



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>Belkus L. Roa Zambrano</u>	NAME <u>Atlanta Quality Management, LLC</u>
ADDRESS <u>2566 Kachina Trail</u>	ADDRESS <u>2566 Kachina Trail</u>
CITY <u>Dacula</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u>	STATE <u>Georgia</u>
ZIP <u>30019</u>	ZIP <u>30019</u>
PHONE <u>(678) 449-5104</u>	PHONE <u>(770) 298-3549</u>
FAX <u></u>	FAX <u></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 Richard B. Smith, P.E.

COMPANY NAME Smith Monitoring & Maintenance Engineering, Inc.
ADDRESS 145 Merrill Avenue
Decatur, Georgia 30030
PHONE (404) 229-3096 FAX
EMAIL rick@smmeinc.com

PRESENT ZONING DISTRICT(S) R-1200

REQUESTED ZONING DISTRICT C-1

LAND LOT(S) 301 PARCEL # 013

DISTRICT(S) 5 ACREAGE 0.83

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

Construction of two buildings for retail tenant spaces. One will offer food service.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS

DWELLING UNIT SIDE (SQ. FT.)

NON-RESIDENTIAL DEVELOPMENT:

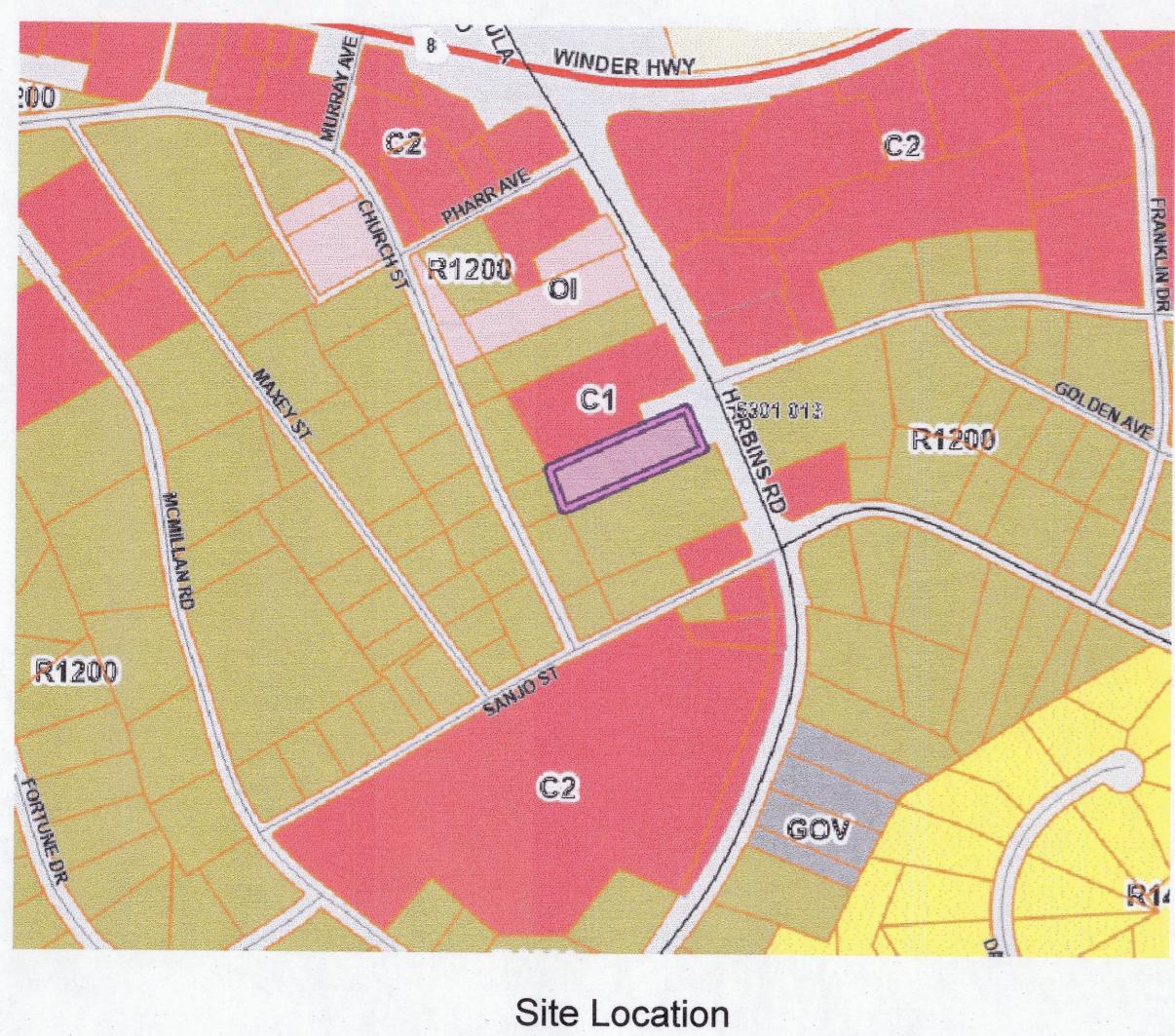
NO. OF BUILDINGS/LOTS 1

TOTAL GROSS SQ. FEET 6,700 SF

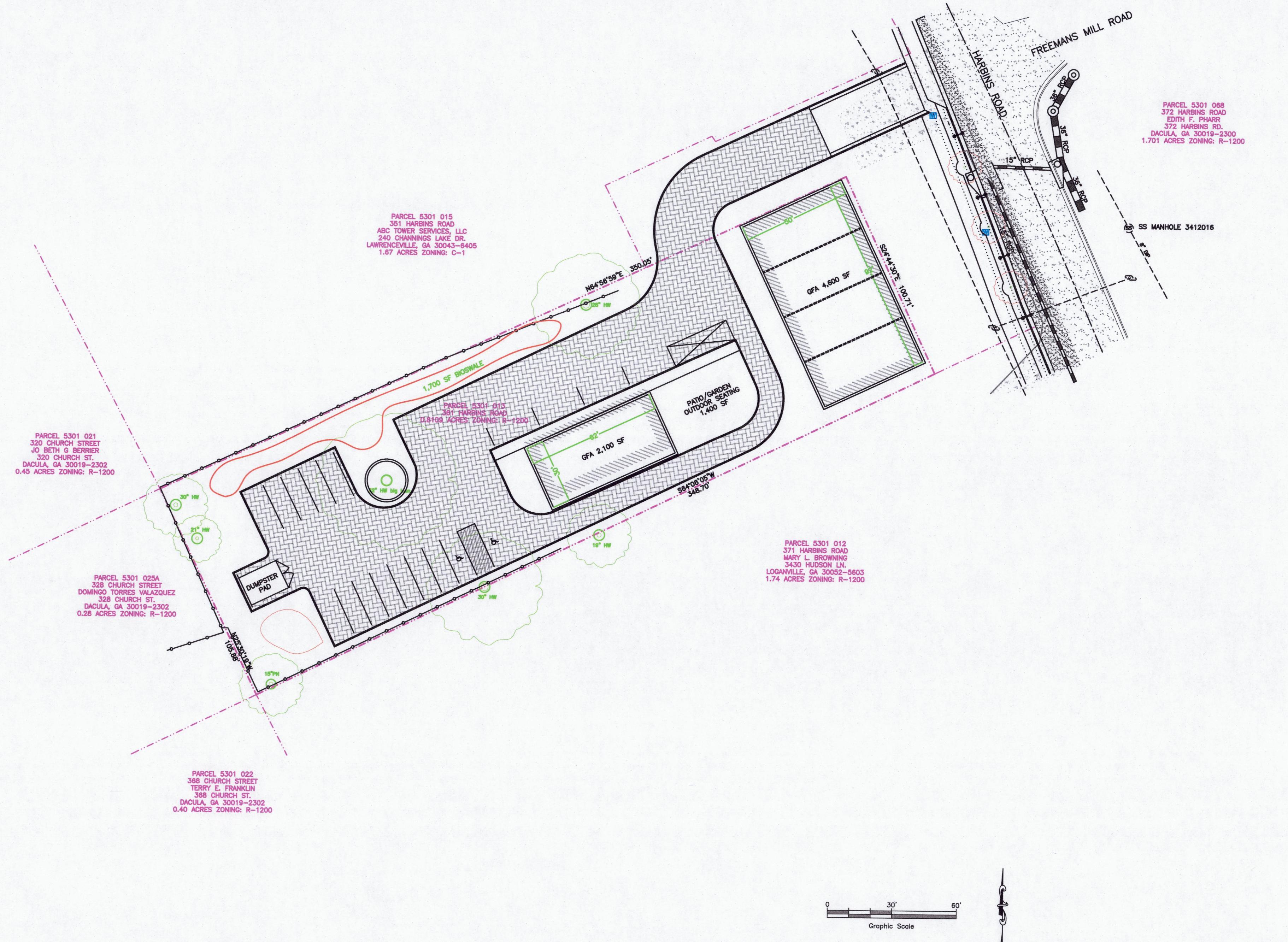
LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER 2025-CD-RZ-06



