



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>Affinity Angels Care Helens Adult Day Center, LLC</u>	NAME <u>Seven Smiths Investments, LP</u>
ADDRESS <u>360 Franklin Dr Suite D</u>	ADDRESS <u>2881 Wallace Rd</u>
CITY <u>Dacula</u>	CITY <u>Buford</u>
STATE <u>Georgia</u>	STATE <u>Georgia</u>
ZIP <u>30019</u>	ZIP <u>30519</u>
PHONE <u>800-532-9926</u>	PHONE <u>404-391-7183</u>
FAX <u>N/A</u>	FAX <u>N/A</u>

**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 LyTiffany Jennings, MPA Managing Member

COMPANY NAME Affinity Angels Care Helens Adult Day Center, LLC

ADDRESS 360 Franklin Dr Suite D

Dacula, GA 30019

PHONE 770-568-6552 FAX N/A

EMAIL helensadultday@gmail.com

PRESENT ZONING DISTRICT(S) \_\_\_\_\_ REQUESTED ZONING DISTRICT \_\_\_\_\_

LAND LOT(S) \_\_\_\_\_ PARCEL # \_\_\_\_\_ DISTRICT(S) \_\_\_\_\_ ACREAGE \_\_\_\_\_

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Special Use permit request

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS \_\_\_\_\_

DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 1

TOTAL GROSS SQ. FEET 1250 square 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 2025-CD-SUP-03**

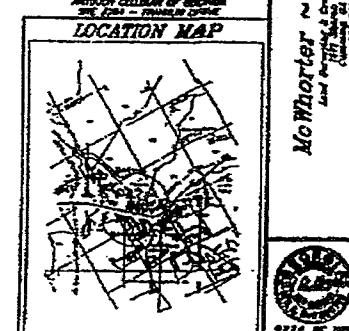
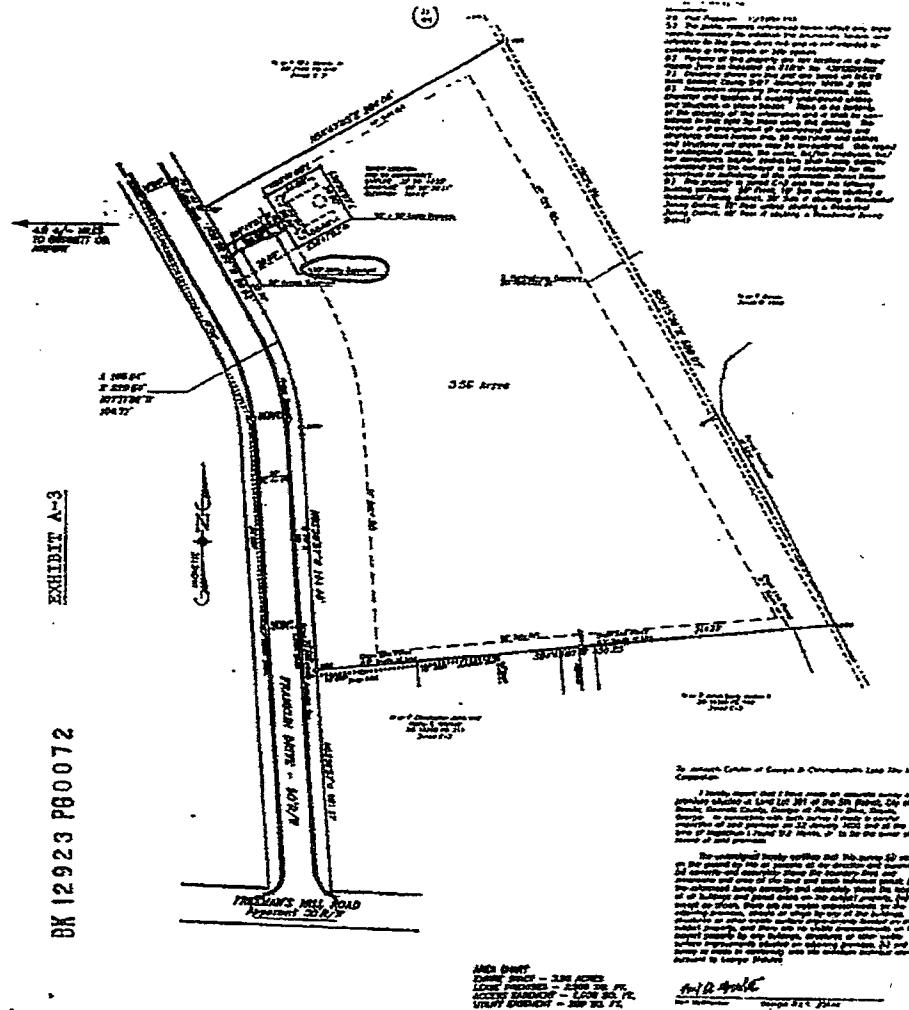
**EXHIBIT "A"**

