



2021-CD-COC-03

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>Carter and Associates</u>	NAME <u>Walton Georgia, LLC</u>
ADDRESS <u>39 Georgia Ave SE, Suite 200</u>	ADDRESS <u>8800 North Gainey Center Dr, Suite 345</u>
CITY <u>Atlanta</u>	CITY <u>Scottsdale</u>
STATE <u>Georgia</u> ZIP <u>30312</u>	STATE <u>Arizona</u> ZIP <u>85258</u>
PHONE <u>770.722.8231</u> FAX _____	PHONE _____ FAX <u>480.586.9216</u>

**APPLICANT IS THE:**

OWNER'S AGENT

PROPERTY OWNER

CONTRACT PURCHASER

CONTACT PERSON Brady Panis

COMPANY NAME Carter and Associates

ADDRESS 39 Georgia Ave SE, Suite 200

Atlanta, GA 30312

PHONE 770.722.8231 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) M-1 REQUESTED ZONING DISTRICT \_\_\_\_\_

LAND LOT(S) \_\_\_\_\_ PARCEL # \_\_\_\_\_ DISTRICT(S) \_\_\_\_\_ ACREAGE 44.75 43.81

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Light Industrial Distribution Center

**RESIDENTIAL DEVELOPMENT:**

NO. OF LOTS/DWELLINGS UNITS N/A  
Parking Lot, 3 Truck Courts with Trailer Parking

**NON-RESIDENTIAL DEVELOPMENT:**

NO. OF BUILDINGS/LOTS 3 Buildings, 2 Car  
DWELLING UNIT SIDE (SQ. FT.) N/A  
TOTAL GROSS SQ. FEET 607,600 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**



Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook

Samuel C. Kennon  
Shane M. Lanham  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR**  
**CHANGE IN CONDITIONS APPLICATION OF**  
**CARTER ACQUISITIONS, LLC**

Mahaffey Pickens Tucker, LLP submits the attached Change in Conditions application (the "Application") on behalf of Carter Acquisitions, LLC (the "Applicant"), relating to a proposed development on an approximately 43.81-acre tract of land (the "Property") located along Stanley Road near its intersection with Winder Highway (U.S. Route 29). The Property is currently zoned M-1 pursuant to City of Dacula rezoning case and Ordinance 2021-CD-RZ-02 (the "Prior Rezoning") and is largely undeveloped. A single small building is present on the Property along the Winder Highway frontage. The Applicant requests approval of a change in conditions of zoning in order to develop the Property for a Class-A office warehouse/distribution use with a different site plan configuration than was included in the Prior Rezoning. Specifically, the Prior Rezoning contemplated a single building with significantly larger surface parking areas. The proposed development would include three buildings providing a total of approximately 607,600 square feet as depicted on the site plan (the "Site Plan") submitted with the Application.

The subject Property is adjacent and located in close proximity to land zoned for industrial and commercial land uses. Winder Highway is generally characterized by a mix of manufacturing, distribution, and commercial land uses. Nearby and adjacent land is zoned C-2, M-1, and PMUD. Accordingly, the proposed development is compatible with those existing land uses and zoning classifications. The proposed development is also compatible with the policy and intent of the City of Dacula 2030 Comprehensive Plan and the 2030 Comprehensive Plan 2019 Update (together, the "Comp Plan") which designate the Property as within the Regional Mixed-Use Character Area. Land use policies for this area encourage large scale "warehousing\distribution" uses, especially along major transportation corridors. Specifically, the Comp Plan provides that "Regional Mixed-Use areas are designed to accommodate automobile accessibility and large volumes of access and egress traffic and parking in order to serve a large market area." Further, the Regional Mixed-Use area provides "opportunities for large scale retail, residential, and employment uses close to State Route 316, Winder Highway (State Route 8 / US 29), Sugarloaf Parkway, and the CSX Railroad."

As depicted on the Site Plan, the proposed development would still realign Stanley Road as contemplated during the Prior Rezoning to provide better access for the Property and the surrounding area. However, the updated site plan provides safer and more efficient traffic flow due to fewer access points on Stanley Road, including only one full-access driveway at the eastern

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

[www.mntlawfirm.com](http://www.mntlawfirm.com)

side of the Property and one additional exit-only driveway located about halfway between Stanley Road's intersection with Winder Highway and the Property's eastern full-access driveway. The proposed development would provide 20-foot wide building setbacks along the external property lines.

As reflected in the Prior Rezoning, due to the physical layout of the property and other factors and site constraints, the proposed buildings would be up to fifty feet tall. The proposed buildings would include attractive architectural elements and building design as depicted in the building renderings/photographs submitted with the Application. The proposed building would include concrete tilt-up walls with high-quality architectural elements, such as articulated parapets, and attractive glass treatments near the office entrances. Additionally, the Prior Rezoning included approval of a variance (case number 2021-CD-VAR-02) to increase the building height to 50 feet. Out of an abundance of caution, and to the extent necessary, the Applicant requests approval of the same variance relative to this Application for all three buildings. A strict application of the zoning ordinance to the Property would impose an unnecessary hardship on the owner without substantial benefit to the public welfare and relief, if granted, would not impair the use or usability of adjacent or nearby property and would not be opposed to the spirit and intent of the zoning ordinance of the City of Dacula.

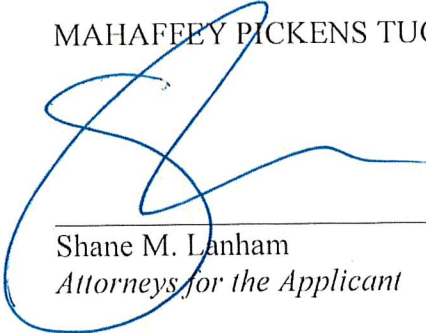
The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comp Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Winder Highway, University Parkway (State Route 316), and Sugarloaf Parkway. The revised layout depicted on the Site Plan provides a more efficient use of the Property and represents increased investment in the City of Dacula.

The Applicant welcomes the opportunity to meet with staff of the City of Dacula Planning & Economic Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 10th day of November, 2021.

