SHEET #:	1 of 1



LETTER OF INTENT - REQUEST FOR MODIFICATIONS IN EXISTING ZONING CONDITIONS

January 10, 2024

To City of Dacula:

Please accept this letter of intent as the formal request to update the existing zoning condition for 491 Harbins Road Dacula, GA 30078 also referred as Circaspaces, Inc.. Circaspaces has been operating as a solid, collaborative and positive entity in the city of Dacula since 2019. As owners, we have invested meaningful time, resources and finances in the city and the community. Prior to our acquiring the building, it stood as an old, dilapidated, vacant building, and a drain to the valuation and optics of the Harbins Road corridor in the city. Over the past few years, as small business owners, we continue to invest in our business operating model to provide an Intimate (up to 32 people) rentable gathering meeting (with no distinction between business-related or social-related) and office space for the community."

The property is zoned C-1 which is intended to conveniently serve through commercial uses, the needs of the community. We are serving the needs of those in the community wishing to have intimate (up to 32 persons per our Fire Marshal Occupancy limit) gatherings such as: workshops, business and social gatherings, conference calls, receptions, ceremonies, training, seminars, client discussions, etc. In the flex/shared/co-working industry, these are considered micro gatherings with no distinction of social or office related.

Within the the flex-space (or shared-space) industry, there are locations (one is Best of Gwinnett) that are similar to Circaspaces and they are allowed to rent/host their spaces for social gatherings (bridal/baby showers, graduation, etc.) and also business gatherings.

CircaSpaces, Inc. is requesting the following Modifications to the 2019 (existing) Zoning Conditions:

	Existing	Requested Updates	Just Comments
1	Permitted uses shall be limited to meeting and office use only	Permitted uses for business and social meetings, office and related activities. Social meetings will be limited to the # of occupancy, currently 32, and are considered intimate gatherings such as ceremonies, receptions, seminars, training, workshops, bible study, celebration and other like-kind intimate private and public gatherings.	

	Existing	Requested Updates	Just Comments
2	All business activities shall be contained within the existing structure on the property	Activities permitted to occur on the property, inside and outside.	e.g. A Spring Garden Elopement Ceremony with 10 guests that lasts less than 15min.
3	The fence that adjoins residential properties must remain in place, and the structure and visual characteristics of the fence shall be maintained at all times	No modification	
4	The existing zone and buffer must remain in place and be maintained at all times	No modification	
5	Ground signage shall be limited to a single monument type only with indirect light in or an LED reader board. Sign shall be constructed with a brick or deck, stone base of at least 2 feet and height, neon or internally lit ground signs shall be prohibited. The light from any eliminated sign shall not be off an intensity and brightness, which will interfere with the peace, comfort convenience, and general welfare of residence or occupants of the Adjacent and nearby properties	No modification	
6	Proper lighting shall be directed in towards the property, so as not to reflect into adjacent residential properties. A separate Lighting plan (showing location and type of light) shall be submitted to the city for approval.	No modification	
7	Normal business hours of operation should be limited from 6 AM to 9 PM	Normal business hours of operation shall be limited from 6 AM - 11 PM	e.g. to allow adequate time for winding down and clean-up.

	Existing	Requested Updates	Just Comments
8	Any dumpster enclosure shall be constructed with brick stack stone or split face block (CMU). Subject enclosure shall have a completely opaque wood or steel door. Garbage/sanitation or dumpster service pick up shall be conducted between the hours of 7 AM to 6 PM as scheduled Monday through Friday only	No modification	
9	No outdoor storage shall be permitted on site. Accessory storage shed/structures shall be allowed in the side and rear yards. Set structures shall be closed on all four sides.	No modification	
10	No outside loudspeakers shall be allowed	No modification	
11	No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons, or hot air balloons shall be displayed on the site.	Tents, canopies, gazebo are permitted on the site at side or back of property. Banners, streamers or roping, decorated with flags, tinsel or other similar material shall be displayed, hung or strung on the site. No hot air balloons shall be displayed on the site.	
12	Any fencing along Harbins Rd., shall be wrought- iron style with stacked stone or brick columns faced every 30 feet or white decorative vinyl and/or steel as shown in exhibit A. Fencing should not exceed six (6) feet in height. A fence plan shall be subject to review and approved by the city of Dacula	Fencing along Harbins Road shall be wrought-iron style, stacked stone, brick or a combination thereof, and shall not exceed eight (8) feet in height.	There is consistent, heavy and loud traffic on Harbins Road. For the proper usability, it is desirable to have adequate noise buffering to allow members and clients to safely and reasonably use the spaces.
13	Any interior fencing shall be off decorative iron, painted/stain, wood, slat, or a similar final material, not to exceed 6 feet and height	Any interior fencing shall be off decorative iron, painted/stain, wood, slat, chain-link or a similar final material, not to exceed 6 feet and height	Chain-link fence added, as this is similar to existing interior fencing and neighboring fencings.

