



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>Retail Planning Corporation</u>	NAME <u>James Roy Greeson</u>
ADDRESS <u>35 Johnson Ferry Road</u>	ADDRESS <u>109 Idlewood Acres</u>
CITY <u>Marietta</u>	CITY <u>Hartwell</u>
STATE <u>GA</u> ZIP <u>30068</u>	STATE <u>GA</u> ZIP <u>30643</u>
PHONE <u>770-956-8383</u> FAX _____	PHONE <u>706-342-1650</u> FAX _____
	*Additional Property Owners Attached

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Charlie Heard  
 COMPANY NAME Retail Planning Corporation  
 ADDRESS 35 Johnson Ferry Road  
Marietta, GA 30068  
 PHONE 770-956-8383 FAX \_\_\_\_\_

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

PRESENT ZONING DISTRICT(S) RA200 REQUESTED ZONING DISTRICT C2  
 LAND LOT(S) 277 PARCEL # R5277 077 DISTRICT(S) 5 ACREAGE 4.52  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Retail Development

RESIDENTIAL DEVELOPMENT: NON-RESIDENTIAL DEVELOPMENT:  
 NO. OF LOTS/DWELLINGS UNITS \_\_\_\_\_ NO. OF BUILDINGS/LOTS 2  
 DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_ TOTAL GROSS SQ. FEET +/- 7,491

**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** 2022-CD-KZ-02

## **\*Rezoning 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

***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.







## **Rezoning Application Letter of Intent**

Retail Planning Corporation is requesting to rezone +/- 4.52 acres located at the NWC of Harbins Road and West Drowning Creek Road in Dacula, GA, Gwinnett County, parcel number R5277 077, from RA200 to C2, General Business District with a 25' graded landscape buffer along the northern and eastern property line. The intent is to develop a small commercial development that would consist of a convenience store, fast food restaurant and/or retail shops.

Retail Planning Corporation feels that the request is justified as this location has been designated as a commercial intersection. More specifically, +/- 73.85 acres directly across Harbins Road from the subject property was recently rezoned to PMUD, Planned Mixed-Use District, with +/- 62,387 square feet of retail space, 4 commercial outlots, +/- 320 multi-family units, +/- 180 senior living units and a +/- 6.37-acre office tract. A conceptual master plan is attached for reference. In addition, a new full diamond interchange recently finished construction just north of the site at HWY316 and Harbins Road.





**PROJECT INFORMATION**

<b>SITE AREA:</b>	73.8 AC
<b>PARKWAY RIGHT OF WAY:</b>	2.77 AC
<b>MAJOR RD RIGHT OF WAY:</b>	0.55 AC
<b>REQUIRED OPEN SPACE (35% OF 73.8):</b>	18.45 AC
<b>PROVIDED OPEN SPACE (25%):</b>	18.45 AC
<b>ACTIVE AREA WITHIN SENIOR:</b>	17.85 AC
<b>ACTIVE AREA WITHIN SENIOR:</b>	9.85 AC
<b>RETAIL TRACT:</b>	14.73 AC
<b>RETAIL BUILDING AREA:</b>	48,397 SF
<b>MAJOR TENANT:</b>	14,000 SF
<b>SHOPS:</b>	62,397 SF
<b>COMMERCIAL OUTLOTS &amp; OUTPARCELS:</b>	4
<b>OFFICE/COMMERCIAL INDUSTRIAL TRACT:</b>	6.37 AC
<b>APARTMENT TRACT:</b>	22.14 AC
<b>SITE AREA=0.40X(73.8)=18.45:</b>	22.14 AC
<b>NUMBER OF UNITS:</b>	320
<b>NUMBER OF UNITS PER ACRE:</b>	14.46 UNITS/AC
<b>DENSITY PROPOSED:</b>	14.46 UNITS/AC
<b>(229 MULTI-FAMILY UNITS / 122.14 AC MULTI-FAMILY SITE)</b>	
<b>SENIOR LIVING TRACT:</b>	9.39 AC
<b>SITE AREA:</b>	180
<b>NUMBER OF UNITS:</b>	0.60 AC
<b>RECREATIONAL AREA:</b>	300 SPACES
<b>PARKING PROVIDED:</b>	
<b>COMMUNITY PARK:</b>	17.85 AC
<b>SITE AREA:</b>	

# Inland Pass

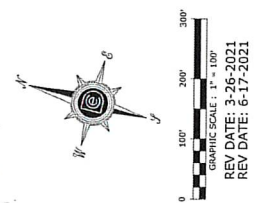
## A PLANNED MIXED-USE DEVELOPMENT

LOCATED IN LAND LOTS 299 & 300, DISTRICT 5, DACULA, DOWNEY COUNTY, GA  
OWNER AND/OR DEVELOPER:

### WWP ACQUISITION, LLC

1959 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666

## CONCEPTUAL MASTER PLAN





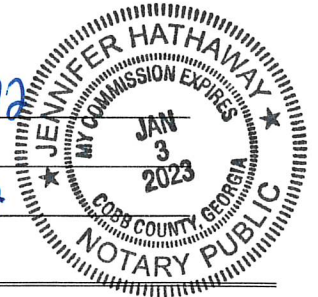
**APPLICANT CERTIFICATION**

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 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



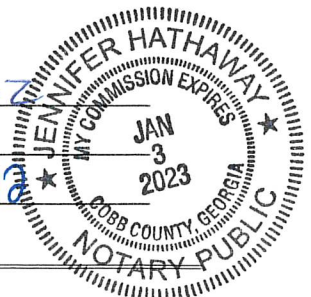
**PROPERTY OWNER CERTIFICATION**

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 5-16-2022

Type or Print Name/Title James Roy Greeson

Notary Public [Signature] Date 5/16/22



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



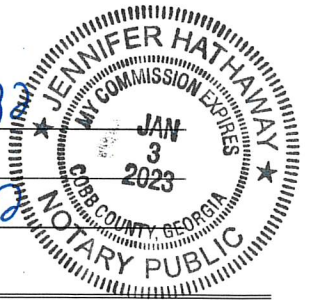
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Signature of Applicant [Signature] Date 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



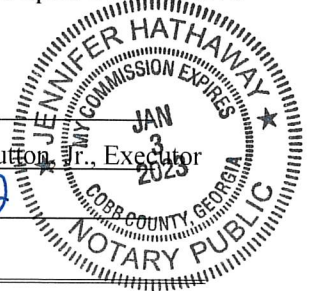
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Signature of Property Owner [Signature] Date 5-17-22

Type or Print Name/Title The Estate of Marion Laverne Rogers, c/o Ronnie Wayne Duffon, Jr., Executor

Notary Public [Signature] Date 5/17/22



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

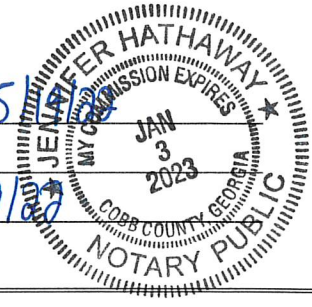
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Signature of Applicant [Signature] Date 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



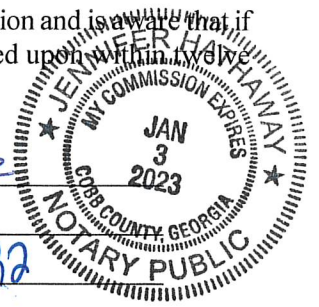
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The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner [Signature] Date May 16, 2022

Type or Print Name/Title Pervie Venable Greeson, Jr.

Notary Public [Signature] Date 5/16/22



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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 #: \_\_\_\_\_

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: 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 #: \_\_\_\_\_

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

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

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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: 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  
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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

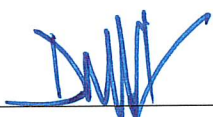


**CONFLICT OF INTEREST CERTIFICATION**

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.

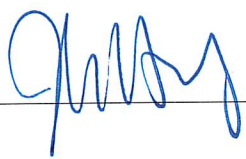
Signature of Applicant  Date 5/24/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard, EVP Development

Signature of Applicant's Attorney  Date 5.24.2022

Type or Print Name/Title Retail Planning Corporation, c/o David Cooper, Attorney



 (Notary Seal) \_\_\_\_\_ Date 5/24/22

**Official Use Only**

DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

# 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 country 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 as 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.)



City of Dacula  
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Dacula, GA 30019  
(770) 962-0055 / Fax (770) 513-2187

**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 5/26/2022 APPLICANT Retail Planning Corporation

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, property located at a commercial intersection.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, property located at a commercial intersection.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: No, highest best use commercial.

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, Publix development making intersection improvement upgrade.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes, commercial zoning across Harbins Road, Publix shopping center under construction.

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: New interchange HWY316 & Harbins Road, recent commercial rezoning for Publix anchored shopping center directly across from property.