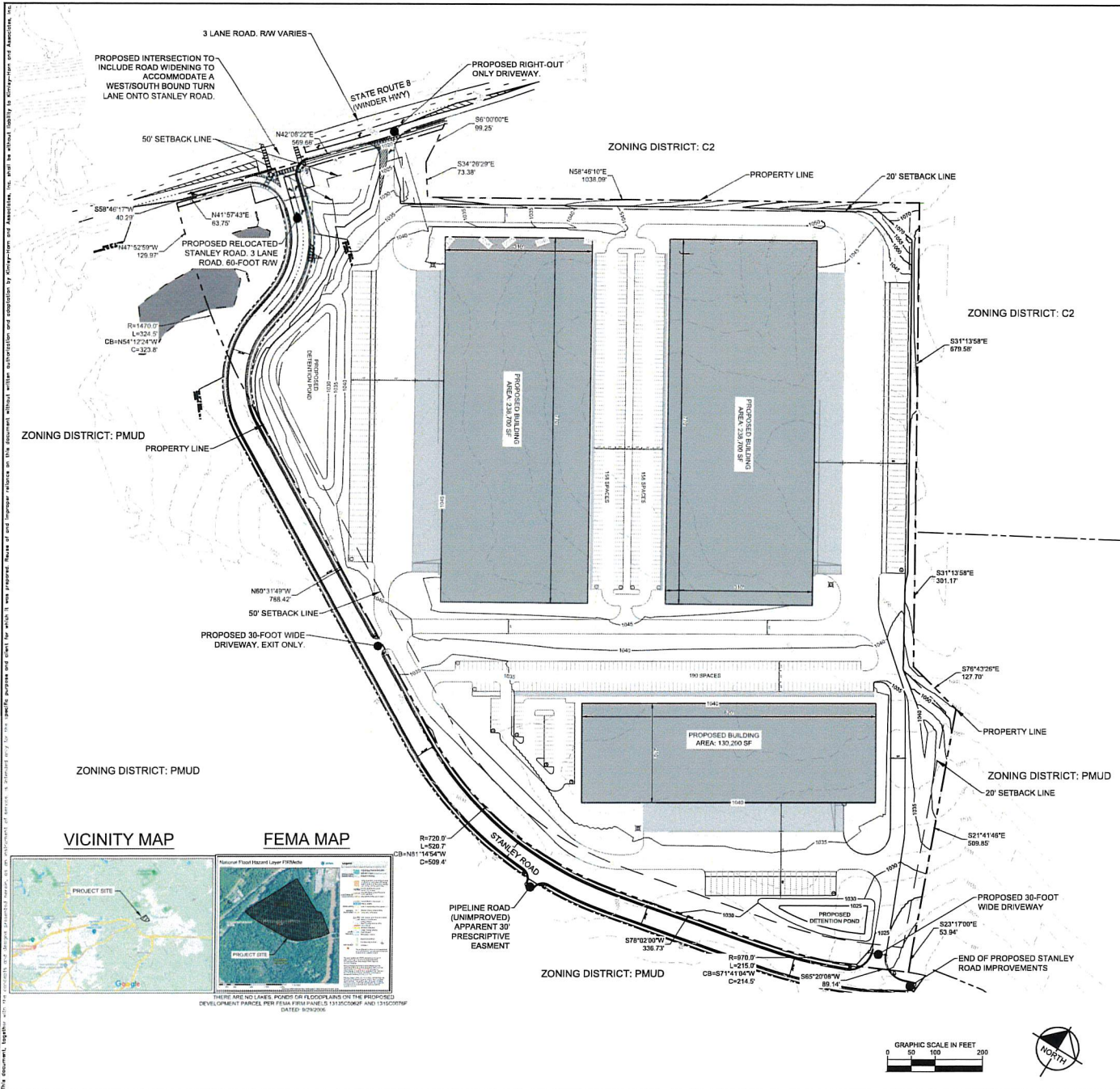
Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



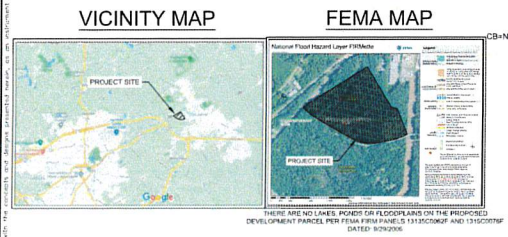
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Shane M. Lanham  
*Attorneys for the Applicant*



Zoning Summary Chart (AHJ = City of Dacula)			
Zoning District:	M1 - Light Manufacturing District		
Proposed Use:	INDUSTRIAL WAREHOUSE/DISTRIBUTION PROJECT		
Land District:	5th District		
Land Lot:	270 & 271		
Parcel Number:	RS270 001 & RS271 009		
Zoning Regulation: (Lease Area)	ZONING DISTRICT: M1	PROPOSED: M1	Compliant
Minimum Lot Size:	43,560 SF	43.82 ACRE (1,908,482 SF)	Y
Minimum Front Yard Setback:	50 FT (MINOR STREET); 50 FT (MAJOR STREET)	50 FT (MINOR STREET); 50 FT (MAJOR STREET)	Y
Minimum Rear Yard Setback:	20 FT	20 FT	Y
Minimum Side Yard Setback:	20 FT	20 FT	Y
Maximum Improved Lot Coverage:	--	--	Y
Maximum Building Coverage:	--	--	Y
Minimum Lot Width:	100 FT	100 FT	Y
Minimum Lot Depth:	NONE	NONE	Y
Maximum FAR:	--	--	Y
Minimum Parking:	304 (1 PER 2,000 SF GROSS STORAGE AREA)	563	Y
Trailer Parking:	--	132	Y

- SITE NOTES**
- EXISTING CONDITIONS HEREIN ARE FROM AERIAL MAPPING AND GIS
  - STANLEY ROAD RELOCATION FROM GDOT FILE PROVIDED BY THE CLIENT DATED OCTOBER 2020.
  - THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE
  - THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
  - SANITARY SEWER TO BE CONNECTED TO THE HOPKINS CREEK SEWER LINE ONCE INSTALLED AND ACTIVE.
  - BOUNDARY INFORMATION SHOWN HEREON FROM BOUNDARY SURVEY FOR KIMLEY-HORN (DISPATCH DACULA), PREPARED BY TERAMARK LAND SURVEYING, INC. DATED 01/15/2021.
  - PROPERTY CONSIST OF 2 EXISTING TRACTS. TRACT 1 TAX PARCEL ID RS270 001 DB. 57524 PG. 800, DB. 56953 PG. 617, 625, & 633. TRACT 2 TAX PARCEL ID RS271 009 DB. 56809 PG. 713.
  - ADDITIONAL PARKING IS PROVIDED TO ACCOMMODATE THE FUTURE OFFICE USE WITHIN THE WAREHOUSE BUILDINGS THAT CANNOT BE DEFINED AT THIS TIME.



I HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF THE CITY OF DACULA, GEORGIA.

PLANNING REPRESENTATIVE, CITY OF DACULA \_\_\_\_\_ DATE \_\_\_\_\_

NOVEMBER 12, 2021

DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

NO. \_\_\_\_\_

FOR REVIEW

Kimley»Horn

CONSULTING ENGINEERS, INC.  
11725 ALPHARETTA, GEORGIA 30005  
WWW.KIMLEY-HORN.COM

RVA PROJECT: 1810

SCALE: AS SHOWN

DRAWN BY: DBA

DESIGNED BY: BBW

CHECKED BY: ABE

CARTER ACQUISITIONS, LLC  
39 GEORGIA AVE SE, SUITE 200  
ATLANTA, GA 30312

31  
Know what's below.  
Call before you dig.

PROJECT: WHIPLASH INDUSTRIAL DEVELOPMENT  
1800 WINDER HWY, DACULA, GA  
GWINNETT COUNTY

SHEET NUMBER: ZONING SITE PLAN







**PROPERTY DESCRIPTION**  
**"Overall"**

Being all that tract or parcel of land lying and being in Land Lots 270 & 271, 5<sup>th</sup> District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1 inch open top pipe found at the Land Lot Corner common to Land Lots 270, 271, 274 and 275, aforesaid District, aforesaid City, aforesaid County; thence, leaving the aforesaid Land Lot Corner and running along the Land Lot Line common to Land Lots 270 and 271 South 60° 02' 35" West, 918.41 feet to a 1 3/4 inch open top pipe found, said point being the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and leaving the aforesaid Land Lot Line common to Land Lots 270 & 271

1. South 31° 13' 58" East, 301.17 feet; thence,
2. South 76° 43' 26" East, 127.70 feet; thence,
3. South 21° 41' 46" East, 509.85 feet; thence,
4. South 23° 17' 00" East, 53.94 feet to a point on the proposed north right-of-way line of Stanley Road; thence, running with the aforesaid proposed north right-of-way line of Stanley Road
5. 10.37 feet along the arc of a curve deflecting to the left, having a radius of 430.00 feet and a chord bearing and distance of South 66° 01' 34" West, 10.36 feet; thence,
6. South 65° 20' 08" West, 89.14 feet; thence,
7. 214.97 feet along the arc of a curve deflecting to the right, having a radius of 970.00 feet and a chord bearing and distance of South 71° 41' 04" West, 214.53 feet; thence,
8. South 78° 02' 00" West, 336.73 feet; thence,
9. 520.70 feet along the arc of a curve deflecting to the right, having a radius of 720.00 feet and a chord bearing and distance of North 81° 14' 54" West, 509.43 feet; thence,
10. North 60° 31' 49" West, 788.42 feet; thence,
11. 324.48 feet along the arc of a curve deflecting to the right, having a radius of 1,470.00 feet and a chord bearing and distance of North 54° 12' 24" West, 323.82 feet; thence,
12. North 47° 52' 59" West, 129.97 feet to appoint on the right-of-way line of Winder Highway a.k.a. Georgia Highway 8 (having a variable width right-of-way); thence, running with the said right-of-way line of Winder Highway
13. North 41° 57' 43" East, 63.75 feet; thence,
14. South 58° 46' 17" West, 40.29 feet; thence,
15. North 42° 08' 22" East, 569.66 feet; thence, leaving the aforesaid right-of-way line of Winder Highway
16. South 06° 00' 00" East, 99.25 feet; thence,
17. South 34° 26' 29" East, 73.38 feet to a 1/2-inch rebar found; thence,
18. North 58° 46' 10" East, 1,038.09 feet to a 1/2-inch rebar found; thence,
19. South 31° 13' 58" East, 679.58 feet to the **POINT OF BEGINNING**, containing 1,908,482 square feet or 43.8127 acres of land, more or less.



**PROPERTY DESCRIPTION**  
**"Tract 1"**

Being all that tract or parcel of land lying and being in Land Lots 270 & 271, 5<sup>th</sup> District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1 inch open top pipe found at the Land Lot Corner common to Land Lots 270, 271, 274 and 275, aforesaid District, aforesaid City, aforesaid County; thence, leaving the aforesaid Land Lot Corner and running along the Land Lot Line common to Land Lots 270 and 271 South 60° 02' 35" West, 918.41 feet to a 1 3/4 inch open top pipe found, said point being the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and leaving the aforesaid Land Lot Line common to Land Lots 270 & 271