	Existing	Requested Updates	Just Comments
14	Any garbage, litter, or construction debris must be removed from the site prior to the issuance of certificate of occupancy for the site.	No modification	
15	all drive and/or parking areas shall be paved with either concrete or asphalt prior to issuance of an occupational tax certificate for the property. Parking requirements will adhere to article X of the Zoning resolution of the city of Dacula.	No modification	
16	The property generally shall be developed as approved by the Mayor and city Council. Any substantial deviation from the approved conditions of zoning, shall be submitted to the city Council for approval. The city administrator should determine what constitutes substantial deviation.	No modification	

The request for modifications will allow CircaSpaces at 491 Harbins Rd to better serve the community wishing to use the facility for business and social gatherings. This will improve the local community's access to services and provide business opportunities for local vendors. During the 1/4/2024 Dacula City Council Meeting, multiple Dacula residents and business owners in the community showed FULL SUPPORT for having a viable flex space for social and business gatherings. They voiced their concerns around the impacts to the overall community, not just to Circaspaces, if business with flexible spaces are not allowed to conduct social gatherings for common purpose. All the requested modifications to the zoning conditions address Circaspaces' ability to provide quality services and enhancement to the constituents seeking an Intimate flexible space (up to 32 people) where social and business gatherings can occur.

If there are any additional information needed or questions, please feel free to contact our office. Thank you for the continued support.

Sincerely,

James Clinkscales
Co-owner CircaSpaces, Inc
(O) 770-524-7133
(C) 404-944-0762
james@circaspaces.com

January 17, 2024

To: City of Dacula

From: CircaSpaces, Inc.
James Clinkscates
491 Harbins Road
Dacula, GA 30091

RE: APPLICATION CASE # 2024-CD-COC-01

Please accept this document as a formal request to be added to the already submitted COC form.

Request a variance to eliminate zoning buffers. There is currently approximately 6-ft fencing along the side and back where the adjoining properties are located (north/west), and evergreen trees were planted, in addition to several existing trees and shrubs that provide adequate buffer to contiguous properties.

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 301, 5th District, in the City of Dacula, of Gwinnett County, Georgia, and being more particularly shown on that survey for James R. Williams, Charles Taylor, Peachtree Bank and Chicago Title Insurance, prepared by W. T. Dunahoo, G.R.L.S. No. 1577, dated July 26, 2005, and more particularly described as follows:

BEGINNING at a point located on the Northwesterly right-of-way line of Harbins Road (an 80-foot right-of-way), 168.00 feet Southernly, along said right-of-way line, from its intersection with the centerline of McMillan Road; from said POINT OF BEGINNING thence run South 06° 05' 20" East, along said Northwesterly right-of-way line of Harbins Road, 248.00 feet to a point; thence running South 81° 23' 50" West, 522.27 feet to an iron pin set; thence running North 59° 58' 05" East, 400.64 feet to an iron pin found; thence running North 26° 34' 00" West, 35.91 to an iron pin set; thence running 59° 58' 00" East, 184.00 feet to the POINT OF BEGINNING, being 1.40 Acres, more or less, as shown on the survey referenced above.

Together With an Access Easement and Detention Easement as set forth in that certain Easement Agreement, dated August 15, 2005, between James R. Williams, Charles H. Taylor and Harbins Dacula Properties, LLC, recorded in Deed Book 44044, Page 112, of the Gwinnett County, Georgia Deed Book Records.

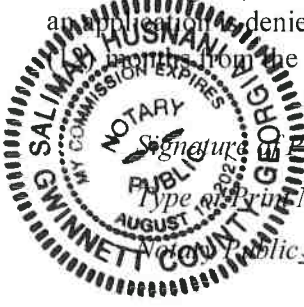
APPLICANT CERTIFICATION

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 James Clinkscales Date 12-7-2023
Type or Print Name/Title James Clinkscales, Co-owner
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 months from the date of last action unless waived by the City.