**LEGAL DESCRIPTION  
TRACT 1 – 3.56 acres**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 301 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, said tract containing approximately 3.56 acres and is more particularly described in accordance with a plat of survey prepared for Airtouch Cellular of Georgia and Commonwealth Land Title Corporation dated May 28, 1996, prepared by McWhorter and Quintana, Neal A. McWhorter, Georgia Registered Land Surveyor No. 2644, said tract being more particularly described in accordance with said survey as follows:

**TO FIND THE TRUE POINT OR PLACE OF BEGINNING, BEGIN** at the point formed by the intersection of the easterly edge of the right-of-way of Franklin Drive (50ft right-of-way width), with the northerly edge of the right-of-way of Freemans Mill Road (apparent 30ft right-of-way width); running thence North 03 degrees 59 minutes 57 seconds West along the easterly edge of the right-of-way of Franklin Drive a distance of 181.97 feet to an R-bar set and the **TRUE POINT OR PLACE OF BEGINNING; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED**, North 03 degrees 59 minutes 57 seconds West along the easterly edge of the right-of-way of Franklin Drive a distance of 194.48 feet to a point; continue thence northerly and northwesterly along the easterly edge of Franklin Drive along the arc of a curve to the left an arc distance of 105.64 feet, said arc having a radius of 229.54 feet and being subtended by a chord bearing of North 17 degrees 11 minutes 02 seconds West a chord distance of 104.71 feet to a point; continue thence North 30 degrees 22 minutes 07 seconds West along the northeasterly edge of the right-of-way of Franklin Drive a distance of 99.52 feet to a rebar found; running thence, and leaving the right-of-way of Franklin Drive, North 59 degrees 47 minutes 03 seconds East a distance of 284.06 feet to an R-bar set on the land lot line dividing Land Lots 301 and 308 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia; running thence South 30 degrees 15 minutes 38 seconds East along the land lot line dividing Land Lots 301 and 308 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, a distance of 559.07 feet to an open-top pin found; running thence South 84 degrees 43 minutes 07 seconds West a distance of 434.23 feet to an R-bar set on the easterly edge of the right-of-way of Franklin Drive and the **TRUE POINT OR PLACE OF BEGINNING**.

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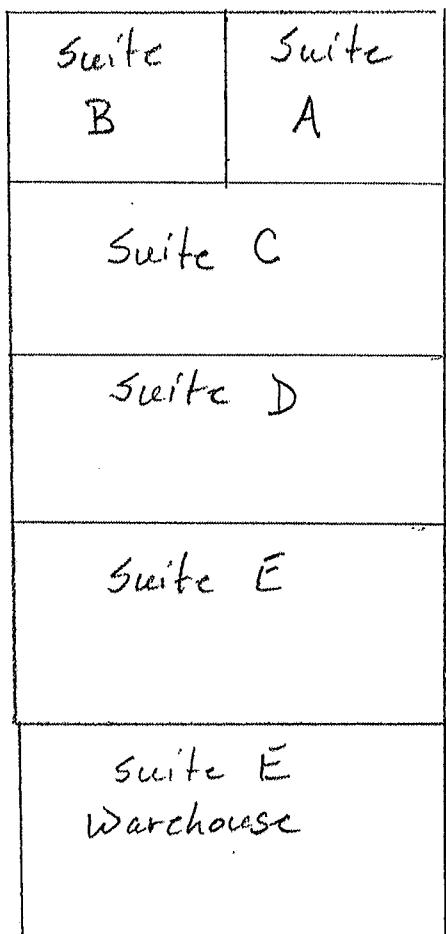
1000