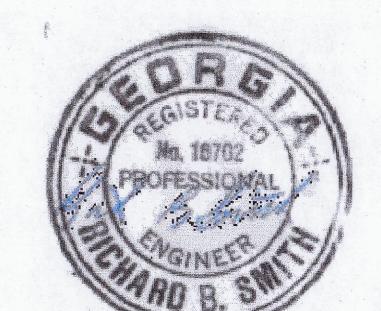
Site Location



General Notes

EXISTING PROPERTY FEATURES AND TOPOGRAPHY
BASED ON SURVEY BY UNITED LAND SURVEYING
DATED, MARCH 5, 2024.

SUBJECT PROPERTY IS PARCEL 5301 013,
CURRENTLY ZONED R-1200.
TOTAL LOT AREA - 0.83 ACRES.



No.	Revision/Issue	Date

Firm Name and Address
Smith Monitoring & Maintenance Engineering, Inc.
145 Merrill Avenue
Decatur, Georgia 30030
(404) 229-3096
rick@smmeinc.com

Project Name and Address
Atlanta Quality Management, LLC
361 Harbins Road
Dacula, Georgia
Commercial Strip
Conceptual Plan

Project
Shops on Harbins
Sheet
Date
November 24, 2025
Scale
1" = 30'
001

LETTER OF INTENT

Atlanta Quality Management, LLC

361 Harbins Road

Parcel 5301 013

Dacula, Georgia

Proposed Project: Atlanta Quality Management, LLC (AQM) proposes the development of retail tenant spaces in the Downtown Overlay District. The primary building will be built within five feet of the front property line with an additional building proposed for a drive-through/walk-through food service.

Zoning Change Request: Current zoning for the parcel is R-1200, as are the adjoining properties to the south and west. The neighboring property to the north is currently zoned C-1. To develop the subject property as retail space, a change in zoning to C-1 is required. C-1 is also compatible with the 2050 Comprehensive Plan for the Dacula Downtown Overlay District.

Water and Sewer: Water and sewer use at this site is calculated to be an annual average daily flow of 1,510 gallons per day with a peak flow of 9.7 gallons per minute. These estimates have been provided to Gwinnett County as the basis for the attached sewer capacity certification.

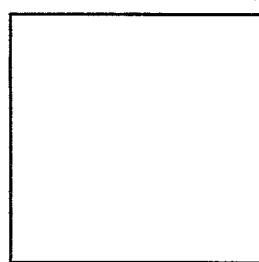
The closest sanitary sewer connection would be a manhole located on the opposite (east) side of Harbins Road from the property. A six-inch diameter service lateral will need to be extended from the manhole, across Harbins Road.