Signature of Property Owner James Clinkscales Date 12-7-2023
Type or Print Name/Title James Clinkscales, Co-owner
Notary Public Kalonahteusdau Date 12/7/2023

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.

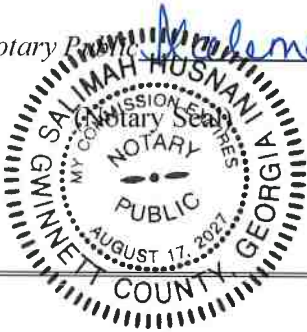
Signature of Applicant James Clinkscales Date 12-7-2023

Type or Print Name/Title James Clinkscales Co-owner

Signature of Applicant' Attorney N/A Date N/A

Type or Print Name/Title N/A

Notary Public Salimah Husnani Date 12/7/2023



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

Your search returned 1 records

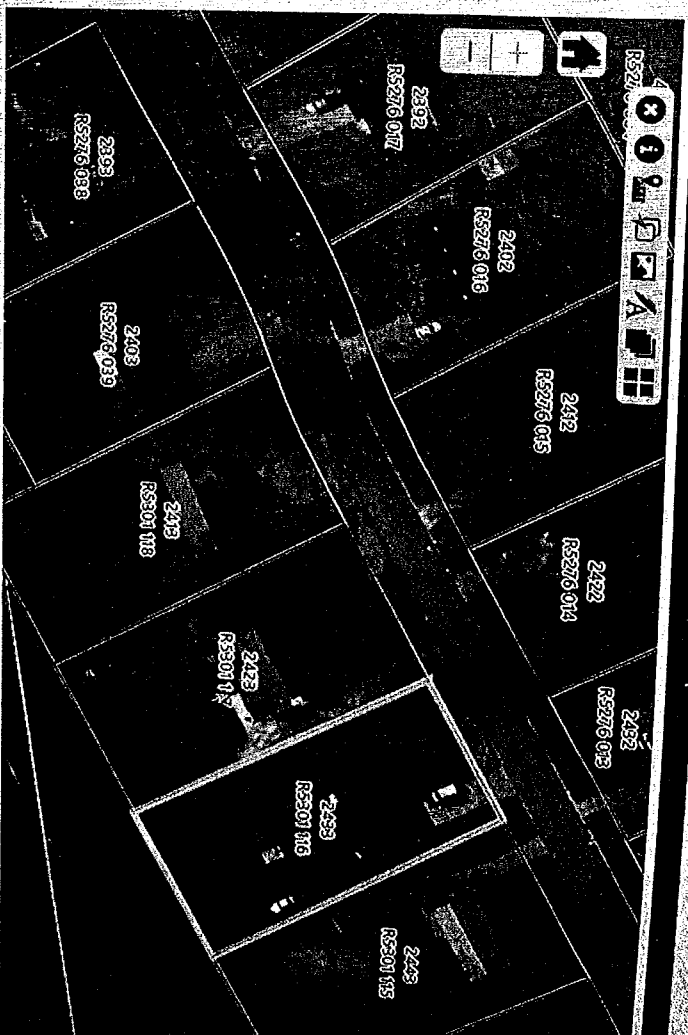
MANVRA DIEGO SANCHEZ VAZQUEZ CONCEPCION CURIE
2433 ROBIN RIDGE DR
DACLIA, GA 30019-2124
0.68 ACRES
2433 ROBIN RIDGE DR DACLIA 30019 RS301 116

Map It
Land: \$60,000
Building: \$247,100
Total Fair Market: \$307,100

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



307F
Class

Search

Terms Of Use Privacy Statement Copyright 2019 by Aumentum Technologies

MOULDOUGH, ROBERT E
2551 JUNE EDWARDS RD
Dacula, GA 30019-2508

0.48 ACRES
2443 ROBIN RIDGE DR DACULA, 30019 | RS301.115

Map/Hi
Land: \$60,000
Building: \$150,500
Total Fair Market: \$210,500

Your search returned 1 records

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.



30°F
11:58

Search

Terms Of Use Privacy Statement Copyright 2019 by Aumentum Technologies

Your search returned 1 records.

CONSON TORS
 2453 ROBIN RIDGE DR
 DACULA, GA 30019-2024
 0.45 ACRES
 2453 ROBIN RIDGE DR DACULA 30019 RS301 114

Category	Value
Land	\$60,000
Building	\$189,000
Total Fair Market	\$249,000

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.



Your search returned 1 records.