## McWhorter on Quintana

EXHIBIT "A"  
Site Plan

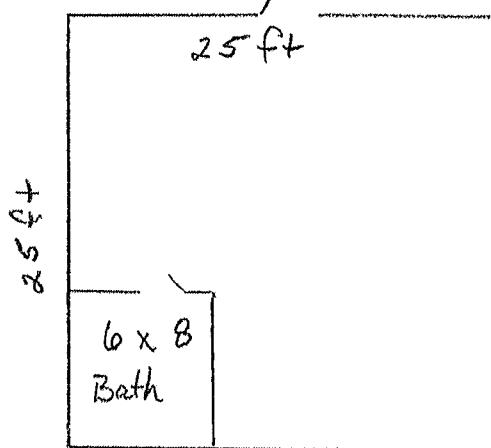
Franklin Dr

Parking Lot



Parking Lot

Glass Stone Front



Affinity Angels Care Helens Adult Day Center, LLC

360 Frank Dr

Suite D

(678) 328.7837

[info@aachelensadultdaycenter.com](mailto:info@aachelensadultdaycenter.com)

Oct 9, 2025

Dacula City Hall

Planning and Development

P. O. Box 400

Dacula, GA 30019

**Subject: Letter of Intent – Establishment of Affinity Angels Care Helens Adult Day Center, LLC**

Dear Planning Committee,

I am writing to express my strong interest in establishing a premier adult day care center, Affinity Angels Care Helens Adult Day Center, to serve the Dacula community.

Our mission is to provide a safe, engaging, and supportive environment for adults with diverse needs, fostering community connection and enhancing well-being. We plan to offer a comprehensive range of services, including structured activities, health monitoring, meals, and transportation. Our participants typically require adult day care part-time, in a community-based care setting because they live at home but require supervision and assistance with daily activities, socialization, or structured programs. Key characteristics include cognitive impairments like dementia or early-stage Alzheimer's, moderate physical disabilities, chronic health issues, or significant social isolation and loneliness. These seniors do not require 24/7 skilled nursing care but need support with activities of assistance with daily living, specialized care, or social engagement.

Affinity Angels Care Helens Adult Day Center will operate from 360 Franklin Dr, Suite D, Dacula, GA 30019 and will be open Monday through Friday from 8:00AM to 6:00PM. Our team will consist of 6 qualified staff, including certified caregivers, nurses, activity coordinators].

We are committed to providing high-quality care, fostering independence, supporting family caregivers and envision Affinity Angels Care Helens Adult Day Center becoming a trusted resource for families and a positive force in the community.

Thank you for your time and consideration. We are eager to discuss this opportunity further and provide more details about our vision for Affinity Angels Care Helens Adult Day Center.

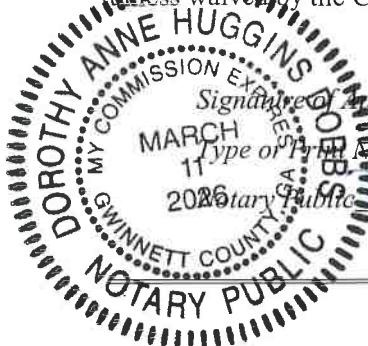
Sincerely,

LyTiffany Jennings, MPA

Chief Executive Administrator

## 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

MARCH  
11  
2026  
Type or Print Name/Title  
Notary Public

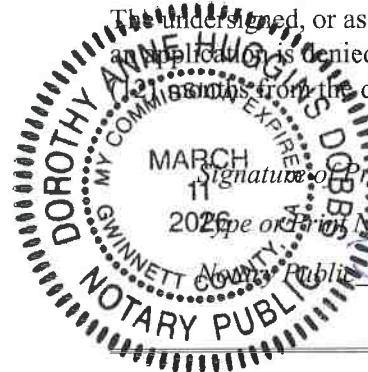
Date

11/07/2025

Dorothy Anne Huggins Jennings Chief Executive Administrator  
Dorothy Anne Huggins Date 11/7/2025  
00 Dollars