1. South 31° 13' 58" East, 301.17 feet; thence,
2. South 76° 43' 26" East, 127.70 feet; thence,
3. South 21° 41' 46" East, 509.85 feet; thence,
4. South 23° 17' 00" East, 53.94 feet to a point on the proposed north right-of-way line of Stanley Road; thence, running with the aforesaid proposed north right-of-way line of Stanley Road
5. 10.37 feet along the arc of a curve deflecting to the left, having a radius of 430.00 feet and a chord bearing and distance of South 66° 01' 34" West, 10.36 feet; thence,
6. South 65° 20' 08" West, 89.14 feet; thence,
7. 214.97 feet along the arc of a curve deflecting to the right, having a radius of 970.00 feet and a chord bearing and distance of South 71° 41' 04" West, 214.53 feet; thence,
8. South 78° 02' 00" West, 336.73 feet; thence,
9. 520.70 feet along the arc of a curve deflecting to the right, having a radius of 720.00 feet and a chord bearing and distance of North 81° 14' 54" West, 509.43 feet; thence,
10. North 60° 31' 49" West, 788.42 feet; thence,
11. 324.48 feet along the arc of a curve deflecting to the right, having a radius of 1,470.00 feet and a chord bearing and distance of North 54° 12' 24" West, 323.82 feet; thence,
12. North 47° 52' 59" West, 129.97 feet to appoint on the right-of-way line of Winder Highway a.k.a. Georgia Highway 8 (having a variable width right-of-way); thence, running with the said right-of-way line of Winder Highway
13. North 41° 57' 43" East, 63.75 feet; thence, leaving the aforesaid right-of-way line of Winder Highway
14. North 58° 46' 17" East, 467.35 feet to a 1/2-inch rebar found; thence,
15. North 58° 46' 10" East, 1,038.09 feet to a 1/2-inch rebar found; thence,
16. South 31° 13' 58" East, 679.58 feet to the **POINT OF BEGINNING**, containing 1,868,832 square feet or 42.9025 acres of land, more or less.

**PROPERTY DESCRIPTION**  
**"Tract 2"**

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Being all that tract or parcel of land lying and being in Land Lot 271, 5<sup>th</sup> District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1 inch open top pipe found at the Land Lot Corner common to Land Lots 270, 271, 274 and 275, aforesaid District, aforesaid City, aforesaid County; thence, leaving the aforesaid Land Lot Corner and running along the Land Lot Line common to Land Lots 270 and 271 South 60° 02' 35" West, 918.41 feet to a 1 3/4 inch open top pipe found; thence, leaving the aforesaid Land Lot Line; thence, North 31° 13' 58" West, 679.58 feet to a 1/2 inch rebar found; thence, South 58° 46' 10" West, 1,038.09 feet to a 1/2 inch rebar found, said point being the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established

1. South 58° 46' 17" West, 507.64 feet to a point on the right-of-way line of Winder Highway a.k.a. Georgia Highway 8 (having a variable width right-of-way); thence, running with the said right-of-way line of Winder Highway
2. North 42° 08' 22" East, 569.66 feet; thence, leaving the aforesaid right-of-way line of Winder Highway
3. South 06° 00' 00" East, 99.25 feet; thence,
4. South 34° 26' 29" East, 73.38 feet to the **POINT OF BEGINNING**, containing 39,651 square feet or 0.9103 acres of land, more or less.

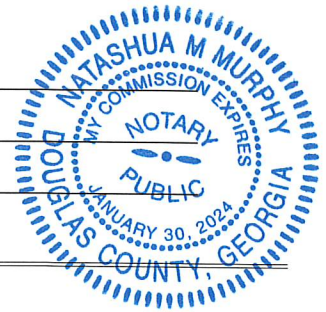
**APPLICANT CERTIFICATION**

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 S. A. Taylor Date 11/10/21

Type or Print Name/Title R. Scott Taylor, Jr. / President and CEO

Notary Public Natashua M. Murphy Date 11/10/21



**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 See attached Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

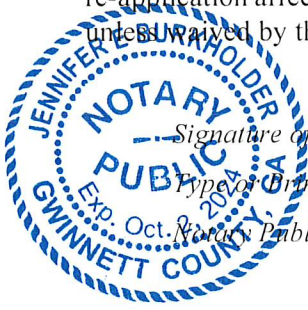
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STIPULATIONS \_\_\_\_\_

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

**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 \_\_\_\_\_ Date 11/10/21

Type or Print Name/Title Shane Lanham, attorney for the Applicant

Notary Public \_\_\_\_\_ Date 11/10/2021

**PROPERTY OWNER CERTIFICATION**

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Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

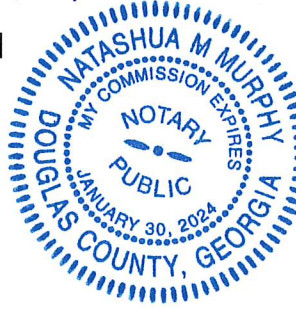
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed, Sealed and Delivered in the Presence of:

Natashua M. Murphy  
Notary Public  
My Commission Expires: 1/30/24

[AFFIX NOTARY SEAL]



Walton Georgia, LLC, a Georgia limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation  
Its: Manager

By: Anthony Sparrow  
Name: Anthony Sparrow  
Title: Authorized Signatory

**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 \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title R. Scott Taylor, Jr. / President and CEO

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

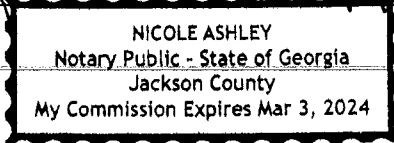
**PROPERTY OWNER CERTIFICATION**

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 Raul Velasquez Date 10-10-2021

Type or Print Name/Title Raul Velasquez / Owner

Notary Public Nicole Ashley Date 11/10/2021



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

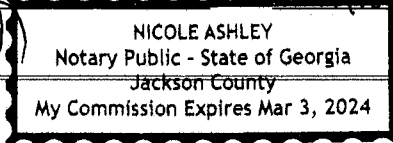
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

**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 Rose M. Velasquez Date 11/10/2021  
Type or Print Name/Title Rose M. Velasquez  
Notary Public Nicole Ashley Date 11/10/2021



**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 \_\_\_\_\_ Date \_\_\_\_\_  
Type or Print Name/Title \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

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



City of Dacula  
P. O. Box 400  
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:

<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)*



**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 S. H. T. J. / Date 11/10/21

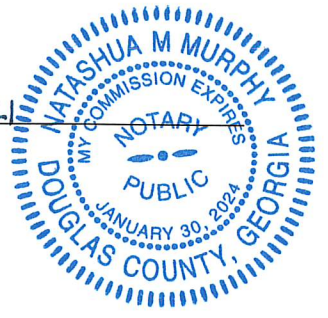
Type or Print Name/Title R. Scott Taylor, Jr. / President and CEO