COURSON, TERIS
2453 ROBIN RIDGE DR
Dacula, GA 30019-2824
B-45, A062
2453 ROBIN RIDGE DR Dacula, GA 30019

RS301 114

Map/Lt
Land: \$60,000
Building: \$189,000
Total Fair Market: \$249,000

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.



Your search returned 1 records.

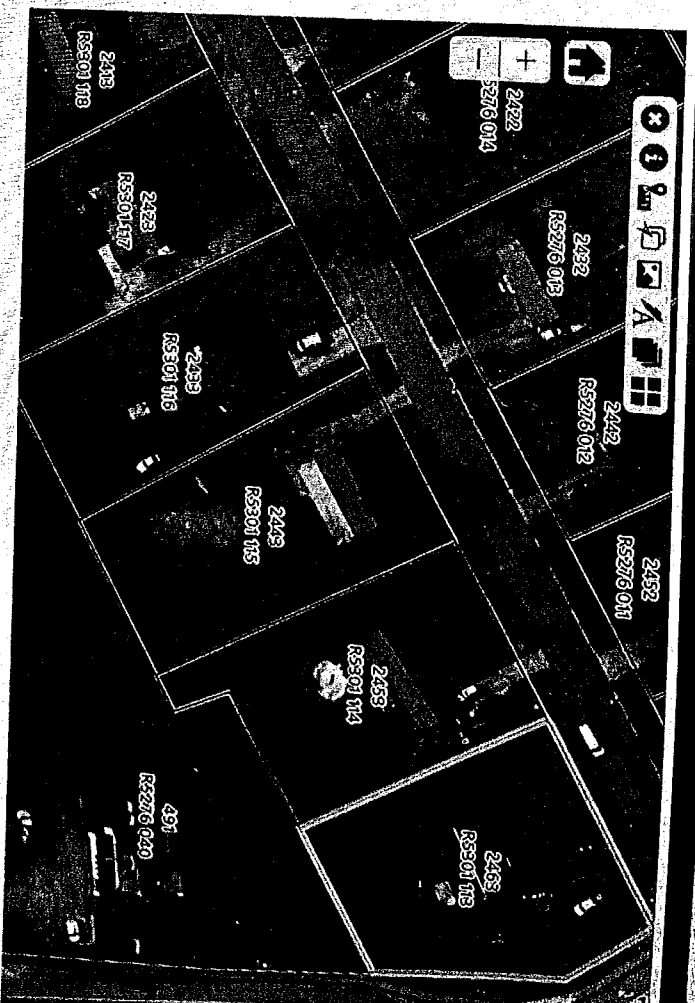
CLARK STERIANTE LYNETTE
1099 PATRIOT CV
Dacula, GA 30019-6845
0.50 ACRES
2463 ROBIN RIDGE DR Dacula 30019 | RS301 113

Map It
Land: \$60,000
Building: \$209,400
Total Fair Market: \$269,400

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.





Tax Assessor's Office

SEARCH RESULTS

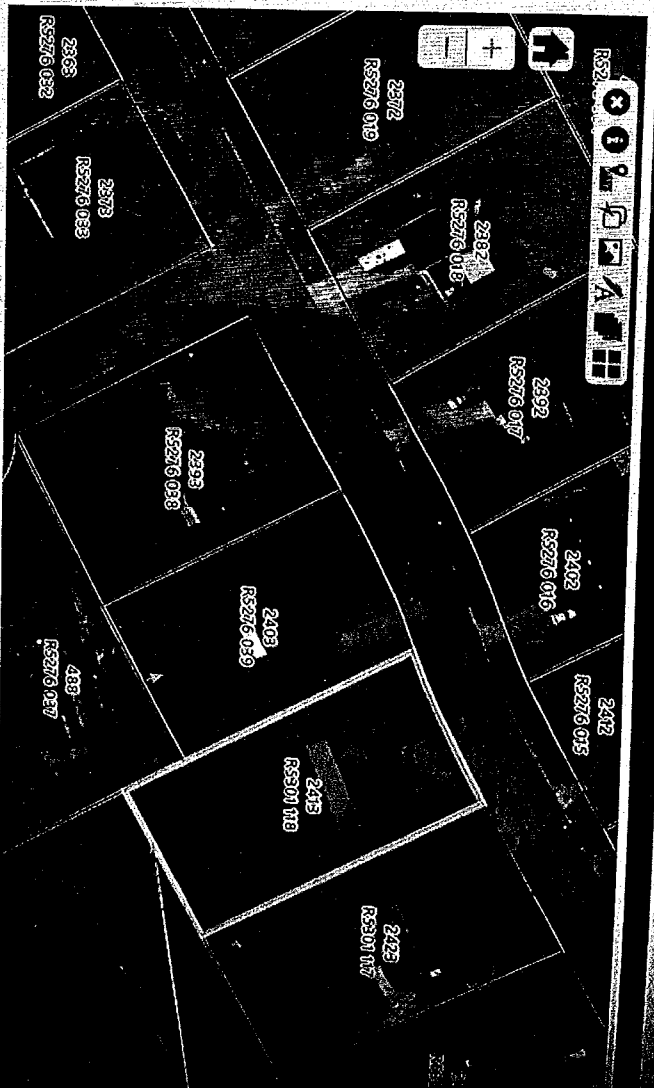
PROPERTY: R8001A00118
 COUNTY: GWINNETT
 0.75 ACRES
 2418 ROBIN WIDGE DR Dacula, GA 30019 | R8001 118