## 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

MARCH  
11  
2026  
Type or Print Name/Title  
Notary Public

Date

11-07-2025

A. Matthew Smith Managing Member  
Dorothy Anne Huggins Dollars Date 11/7/2025

## 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*

Date

*11/07/2025*

*Type or Print Name/Title*

*Jeffrey Jennings, Chief Executive Administrator*

*Signature of Applicant's Attorney*

Date

*Type or Print Name/Title*

*Notary Public*

DOROTHY ANNE HUGGINS  
MY COMMISSION EXPIRES MARCH  
11 2026  
GWINNETT COUNTY, GA  
NOTARY PUBLIC

*Dorothy Anne Huggins*

Date

*11/7/2025*

*Dobbs*

**Official Use Only**

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

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

Subject property located at 360 Franklin Dr Dacula 30019 owned by Sevens Smiths Investment, LP 2881 Wallace Rd, Buford, GA 30519

Adjoins the following properties.....

2684 Winder Hwy NE, Dacula, GA 30019 parcel R5301 069A

Seven Smiths Investments LP

2881 Wallace Rd, Buford, GA 30519

370 Franklin Dr Dacula 30019 parcel R5301 210

QPS of Atlanta Residential LLC

PO Box 717

Waleska, Ga 30183-0717

2663 Freemans Mill Rd Dacula 30019 parcel R5301 261

222 Investment Company LLC

PO Box 95

Braselton, GA 30517-0002

2723 Freemans Mill Rd Dacula parcel R5308 001

Davis, Scott Lane

2723 Freemans Mill Rd

Dacula GA 30019

Highway 29 property parcel R5308 122

Bowen, Jerry

700 Buffington Dr

Gillsville GA 30543

Please let me know if you have any questions.

Thank you

Matthew Smith

Seven Smiths Investments LP

2881 Wallace Rd, Buford, GA 30519

404-391-7183



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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 11/06/2025

APPLICANT Affinity Angels Care Helens Adult Day Center, LLC

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

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

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Yes  
\_\_\_\_\_  
\_\_\_\_\_

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

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:  
Yes  
\_\_\_\_\_  
\_\_\_\_\_

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

# Affinity Angels Care Helens Adult Day Cente, LLC

## Impact Analysis Statement

An adult day care center at 360 Franklin Dr, Suite D, Dacula, GA, would create a positive community impact by providing essential social and medical services for seniors and respite for family caregivers.

The facility would also stimulate the local economy through job creation and support of nearby businesses. However, the proposal must address operational challenges like traffic management and noise to mitigate any potential negative impact on the surrounding commercial area.

### Community impact analysis

#### Positive social and health impacts

Serves a growing senior population: An aging demographic in the Gwinnett City of Dacula - Downtown Corridor area creates a rising demand for adult day services. An adult day care center would provide local, high-demand services for older adults and individuals with disabilities.

Enhances participants' well-being: A day care program can significantly improve the quality of life for seniors by offering a structured, social environment during the day. It provides participants with mental and physical stimulation through group activities and therapeutic programs, which can combat loneliness, isolation, and depression.

Offers respite for caregivers: Adult day care provides essential relief for family caregivers, who can use the time to attend to personal needs, continue working, or rest, which helps reduce caregiver burnout.

Delays institutionalization: Regular attendance at an adult day care center can help delay the need for more costly residential care facilities, allowing seniors to remain in their homes and communities for longer.

#### Potential operational challenges

Traffic and parking: Franklin Drive is a commercially zoned area with other businesses. Increased vehicle traffic during morning drop-off and afternoon pick-up does not increase the current local flow and parking availability. There is no additional traffic congestion.

# Affinity Angels Care Helens Adult Day Cente, LLC

## Impact Analysis Statement

Noise: While minimal, noise from participants arriving and departing would not disturb adjacent businesses.

Site accessibility: The facility is fully accessible and safe for individuals with varying mobility levels. The current layout of the commercial suite is in compliance with accessibility standards.