Signature of Applicant' Attorney \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public Natashua J. Murphy Date 11/10/21

(Notary Seal)



**Official Use Only**

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


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

**CONFLICT OF INTEREST CERTIFICATION**

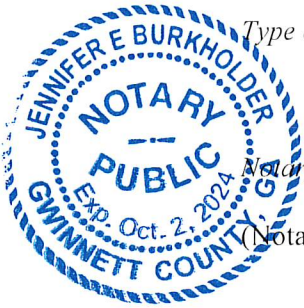
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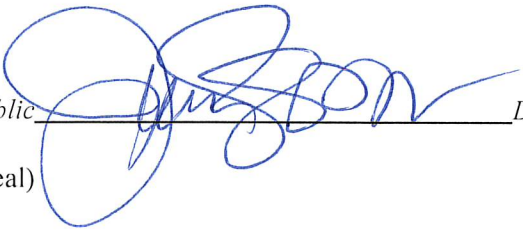
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Signature of Applicant' Attorney  \_\_\_\_\_ Date 11/10/21

Type or Print Name/Title Shane Lanham, attorney for the Applicant \_\_\_\_\_



Notary Public  \_\_\_\_\_ Date 11/10/2021  
(Notary Seal)

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**Official Use Only**

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

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

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City of Dacula  
P. O. Box 400  
Dacula, GA 30019  
(770) 962-0055 / Fax (770) 513-2187

## **IMPACT ANALYSIS STATEMENT**

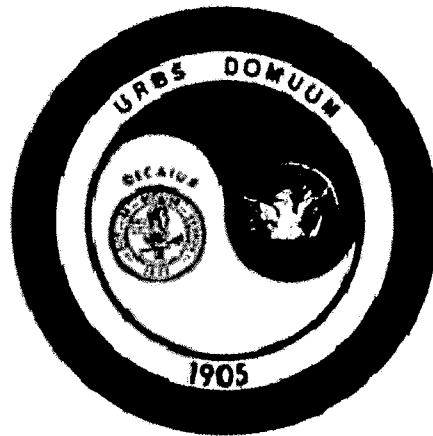
As required by the Zoning Resolution of the City of Dacula, the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power. **ALL APPLICATIONS MUST BE COMPLETED WITH THE COMPLETED IMPACT ANALYSIS STATEMENT.**

DATE \_\_\_\_\_ APPLICANT Carter and Associates

- 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 proposed distribution center could be considered suitable considering the commercial / industrial nature of Winder Highway.
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: With the Approved Conditions of Zoning dated April 1, 2021 and the proposed change to Conditions of Zoning proposed in this application, adverse impacts on adjacent /nearby properties would be minimized.
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Yes, the property has reasonable economic use as currently zoned.
- 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. With the current M-1 Conditions of Zoning, the proposed change of conditions will have minimal impact of excessive and burdensome use of existing streets, transportation facilities or utilities would be minimized. There is no anticipated impact to the schools.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:  
The approved M-1 zoning is consistent with the Regional Mixed Use designation of the 2030 Future Land Use Map. The proposed change of zoning conditions is consistent with M-1 Zoning.
- 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:  
The subject change in conditions is consistent with the current M-1 zoning and Approved Conditions of Zoning dated April 1, 2021 with the exception of the proposed site plan and increase in total square footage. Furthermore, the proposed change in site plan could be considered a less burdensome use of existing streets than the currently approved site plan and total square footage.

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**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: Project Dispatch  
Developer/Applicant: Carter & Associates  
Telephone: 770.722.8231  
Fax: N/A  
Email(s): bpanis@carterusa.com

## Economic Impacts

Estimated Value at Build-Out:  
\$45 - \$50 million

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?

The project will increase employment in the area. The main improvements will be the completion of Stanley Rd from the project site to Winder Highway, widening of the new Winder Highway/Stanley Road intersection to allow for turn lanes and a new signal at the Stanley Rd/Winder Hwy intersection if warranted by GDOT.

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

The construction of the project will support roughly 100 short term construction jobs. The completed project expects approximately 300 full time opportunities, along with additional part time opportunities.

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

The estimated value is listed above, we would prefer that the city calculate the potential tax revenues provided from the project based on that value

Is the regional work force sufficient to fill the demand created by the proposed project?  
Yes, the regional work force and population growth are some of the attributes that are attracting this project to the city of Dacula.

## Community Facilities & Infrastructure Impacts

### Water Supply

Name of water supply provider for this site:

The water supply for this site is provided by Gwinnett County Department or Water Resources. There is an existing line on Fence Road that will be the permanent connection with an option for a temporary connection to the 10" line along Winder Hwy along the property frontage.

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

The estimated project water supply demand is 18,200 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?

NA

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

NA

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

A water line extension is required to meet County requirements for a minimum 12" water line to serve commercial projects. The water line extension will be approximately 1,900 linear feet.

### **Wastewater Disposal**

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

The estimated sewage flow for the project is 15,190 GPD

Name of wastewater treatment provider for this site:

Wastewater treatment is provided by Gwinnett County Department of Water Resources.

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?

NA

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

NA

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

A sewer line extension approximately 3,200 feet will be required to connect to the nearest gravity flow line.

## Land Transportation

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

Currently estimated daily trip generated is 1,006 trips

Currently estimated peak hour vehicle trips:

98 @ AM Peak & 101 @ PM Peak

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

To be determined based on the results of the traffic impact study yet to be performed unless otherwise specified in this document.

## Solid Waste Disposal

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

Approximately 1,000 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?

NA

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

NA

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?

Up to 80 percent of the site is projected to be impervious surface once constructed.

Is the site located in a water supply watershed?

No

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

NA

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:

Stormwater will be managed in accordance with the City of Dacula's Stormwater Management manual as required. Detention, Channel Protection and water quality will be provided to meet or exceed the required standards.

## 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:

NA

## Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No impacts anticipated.

Libraries?

No impacts anticipated.

Fire, Police, or EMS

No impacts anticipated.

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

No impacts anticipated.