Map ID: \$60,000
 Land: \$191,800
 Building: \$251,600
 Total Full Market:

Your search returned 1 records.

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.



Your search returned 1 records.

CROSBY'S INC
1352 HANSALE CT
SMELVILLE, GA 30078-5884
1.40 ACRES
4911 HARBINS RD Dacula 30019 | RS2276 040

Map: 114
Total Building: \$150,000
Total Market: \$300,000



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.

Your search returned 1 records

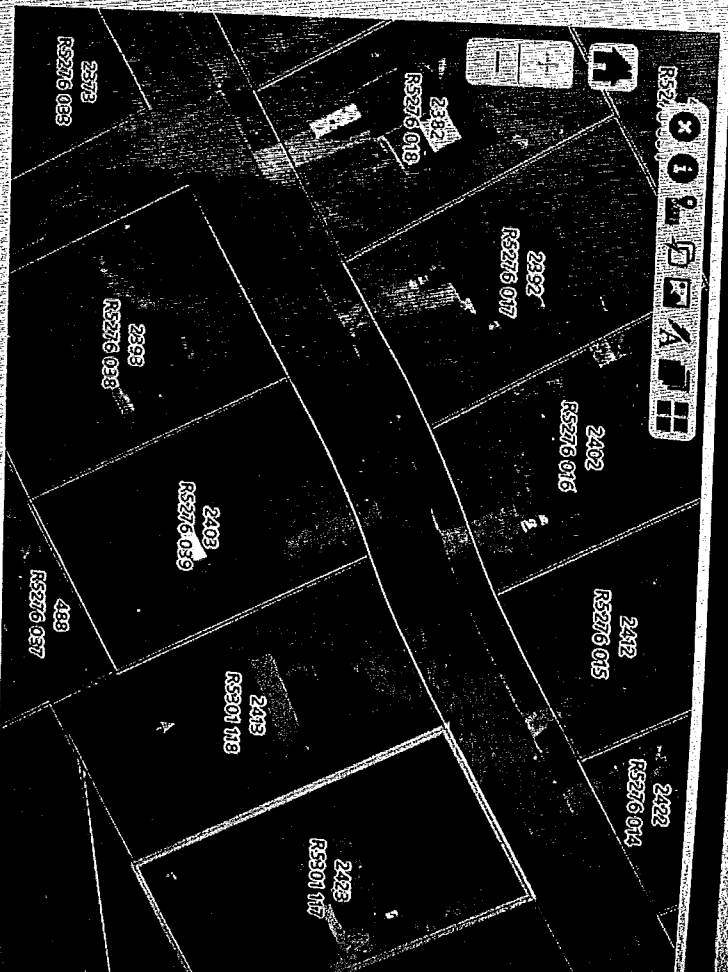
DORJEI KAREN S
929 HIGHWAY 383
TOWNSHIP 70647 5755
0.48 ACRES
2426 ROBIN RIDGE DR DALLAS 75219 | RS301 117

MAPLE
Land: \$60,000
Building: \$194,800
Total Fair Market: \$254,800

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 R8001 A001) 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.