### Economic impact analysis

#### Positive economic impacts

Creation of local jobs: The center would create employment opportunities for healthcare professionals, program coordinators, administrative staff, and other service workers.

Stimulates local spending: Daily operations would contribute to the local economy through purchasing food, supplies, and services from other local businesses.

Cost-effective care alternative: For families, adult day care is often a more affordable option than full-time in-home care, assisted living, or nursing homes. This affordability can help local families manage long-term care costs.

### Financial considerations

Diverse funding streams: Centers can operate on a business model that includes diverse income streams, such as private payments, Medicaid waivers, long-term care insurance, and Veteran Affairs (VA) benefits, which can help ensure financial viability.

Capital investment: The project would not require any additional capital investments. It's be use for same purposes as prior tenant that occupied space in 2020. The success of the business model is highly dependent on achieving adequate participant enrollment and managing operational expenses, which are largely driven by labor costs.

### Environmental impact analysis

#### Considerations for this specific location

Minimal external environmental impact: An adult day care facility within a commercial suite is unlikely to have a significant external environmental impact. The key environmental concerns would be waste management and traffic emissions, which would be manageable with proper protocols.

# Affinity Angels Care Helens Adult Day Cente, LLC

## Impact Analysis Statement

Indoor environment standards: The Georgia Department of Community Health has specific rules for adult day centers regarding sanitation and temperature control to ensure a safe and comfortable internal environment for participants. The facility's design and operations must meet or exceed these standards.

Safety and emergency preparedness: Compliance with all safety regulations, including secure access points, emergency protocols, and staff training, is critical to ensuring the well-being of a vulnerable population.

### Zoning and regulatory considerations

Zoning compliance: The property at 360 Franklin Dr is a commercial acreage property. It is imperative to confirm that an adult day care center is a permitted use under the specific Gwinnett County commercial zoning designation for Suite D, or if a special use permit is required.

State licensing: An adult day care center must obtain a license from the Georgia Department of Community Health and adhere to all state regulations governing facility standards, staffing, and care services.

### Conclusion

Opening an adult day care center at this location would be a beneficial addition to the City of Dacula community, addressing a significant need for senior care services and supporting the well-being of both older adults and their caregivers. While economically viable, the success of the center depends on a solid business plan that accounts for start-up costs and ongoing operational expenses. By proactively managing potential traffic impacts and ensuring full compliance with zoning and state licensing requirements, the facility can provide a valuable service with minimal negative consequences.



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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)*

## **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: Affinity Angels Care Helens Adult Day Center LLC  
Developer/Applicant: \_\_\_\_\_  
Telephone: (678) 328-7837  
Fax: \_\_\_\_\_  
Email(s): helensadultday@gmail.com

## Economic Impacts

Estimated Value at Build-Out:

N/A no build out

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?

It will increase population of elderly adults for services and employment of staff to work at the facility provide care during the hours of operations

How many short-term and /or long-term jobs will the development generate?  
Long term jobs it will generate between 4-10

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

Unknown

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 Water Resources

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

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?  
N/A

If there are plans to expand the existing water supply capacity, briefly describe below:  
None needed

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If water line extension is required to serve this project, how much additional line (in feet) will be required?  
None needed

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### **Wastewater Disposal**

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

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Name of wastewater treatment provider for this site:  
N/A

---

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

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

---

If there are plans to expand existing wastewater treatment capacity, briefly describe below:  
No

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

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### **Land Transportation**

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

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List any traffic and/or road improvements being made and how they would affect the subject area.  
None

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### **Solid Waste Disposal**

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

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Is sufficient landfill capacity available to serve this proposed project?  
Yes

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

None

---

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

None

---

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

below:

No

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### **Stormwater Management**

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

N/A

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Is the site located in a water supply watershed?

N/A

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

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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:

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### **Environmental Quality**

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

1. Water supply watersheds?

No

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2. Significant groundwater recharge areas?

No

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3. Wetlands?

No

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4. Protected river corridors?

No

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5. Floodplains?

No

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6. Historic resources?

No

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7. Other environmentally sensitive resources?

No

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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?  
N/A

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Libraries?  
N/A

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Fire, Police, or EMS  
N/A

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

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**Additional Comments:**

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