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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 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:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <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:

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>

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

## CONSTITUTIONAL OBJECTIONS

These Constitutional Objections are submitted on behalf of the applicant and owners (hereafter collectively, "applicant") in the attached rezoning application, as amended, and are directed to the governing authority of Dacula, Georgia. The intent of this statement is to apprise and place the governing authority of Dacula, Georgia on notice that denial of the application submitted by applicant, and any ancillary petitions or applications, would be unconstitutional as stated herein, and to allow said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and Federal judiciary.

The applicant submits that this application, meets all of the criteria specified in state law and the ordinances and regulations of Dacula, Georgia, including, but not limited, its zoning ordinance (collectively, "ordinance"). Any application of the ordinance or action by Dacula, Georgia that would fail to grant the requested application so as to authorize the use requested by the applicant on the entire parcel would constitute an abuse of the zoning authority and be unconstitutional, illegal, null and void.

To the extent that classifications or re-classifications are sought by the applicant, the portions of the ordinance that classify or may classify the subject property exclusively to the existing district or to any district or classification other than that requested by the applicant are or would be unconstitutional in that they constitute a destruction of applicant's protected property interests and a taking of the subject property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph J, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States.

Denial of this application and the continued imposition of the existing district regulations would constitute an abuse of discretion and an arbitrary and capricious act by Dacula, Georgia without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

To the extent that the proposed application is denied because of Dacula, Georgia standards and criteria, applicant contends said standards and criteria are unconstitutionally vague and otherwise unconstitutional in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the application as proposed by the applicant as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia

**Economic and Community Infrastructure Facilities Impact  
Worksheet**



**To be completed and submitted with applications for:  
Annexation, Rezoning, Change of Conditions,  
Special Use Permit, Special Exception, or Variance.**

Date Received: \_\_\_\_\_

Reviewed By: \_\_\_\_\_



**Proposed Project Information**

Name of Proposed Project: Harbins Crossroad  
Developer/Applicant: Retail Planning Corporation  
Telephone: 770-956-8383  
Fax: \_\_\_\_\_  
Email(s): charlie.heard@retailplanningcorp.com

**Economic Impacts**

Estimated Value at Build-Out:  
\$8,000,000

Will the proposed project generate population and/or employment increases in the area?  
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

Yes, no major infrastructure or facilities necessary  
\_\_\_\_\_  
\_\_\_\_\_

How many short-term and /or long-term jobs will the development generate?  
40 long-terms jobs

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:  
Approximately \$43,878 in property taxes and \$32,217 in sales taxes

Is the regional work force sufficient to fill the demand created by the proposed project?  
Yes

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site:  
Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?  
6,083 GPD

Is sufficient water supply capacity available to serve the proposed project?  
Yes

If no, are there any current plans to expand existing water supply capacity?  
\_\_\_\_\_

If there are plans to expand the existing water supply capacity, briefly describe below:

If water line extension is required to serve this project, how much additional line (in feet) will be required?

**Wastewater Disposal**

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?

\_\_\_\_\_6,083 GPD\_\_\_\_\_

Name of wastewater treatment provider for this site:

\_\_\_\_\_Gwinnett County\_\_\_\_\_

Is sufficient wastewater treatment capacity available to serve this proposed project?

\_\_\_\_\_yes\_\_\_\_\_

If no, are there any current plans to expand existing wastewater treatment capacity?

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?

\_\_\_\_\_Yes, +/- 100 feet\_\_\_\_\_

**Land Transportation**

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?

\_\_\_\_\_Approximately 724\_\_\_\_\_

List any traffic and/or road improvements being made and how they would affect the subject area.

\_\_\_Harbins Road decel lane\_\_\_\_\_

\_\_\_West Drowning Creek Road decel lane\_\_\_\_\_

**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)?

\_\_\_\_\_5,381 tons per year\_\_\_\_\_

Is sufficient landfill capacity available to serve this proposed project?

\_\_\_Yes\_\_\_\_\_

If no, are there any current plans to expand existing landfill capacity?

  No  

If there are plans to expand existing landfill capacity, briefly describe below:

\_\_\_\_\_

Will any hazardous waste be generated by the development? If yes, please explain below:

  No  

### **Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

  20%  

Is the site located in a water supply watershed?

  No  

If yes, list the watershed(s) name(s) below:

\_\_\_\_\_

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

  Normal commercial stormwater practices  

### **Environmental Quality**

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

  No  

2. Significant groundwater recharge areas?

  No  

3. Wetlands?

  No  

4. Protected river corridors?

  No  

5. Floodplains?

  No  

6. Historic resources?

  No  

7. Other environmentally sensitive resources?

  No

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

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**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

None 

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Libraries?

None 

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Fire, Police, or EMS

Yes 

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Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

No 

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**Additional Comments:**

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