



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 LLC</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 9.808
 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:

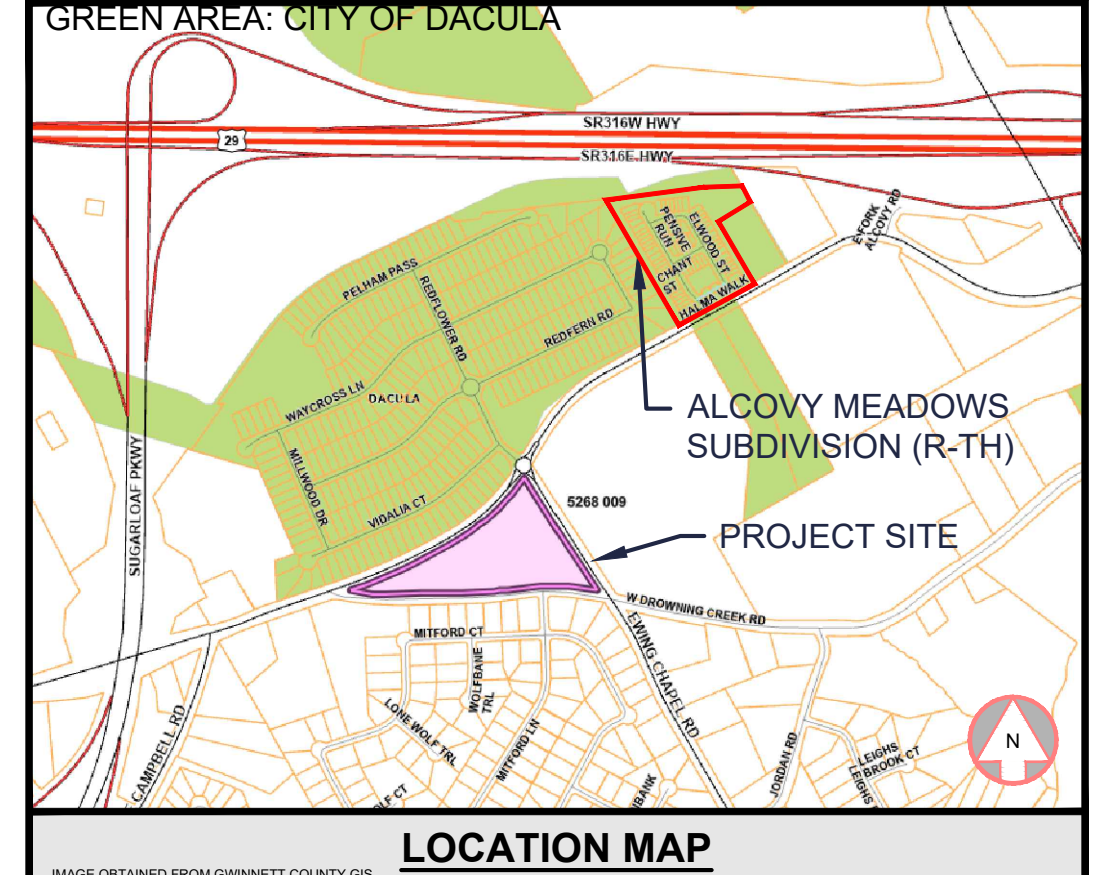
NO. OF BUILDINGS/LOTS _____
 TOTAL GROSS SQ. FEET _____

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 _____

Drawing name: C:\Users\jwilkinson\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\02520103 - Rebuild - Alcovy Rd - Gwinnett County, GA\CADD\EXHIBIT\2024-09-05 - Rebuild - Alcovy Road Concept Plan.dwg SITE PLAN - Jan 02, 2025 10:23am by: jef.wilkinson