Currently two $\frac{3}{4}$ " water meters are in the ROW adjacent to the subject property. Both are to be relocated with the installation of the street taper on Harbins Road. A fire hydrant is shown in the ROW in front of the property on the road taper plans but may be shown in error. A hydrant exists in front of the neighboring property at 371 Harbins Road.

Traffic/Parking:

Peak hour traffic for Harbins Road between University Parkway and Winder Highway was 1,049 vehicles measured last year. Compared to a real-world design capacity of around 1,400 vehicles. The estimated daily traffic for that event was 11,950 vehicles.

The parking area is designed to accommodate the minimum parking requirements for the Overlay District. Area includes two handicap spaces, a truck unloading area and a fenced dumpster pad in the rear of the property. The current site plan includes sixteen non-handicap parking spaces serving 6,700 square feet of commercial space. The site is within 1,000 feet of the parking deck proposed for the Dacula Core project and is expected to benefit from that proximity.



CURRENT ZONING
ZONED: R-120 (CITY OF Dacula District)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 50 FEET
SIDE YARD: 10 FEET
REAR YARD: 40 FEET

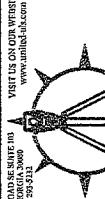
BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
ISRAEL MORQUECHO
PARCEL ID 5301 013
LAND LOT 301, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

AREA
36,087 sq.ft.
0.83 acres



VICINITY MAP
N.T.S.

UNITED LAND SURVEYING
COA NO. LSP 00132



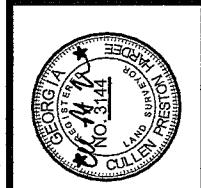
ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION, CROPPING, USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC, IS EXPRESSLY PROHIBITED.