**Additional Comments:**

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FAX: (770) 513-2187

## City of Dacula

442 Harbins Road  
P.O. Box 400  
Dacula, GA 30019

Phone: (770) 963-7451

July 21, 2021

Carter Acquisitions, LLC

RE: Zoning Confirmation Letter

1849 Winder Highway, Dacula, Georgia 30019; Tax Parcels 5270 001 & 5271 009

Ladies and gentlemen:

We have reviewed zoning and land use information for the property listed above (the "Property"). The Property is located at 1849 Winder Highway, Dacula, Georgia 30019, legally described on Exhibit A, and is to be improved with a 181,500-square-foot (more or less) industrial building and related improvements as conceptually depicted on Exhibit A-1.

The Property is located within the M-1 Light Manufacturing District (the "Zone"). Within this Zone, subject to the conditions of zoning enclosed, and without the necessity of obtaining a rezoning, conditional use permit, or variance, the Property may be used for the purpose of (i) receiving, storing, displaying, assembling, shipping, distributing, preparing, selling, and serving as a pick-up location for products, materials, food, grocery, and liquor items; and the following enumerated uses incidental to and in conjunction with the uses listed in clause (i): (ii) fulfillment of orders placed by digital orelectronic means (including mobile applications) and any other technologies, whether currently in use or subsequently developed; (iii) parking, storage, incidental maintenance/repair, vehicle washing, fueling, and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery, and trailers, including outdoor loading and unloading; (iv) printing; (v) making products on demand; (vi) warehouse and office use; and (vii) using, handling, or storing hazardous materials in the ordinary course of business, including (A) in any packaged merchandise to be sold, handled, and/or held for shipment to customers, (B) maintenance of trucks and machinery, and (C) fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in clause (viii); (viii) installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solarenergy systems and hydrogen fuel cell tanks and related equipment; (ix) installing and operating battery storage systems, electrical generators, and fuel tanks; and (x) ancillary and related uses for any of the foregoing, all 24 hours per day, every day. There are no additional overlay districts encumbering the Property.

Parking requirements within the Zone are set forth on Exhibit B. Setback requirements within the Zone are set forth on Exhibit C. Conditions of zoning governing the use of the Property are set forth on Exhibit D. There are currently no outstanding zoning violations with respect to the Property, and the Property complies with all applicable zoning and subdivision regulations.

The City of Dacula authorizes a prospective tenant of the Property to rely on the statements made in this letter. If you have any questions, please feel free to contact me at 770-963-7451 or send an email to [brittni.nix@daculaga.gov](mailto:brittni.nix@daculaga.gov).

Sincerely,

Brittni Nix, AICP  
Director of Planning and Economic Development  
City of Dacula





ARTICLE X  
OFF-STREET AUTOMOBILE PARKING AND LOADING AND  
UNLOADING SPACES

Section 1000. Off-Street Automobile Parking and Loading and Unloading Spaces Required.

Off-street automobile parking and loading and unloading spaces shall be provided, as specified in this Resolution, for uses and structures hereafter established.

Any building or use that is subsequently enlarged shall meet the off-street parking and loading and unloading space requirements of this Resolution for the original building plus the addition made.

Section 1001. Plan and Design Standards.

The following are required plan and design standards for off-street parking and loading and unloading spaces:

- A. Required area for each parking space. Each automobile parking space shall be not less than nine (9) feet wide and nineteen (19) feet deep. Adequate interior driveways shall connect each parking space with a public street. A maximum of one foot six inches of the required 19 feet may overhang a grassed area. This overhang cannot be over a sidewalk or right-of-way and must be arranged in such a way as to allow adequate front-to-front parking.
- B. Interior driveways. Interior driveways, when used with ninety degree angle parking, shall be a least twenty-four (24) feet wide; when used with a sixty degree angle parking at least fifteen (15) feet wide. When used with parallel parking or when there is no parking, interior driveways shall be at least ten (10) feet wide for one-way traffic and at least twenty (20) feet wide for two-way traffic.
  - 1. A twelve (12) foot drive lane must be provided in conjunction with and immediately parallel to all ten (10) foot drive through windows or stacking lanes; provided that vehicle return or circular access has not been proposed or provided on the site.
- C. Improvement of Off-Street Parking Lots. All off-street parking lots, whether public or private, for more than five vehicles shall meet the following standards:
  - 1. They shall be graded to insure proper drainage, surfaced with concrete or asphalt at least two inches thick, installed on an approved base and maintained in good condition free of weeds, dust, trash and debris.
  - 2. High intensity lighting facilities shall be so arranged that the source of any light is concealed from public view and from adjacent residential properties and does not interfere with traffic.
  - 3. They shall not be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.

Section 1001. Plan and Design Standards. (Continued)

4. Each parking space shall be clearly demarcated by a painted stripe no less than three (3) inches wide running the length of each of the longer sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot.
- D. Location of required off-street parking spaces on other property. If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property lying not more than four hundred (400) feet from the main entrance to the principal use. In this situation, the applicant shall submit, with his application for a building permit or occupancy permit, an instrument duly executed and acknowledged, which accepts the permanent availability of such off-street parking facilities to serve his principal use.
- E. Sharing of required off-street parking spaces. One-half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be assigned to a use that will be closed at night or on Sundays.
- F. Off-street loading and unloading spaces. Off-street loading and unloading spaces shall have access from a public alley or, if there is no alley, from a public street. The space shall be so located that it causes a minimum of interference with the free movement of vehicles and pedestrians over a street, sidewalk or alley.

Section 1002. Minimum Number of Off-Street Parking Spaces.

The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use:

- A. Adult entertainment facilities. One space for each 25 square feet of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.
- B. Automobile sales and service. One (1) space for two hundred (200) square feet of gross floor area.
- C. Banks and professional offices. One (1) space for each two hundred (200) square feet of floor area.
- D. Beauty parlors and barber shops. Two (2) spaces for each operator.
- E. Churches. One (1) space for each four (4) seats in the main auditorium.
- F. Food stores. One (1) space per 200 square feet of gross floor area.
- G. Funeral parlors. One (1) space for each three (3) fixed seats and one space for each 25 square feet of floor area available for the accommodation of movable seats in the largest assembly room.
- H. Furniture and appliance stores. One (1) space for each five-hundred (500) square feet of showroom.
- I. Gasoline service stations. Three (3) spaces for each service bay, plus one (1) space for each attendant.