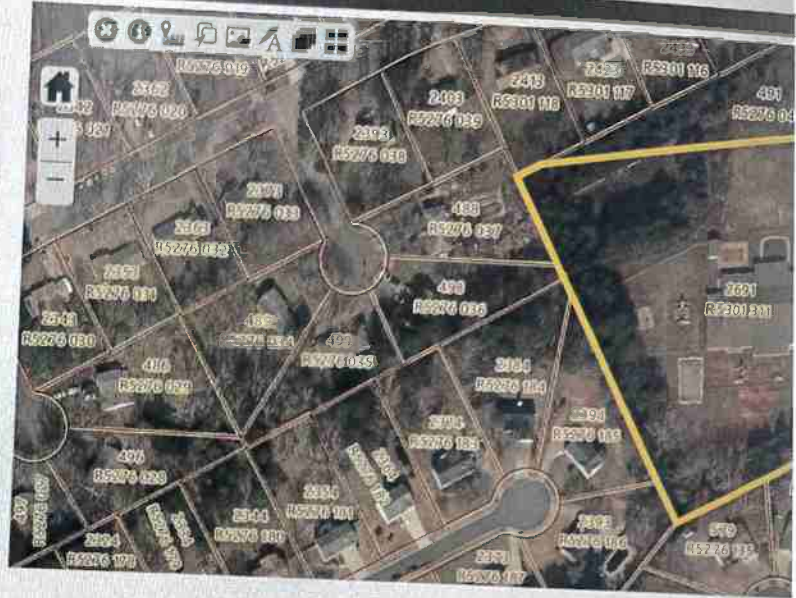
Your search returned 1 records.

BONNIE BLUE PROPERTIES, LLC
495 HARBINS RD
DACULA, GA 30019-2359

4.90 ACRES
495 HARBINS RD DACULA 30019 | R5301.311

[Map It!](#)

Land: \$326,300
Building: \$1,859,300
Total Fair Market: \$2,185,600



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.
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- 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.





City of Dacula
P. O. Box 400
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(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)



City of Dacula

P. O. Box 400
Dacula, GA 30019
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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 1/10/24 APPLICANT James Clinkscales

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: No Known Impact.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No Known Impact.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: No Known Impact.

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 known impact.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: yes, to our knowledge

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: no known impact.

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.

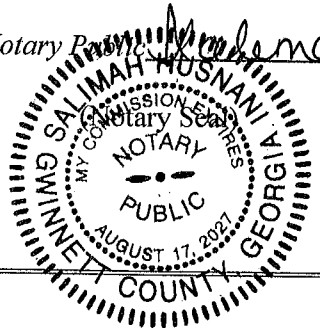
Signature of Applicant James Clinkscales Date 12-7-2023

Type or Print Name/Title James Clinkscales Co-owner

Signature of Applicant' Attorney N/A Date N/A

Type or Print Name/Title N/A

Notary Public Sajimah Husnani Date 12/7/2023



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

LEGAL DESCRIPTION OF CIRCASPACES, INC.
491 HARBINS ROAD, DACULA, GA 30019

December 5th, 2023

To City of Dacula:

Legal Description of CircaSpaces, request for modification to the existing zoning conditions.

Address: 491 Harbins Road, Dacula, GA 30019

Parcel #: R5276040

Land Lot #: 301

District: 5th District

Ann's Book
CFA 30019
1005



Resident
2443 Robin Ridge Drive
Dacula GA 30019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Dacula, GA 30019

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS.com
UNITED STATES POSTAL SERVICE

SNELLVILLE
2440 WISTERIA DR
SNELLVILLE, GA 30078-3325
(800)275-8777

01/23/2024 02:20 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.65
Dacula, GA 30019			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thru 01/25/2024			
Certified Mail®			\$4.40
Tracking #:			
9589 0710 5270 1554 0311 65			
Total			\$5.08
First-Class Mail® Letter	1		\$0.68
Iowa, LA 70647			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thru 01/25/2024			
Dacula, GA 30019			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thru 01/25/2024			
Certified Mail®			\$4.00
Tracking #:			
9589 0710 5270 1554 0341 04			
Total			\$5.08
PurpleHeartMedal	4	\$0.68	\$2.72
Grand Total:			\$3.00
Credit Card Remit			\$3.00
Card Name: Discover			
Account #: XXXXXXXXXXXX4153			
Approval #: 023740			
Transaction #: 481			
AID: A0000001523010			Chip
AL: Discover			
PIN: Not Required			

2d
30019



Resident
2423 Robin Ridge Drive
Dacula, GA 30019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Dacula, GA 30019

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To _____
Street and Apt. No., or PO Box No. _____
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Text your tracking number to 28777 (2US) to get the latest status. Standard Mess and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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Track your Packages
Sign up for FREE @
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All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/>
or scan this code with your mobile device.

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A 30019



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