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

Ordinance No.: _____ Date: 5/26/2022

Final Approval Date: _____ Application No.: 2022-CD-AA-02

I Hereby Request That The Property Described In This Application Be Annexed Into The Dacula City Limits With a Zoning Classification of C2

Address of Property to Be Annexed: NWC of Harbins Road & W. Drowning Creek Road, Dacula, GA 30019

Area: 4.52 Acres, or 196,796 Square Feet _____ Tax Map Number R5277 077

Owner of Property James Roy Greeson *Other owners included on attached sheet.

Telephone Number 706-342-1650

Address 109 Idlewood Acres, Hartwell, GA 30643

Applicant Retail Planning Corporation

Telephone Number 770-956-8383

Address 35 Johnson Ferry Road, Marietta, Georgia 30068

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

Resident Population 0 Housing Units 0 Other Buildings 1

Race Population n/a White n/a Black n/a Other _____

A. Reasons For Requesting Annexation: *Give a brief summary of the reasons for requesting annexation:* _____

To rezone property to a commercial use in the City of Dacula

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: 5/26/2022

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: _____

NWC of Harbins Road and West Drowning Creek Road, Dacula, Georgia 30019

Tax Map Number R5277 077

See Attached Description.

3. It is requested that this territory to be annexed shall be zoned C2 for the following reasons: Development of a retail use.

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: James Roy Greeson

109 Idlewood Acres, Hartwell, Georgia 30643

*Additional Owners attached.

***Annexation Property Owners – Continued**

Pervie Venable Greeson, Jr.

335 Lipscomb Spur

Social Circle, GA 30025

706-342-1650

The Estate of Marion Laverne Rogers c/o Ronnie Wayne Dutton, Jr., Executor

6412 Cutcane Road

Mineral Bluff, GA 30559

706-342-1650

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: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383



Signature of Owner

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.

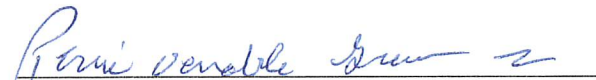
I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383



Signature of Owner

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.

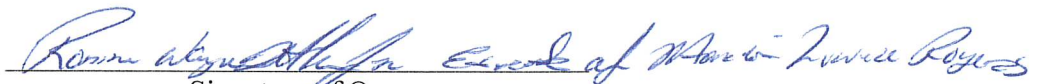
I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383


Signature of Owner

City of Dacula
Annexation Questionnaire
Please Type or Print

Property Owner

Name: James Roy Greeson

Address: 109 Idlewood Acres, Hartwell, GA 30643

*Additional Owners attached.

Business Phone: 706-324-1650

Home Phone: _____

Address of Property to be Annexed: NWC of Harbins Road and West Drowning Creek Road, Dacula, GA 30019

Gwinnett County Zoning RA200

Property Annexed as C2

Description: General Business District

District: 5 Land Lot: 277 Parcel: R5277 077

Assessed Value: \$53,040.00 Acreage: +/- 4.52

List each adult living on site:

n/a

List number of Individuals by race:

n/a

Describe any other structure(s) on site:

Dilapidated wood barn, 828 square feet footprint

Petitioner(s) Retail Planning Corporation, c/o Charles F. Heard, Jr.

CITY OF DACULA

MEETING DATES AND PROCESSING OF APPLICATIONS

If your application is found to be valid, the City will notify you. The City will place a legal advertisement in the Official News Organ (Gwinnett Daily Post) advertising the Public Hearing, not less than 15 days not more than 45 days from the time of the validity determination.

The Mayor and City Council meet on the first Thursday of each month at 7:00 P. M.

The City will notify you of the date and time of the Public Hearing.

Legal Description – Harbins Road @ West Drowning Creek Road

All that tract or parcel of land lying or being in Land Lot 277, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

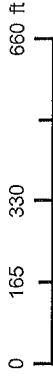
Beginning at a 5/8-inch rebar set at the southwest corner of the right-of-way intersection mitre of Harbins Road (Variable Right-of-Way) and West Drowning Creek Road (60-foot Right-of-Way) and the TRUE POINT OF BEGINNING; thence along the right-of-way of West Drowning Creek Road (60-foot R/W) South 66 degrees 47 minutes 03 seconds West for a distance of 118.35 feet to a 5/8-inch rebar set; thence continuing along said right-of-way South 68 degrees 57 minutes 03 seconds West for a distance of 105.52 feet to a 5/8-inch rebar set; thence continuing along said right-of-way South 71 degrees 06 minutes 03 seconds West for a distance of 205.29 feet to a 1/2-inch rebar found; thence leaving said right-of-way of West Drowning Creek Road North 30 degrees 11 minutes 12 seconds West for a distance of 429.60 feet to a 38" Hickory Tree; thence North 66 degrees 53 minutes 48 seconds East for a distance of 445.30 feet to a 5/8-inch rebar set on the right-of-way of Harbins Road (Variable R/W); thence continuing along said right-of-way South 31 degrees 02 minutes 49 seconds East for a distance of 415.52 feet to a 5/8-inch rebar set; thence along the right-of-way South 09 degrees 19 minutes 17 seconds West for a distance of 39.55 feet to a 5/8-inch rebar set and the TRUE POINT OF BEGINNING.

Said tract of land contains 4.518 Acres.



Gwinnett

R5277 077



- Selection(s)
- Property Parcels
- County Boundary



5/16/2022

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or reliability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: Billy Joe & Gail Ann Knight
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Retail Planning Corporation, c/o Charlie Heard

RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

Property Location: 5th District, Land Lot 277 Parcel R5277 077

LOCATION/ADDRESS: NWC of Harbins Road and W. Drowning Creek Road
Dacula, GA 30019

You are hereby notified that an application a zoning change from RA200
to C2 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 7/25/2022 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 8/4/2022 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: _____

TO: Johnny Walter Chatham & Wai Kwong Chan
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Retail Planning Corporation, c/o Charlie Heard

RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

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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: _____

TO: Riley Mangum
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Retail Planning Corporation, c/o Charlie Heard

RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

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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 Owners

1. R5277 037
Johnny Walter Chatham & Wai Kwong Chan
2348 W. Drowning Creek Road
Dacula, Georgia 30019

2. R5277 003A
Billy Joe & Gail Ann Knight
801 Harbins Road
Dacula, Georgia 30019

3. R5277 043
Riley Mangum
548 Ardery Road
Paris, Kentucky 40361