Section 1002. Minimum Number of Off-Street Parking Spaces. (Continued)

- J. Hospitals, nursing homes and similar institutions. One space for each two (2) beds.
- K. Hotels/motels. One (1) space for each guest room, plus one (1) space for each two (2) employees on the largest shift.
- L. Industrial plants. One (1) space for each employee on the largest single shift, plus one (1) space for each company vehicle operating from the premises.
- M. Libraries. One (1) space for each four hundred (400) square feet of gross floor space to which the public has access.
- N. Lodges and clubs. One (1) space for each 100 square feet of gross floor area.
- O. Medical offices. One (1) space for each 200 square feet of gross floor area.
- P. Offices. One (1) space for each 250 square feet of gross floor area.
- Q. Places of public assembly without fixed seating. One (1) space for each 25 square feet of floor area available for the accommodation of movable seats in the largest assembly room.
- R. Places of public assembly with fixed seating. One (1) space for each three (3) seats.
- S. Recreation centers, private. One (1) space per five (5) members but no less than 20 spaces, except that golf courses shall require a minimum of 20 spaces per nine (9) holes.
- T. Recreation centers, public. A minimum of 20 spaces except that golf courses shall require a minimum of 20 spaces per nine (9) holes.
- U. Residences. Two (2) spaces for each dwelling unit.
- V. Residential recreational areas (developed). One (1) space per five (5) lots as shown on the approved Concept Plan for the Subdivision.
- W. Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area. One (1) space for each 75 square feet of gross floor area.
- X. Restaurants, drive-in, without area provided for patron use. One (1) space per 100 square feet of gross floor area, but not less than ten (10).
- Y. Retail business, including general business, commercial or personal service establishments and shopping centers catering to retail trade, but not including offices or food stores. Five (5) spaces for each 1,000 square feet of gross floor area.
- Z. Rooming and boarding houses. One (1) space for each bedroom.

Section 1002. Minimum Number of Off-Street Parking Spaces. (Continued)

- AA. Schools, public or private elementary and day care centers. One (1) space for each employee, including teachers and staff members, plus off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking taking into consideration the total number of students, the percentage of students driving automobiles and the parking requirements for stadium, gymnasium and auditorium use.
- BB. Schools, college, trade and vocational. Ten (10) spaces per classroom.
- CC. Wholesale and warehousing. One space per 200 square feet of gross floor area devoted to office or display plus one space per 2,000 square feet of gross storage area.

Section 1003. Off-Street Loading and Unloading Spaces.

On every lot on which a business, trade or industry use is hereafter established, space shall be provided as herein indicated for the loading and unloading of vehicles off the public street or alley. Such spaces shall have access to an alley or, if there is no alley, to a street. Minimum loading and unloading space requirements are:

- A. Retail business. One (1) space of at least ten (10) by thirty (30) feet for each three thousand (3,000) square feet of gross floor area or fraction thereof.
- B. Wholesale business and industry. One (1) space of at least ten (10) by fifty (50) feet for each ten thousand (10,000) square feet of gross floor area or fraction thereof.
- C. Bus and truck terminals. Sufficient space to accommodate the maximum number of buses or trucks to be stored or be loaded or unloaded at the terminal at any one (1) time.

Section 1004. Commercial Vehicle Parking.

- A. Commercial vehicle parking shall be allowed on property zoned and properly permitted for the business for which the commercial vehicle is to be used.
- B. Except as provided herein no commercial vehicle shall be allowed to park in any AG, R-1100, R-1200, R-1400, R-1600, R-1100CZP, R-1200CZP, R1400CZP, R-MD and MH on property so zoned or on the streets abutting such property on Monday through Friday between 7:00 p.m. and 7:00 a.m. or on Saturdays or Sundays unless the vehicle is driven home by the occupant of said zoned residential property and meets the following conditions.
- C. Any commercial vehicle under one and one-half (1-1/2) tons in gross volume weight shall be allowed to be parked in a carport or within a side yard or rear yard, or any commercial vehicle in an enclosed building or so located upon the premises as not to be readily visible from any public place or from any surrounding private property in accordance with other sections of this Resolution.
  - 1. This section shall not apply to school buses parked on school property and church buses or other not-for-profit organization uses parked on the property of the church or other not-for-profit organization.



Section 1004. Commercial Vehicle Parking. (Continued)

2. As used in this section, commercial vehicles specifically include the following:
  - a. Any vehicle designed to haul more than one and one-half (1-1/2) tons.
  - b. Any vehicle, other than a motor home, having more than two (2) axles.
  - c. Any motorized construction equipment, except when located on private property on which related construction is in progress.
  - d. Any bus designed to carry more than twenty (20) passengers.

Section 1005. Administrative Variance.

In instances where an applicant shows specific and valid reasons why the requirements of Section 1002 or Section 1003 cannot reasonably be met, and where a reduction of not more than ten percent (10%) in such requirements will not adversely affect the spirit or intent of this Article, the City Administrator may administratively grant such reduction.

In instances where an applicant submits a study showing specific and valid reasons why the requirements of Section 1002 are not reasonable based upon the *Parking Generation Manual* by ITE (Institute of Traffic Engineers) the City Administrator may administratively grant such reduction as requested.

**Zoning Resolution  
of the City of Dacula, Georgia**

**Article IX  
Use Provisions**

Section 908. M-1, Light Manufacturing District.