BOUNDARY & TOPOGRAPHIC SURVEY
ISRAEL MORQUECHO
PARCEL ID
5301 013
LAND LOT 301, 5TH DISTRICT
GWINNETT COUNTY
GEORGIA

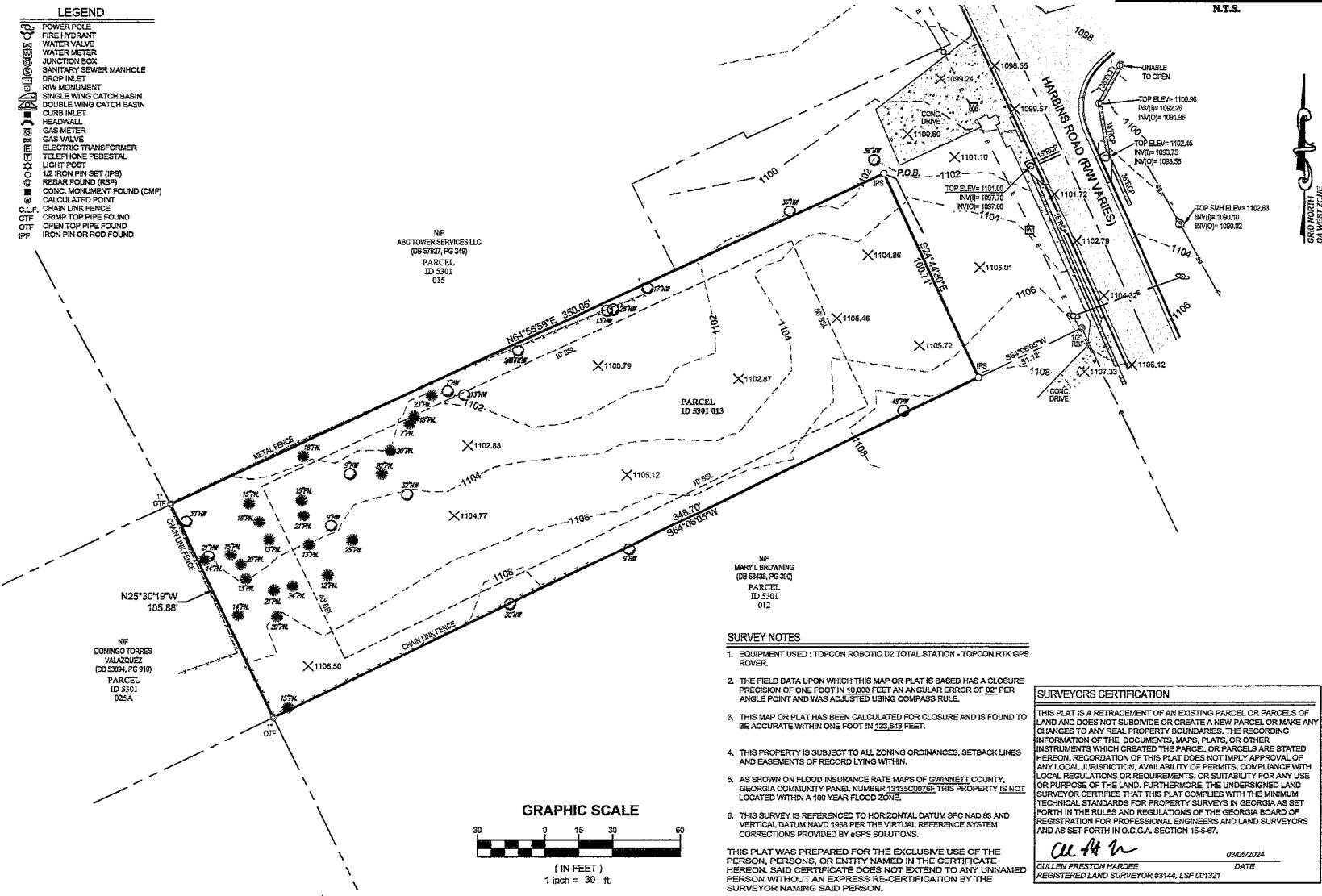
REVISIONS	LEGAL REFERENCE:	
1.	DRIED BOOK C 50002	PAGE 1 OF 5
2.	PLAT BOOK C	PAGE: _____
3.		
4.		

SHEET 1 OF 1

PLAT DATE: 03/05/2024
FIELD DATE: 08/02/2023
SCALE: 1"=30'
DRAWN BY: M.D.M.
REVIEWED BY: M.J.M.



JOB NUMBER:
23-324



LEGAL DESCRIPTION

Metes and Bounds based on plat of March 5, 2024 by United Land Surveying:

The reference point being a $\frac{1}{2}$ " diameter rebar on the north-east corner of parcel 5301 012. From thence south 64 degrees, 6 minutes, 5 seconds west, for 51.12 feet to the south-east corner of the subject property. From thence south 64 degrees, 6 minutes, 5 seconds west for 348.70 feet to a 1" diameter open top pipe. From thence, north 25 degrees, 30 minutes, 19 seconds west for 105.88 feet to a one-inch diameter open top pipe. From thence, north 64 degrees, 56 minutes, 59 seconds east for 350.05 feet to an iron pin. From thence, south 24 degrees, 44 minutes, 30 seconds east for 100.71 feet to the point of beginning.



Gwinnett

GWINNETT COUNTY
WATER RESOURCES

SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- Pre-Rezoning
- New Request
- Renew Request
SCC # _____
- Revise Existing Request
SCC # _____
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. _____

Approved Conditionally Approved* Denied

(*See attached letter for conditions)

Printed Name: _____

Signature: _____

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: **Pumping Rate (gpm)** _____

Development/Project Name: _____

Development Address: 361 Harbins Road (City) Dacula (Zip) 30019

Parcel Number(s): 5301 013

Project Description: Retail tenant spaces and one food service.