SITE SUMMARY	
SITE AREA	
SITE AREA:	8.82 ACRES
TOTAL NUMBER OF UNITS:	54 UNITS
MAXIMUM DENSITY:	8 UNITS PER ACRE
PROPOSED DENSITY:	6.01 UNITS PER ACRE
ZONING CLASSIFICATION	
EXISTING JURISDICTION:	GWINNETT COUNTY
PROPOSED JURISDICTION:	CITY OF DACULA (TO ANNEX)
EXISTING ZONING:	RA200
PROPOSED ZONING:	R-TH
EXTERIOR YARD REQUIREMENTS	
FRONT YARD:	50'
BUILDING SUMMARY	
MIN. BUILDING AREA:	1800 S.F.
BUILDING DIMENSIONS:	24' X 50'
PARKING SUMMARY	
REQUIRED PARKING PER UNIT:	4 PER UNIT
PARKING REQ. (AMENITY):	1 SPACE/ 5 LOTS
	11 SPACES
PARKING PROV.:	10 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	30' BOC TO BOC

- NOTES**
- 1) A 50-FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.
 - 2) A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.
 - 3) ALL PARCEL AND STREET DATA OBTAINED FROM GWINNETT COUNTY GIS.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecrow.com
PEF008127

REVISIONS:

NO.	DATE	BY	CHECKED BY

CLIENT: LOCAL LAND CO. LLC

PROJECT: 2053 ALCOVY RD
2053 ALCOVY RD SE, DACULA, GA 30019
LAND LOT 288, DISTRICT 5, PARCEL 5268 009
GWINNETT COUNTY, GA

SEAL:

PRELIMINARY

1/2/2025

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY:	PDM
DESIGNED BY:	PDM
REVIEWED BY:	JSW
JOB #:	02520103
DATE:	01/02/2025

CONCEPT PLAN

EX1

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

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 Viridis 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 1/4" 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 1/4" open top pipe found; thence South 81° 06' 05" East 113.33 feet to a 1/4" open top pipe found; thence South 72° 58' 05" East 162.95 feet to a 1/4" open top pipe found; thence South 88° 05' 55" East 261.11 feet to a 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. 5:

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.

NCP

[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.]

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
Sowance, GA. 30024
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM:

Bramble 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 A-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 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.

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: Braiden 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 AICOVY 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 Wood's / Director

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public [Signature] Date 11/20/24

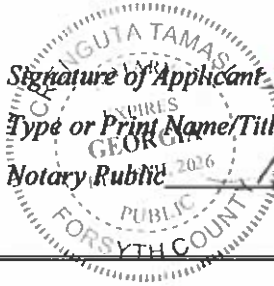

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

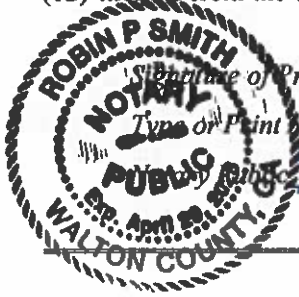
APPLICANT CERTIFICATION

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 *[Signature]* Date 11/21/24
Type or Print Name/Title Bryan 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 *[Signature]* Date 11/21/24
Type or Print Name/Title Kenneth W. Edwards Sr.
Notary Public *[Signature]* 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 _____

9589 0710 5270 2282 5099 19

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<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Gwinnett County Board of Education</u>	
Street and Apt. No., or PO Box No. <u>770 Fwing Chapel Rd.</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

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

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Summerwind Subdivision</u>	
Street and Apt. No., or PO Box No. <u>650 Redflower Road</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

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

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Gwinnett County Board of Education</u>	
Street and Apt. No., or PO Box No. <u>437 Old Peachtree Rd. NW</u>	
City, State, ZIP+4® <u>Cumming, GA 30024</u>	

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

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Wolf Creek HOA</u>	
Street and Apt. No., or PO Box No. <u>2295 Mitchell Ct.</u>	
City, State, ZIP+4® <u>Dacula, GA 30019</u>	

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

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Wolf Creek HOA</u>	
Street and Apt. No., or PO Box No. <u>500 Sugar Mill Rd. Ste 2008</u>	
City, State, ZIP+4® <u>Atlanta, GA 30350</u>	