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 0.81 acres

If residential, total number of units: _____ Density: _____ units/acre

Property Owner Name: Atlanta Quality Management, LLC

Property Owner Email: atlantaqualitymanagement@yahoo.com Phone #: _____

Developer Contact: Israel Morquecho Company: Atlanta Quality Management, LLC

Address: 2566 Kachina Trail City: Dacula Zip: 30019

Developer Email: atlantaqualitymanagement@yahoo.com Phone #: 770 298-3549

Engineering Contact: Richard B. Smith, PE Engineering Firm: SMME, Inc.

Engineer Email: Rick@smmeinc.com Phone #: 404 229-3096

Additional Recipients: _____

Recipient(s) Email(s): _____

DWR Use Only

Capacity Certification Request No.: _____
Development/Project Name: _____
Gwinnett County Planning and Development Permit No.: _____ (if available)
Downstream Pump Station: _____ Sewer Basin: _____

Total requested annual average daily flow (AADF) in gallons per minute (gpm): _____

Flow (gpm) 3.0 to tie-in manhole facility ID: 3412007
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: 12/5/25 Plan Submittal 4/15/26 Begin Construction: 6/15/26
Zoning Approval: 2/5/26 Completion/Occupancy: 4/15/27

Include the following in the submittal package:

- GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>
- Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>
 - Annual average daily flow (gpm)
 - Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
 - Batch discharges from processing facilities (breweries, industrial, etc.)
 - Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

- Proposed utility plan

Design Professional sign/seal:  Date: 11/06/2025



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: _____

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Atlanta Quality Management, LLC

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 301 Parcel 013

LOCATION/ADDRESS: 361 Harbins Road, Dacula, Georgia

You are hereby notified that an application a zoning change from R-1200
to C-1 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 _____ at 6:00 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

Parcel	Address	Owner	Street	Mailing Address		
				City	State	Zip
5301 015	351 Harbins Rd.	ABC Tower Services, LLC	240 Channings Lake Dr.	Lawrenceville	GA	30043-6405
5301 021	320 Church St.	Jo Beth G. Berrier	320 Church Street	Dacula	GA	30019-2302
5301 025A	328 Church St.	Domingo Torres Valazquez	328 Church Street	Dacula	GA	30019-2302
5301 022	368 Church St.	Terry E. Franklin	368 Church Street	Dacula	GA	30019-2302
5301 012	371 Harbins Rd.	Mary L. Browning	3430 Hudson Lane	Lawrenceville	GA	30052-5603

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 Bethany Nolley Date 12/02/25

Type or Print Name/Title Bethany L. Ron Zumbreno (owner)

Notary Public Wanda J. Jackson Date 12-2-25



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 Bethany Nolley Date 12/2/25

Type or Print Name/Title Bethany L. Ron Zumbreno (owner)

Notary Public Renee A. Cooke Date 12/2/2025

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 Bethany Roa Date 12/02/25

Type or Print Name/Title Bethany L. Roa Zambrano (Owner)

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____

Wanda J. Gaither Date 12-2-25



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



City of Dacula
P. O. Box 400
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 December 1, 2025 APPLICANT Atlanta Quality Management, 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: The adjoining property to the north is a construction contractor with a C-1 zoning.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: The proposed tenant spaces should improve the local neighborhood through improving local food options as well as retail opportunities potentially a barber shop or salon.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: With the installation of the City Core area a block away, the best use of the subject property will be walkable retail or local service use.

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. A capacity certification for water and sewer use from Gwinnett County is pending. The parking for the tenant spaces is minimal such that the future city parking garage on the Core property will be relied on. Traffic for the drive-through food service will impact vehicle flow on Harbins during noon and late evening meal time.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: The parcel is located in the Dacula Downtown Character Area and more specifically in the Downtown Overlay District and will be designed to fit the character and restrictions enumerated in Section 917 of the Zoning Ordinance.

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: C-1 zoning and development of this parcel may encourage commercial or mixed-use development of the adjacent parcels.



City of Dacula
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Dacula, GA 30019
(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)