The M-1, Light Manufacturing District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions. This District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors. The M-1, Light Manufacturing District is established to provide a location for those heavy commercial and light industrial operations which demonstrate characteristics that are able to meet comparatively rigid specifications for nuisance-free operation.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
				Major Street (Ft.)	Interior Street (Ft.)			
M-1	-	43,560	100	50	50	20 <sup>(1)</sup>	20 <sup>(1)</sup>	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the M-1 Light Manufacturing District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment b) special uses as permitted herein or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Agriculture and horticulture, except the raising of livestock.
2. Appliance Repair Shop.
3. Art Gallery.
4. Assembly Plant (non-durable goods).
5. Automatic Teller Machine (freestanding).
6. Automobile/Truck Rental Agency.
7. Automotive Sales Lots and associated service facilities (new or used).
8. Bakery Shop (accessory retail).
9. Baking Plants.
10. Building Materials Wholesaler.
11. Building Material Yards including milling operations.
12. Cabinet shops and furniture manufacturing.

13. Cafeteria (employee/accessory only).
14. Cold Storage Plant or commercial cold storage.
15. Contractor's Offices with no outdoor storage of equipment.
16. Crematories.
17. Day Care Facilities.
18. Depot/Passenger Terminal (bus, rail).
19. Dog kennels.
20. Farm Equipment sales and service.
21. Financial Services/Institutions.
22. Fraternal Club or Lodge.
23. HVAC Equipment Dealers.
24. Hospital/Clinic/Convalescent Home.
25. Ice Manufacturing/Packing Plant.
26. Laboratory, research and testing.
27. Machine Shop.
28. Maintenance Shop (fleet vehicles).
29. Meat Processing or packaging, except slaughtering, poultry killing, and dressing of animals shall not be allowed.
30. Medical/Dental Laboratory.
31. Mini-Warehouses/personal storage warehouses.
32. Movie Studio.
33. Museum.
34. Newspaper, printing or publishing.
35. Offices or Office Parks.
36. Office, professional/business.
37. Outdoor storage yards, other than junkyard, if they meet the following requirements:
  - a. They shall be set back at least fifteen (15) feet from any side or rear property lines.
  - b. The yard shall be screened by a solid fence at least six (6) feet high located at the edge of the storage yard.
  - c. The fifteen foot area shall be appropriately landscaped and maintained.
38. Parking Garage.
39. Pest Control/Extermination Business.

40. Pharmacy (accessory).
41. Photo Processing Plant.
42. Photo Studio.
43. Plant Nursery (wholesale or retail).
44. Plastics Extrusion Plant.
45. Plumbing Equipment Dealers.
46. Printing/Bookbinding/Publishing Plant.
47. Public Buildings and Offices (Libraries, Government Offices, etc.).
48. Radio/Television Station and Transmitter.
49. Recreation Facilities/Training Center, Indoor (gymnastics schools, baseball academies, etc.).
50. Recording/Rehearsal Studio.
51. Recovered Materials Processing Facility, or Recycling Station, provided the following standards are met:
  - a. Activities shall be limited to collection, sorting, compacting and shipping.
  - b. Along the entire road frontage (except for approved access crossings), provide a 3-foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
  - c. The facility shall not be located adjacent to or across the street from any property used for or zoned for single family residential use.
  - d. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
  - e. Materials collected shall not be visible and shall be deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
  - f. No outdoor storage of uncontainerized materials shall be allowed.
52. Residential and Community Shelters.
53. Retail Sales Showrooms and Warehouse Stores,
54. Taxi/Limousine Service.
55. Telephone Exchange Building.
56. Trade/Vocational School.
57. Truck and Bus Sales Leasing/Repair (heavy truck/tractor trailer).
58. Truck or Moving Van Rental (e.g. U-Haul, Ryder) provided such facilities comply with the following requirements:
  - a. Equipment or rental vehicles shall not be parked or stored in the required front yard.

**Zoning Resolution  
of the City of Dacula, Georgia**

**Article IX  
Use Provisions**

- b. The storage area for the vehicles or equipment to be rented shall be screened by a Solid fence at least six (6) feet high.
- c. The storage area shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained Truck Terminal.

- 59. Upholstery Shop.
- 60. Utility stations including water and wastewater treatment facilities, building and grounds for storage of vehicles, equipment, and materials.
- 61. Veterinary offices, hospitals, and laboratories.
- 62. Weather Service Station.
- 63. Wholesaling and warehousing with offices.

**C. Special Exceptions:**

Within the M-1 Light Manufacturing District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Mayor and City Council.

- 1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

**D. Special Uses:**

Within the M-1, Light Manufacturing District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Administrator and Planning and Zoning Board and after a public hearing.

- 1. Railroad sidings for maintenance and terminal facilities for train cars or engines.
- 2. Private Kindergarten, Grade or High School.
- 3. Stadium/Concert Hall/Amphitheater (County Board of Education Schools excepted).
- 4. Wood Chipping/Shredding, and Yard Trimmings Composting Facility provided the following conditions are met:
  - a. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
  - b. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.
- 5. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.

**REZONING CASE: 2021-CD-RZ-02**  
**VARIANCE CASE: 2021-CD-VAR-02**

**Owner: Walton Georgia, LLC et al.; Raul & Rose Mary Velasquez**  
**Applicant: Carter Acquisitions, LLC c/o Mahaffey Pickens Turner, LLP**

**APPROVED CONDITIONS OF ZONING— April 1, 2021**

Transportation / Infrastructure

- 1.A. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 1.B. Sidewalks shall be required adjacent to Winder Highway right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Georgia Department of Transportation. Sidewalks shall be required adjacent to both sides of the full length of the relocated Stanley Road improvements. The location of sidewalks shall be reviewed and approved by the Gwinnett County D.O.T. and City of Dacula.
- 1.C. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers adjacent to the Winder Highway right-of-way. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T. or Georgia Department of Transportation depending on who owns the subject right-of-way.
- 1.D. Provide decorative light poles / fixtures along Winder Highway right-of-way. Streets lights shall be staggered, 150 feet on-center. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. The property owner shall be responsible for street light maintenance and lighting fees. Light fixtures which are utilized shall be as follows:
  - Fixture Head Pole Type (Streetlight)
  - Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.

- 1.E. A sign prohibiting truck access beyond the southeastern corner of the site shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.
- 1.F. Access onto Winder Highway must meet Georgia Department of Transportation standards. The Stanley Road relocation and improvements must meet current Gwinnett County D.O.T. standards under the Gwinnett County Unified Development Ordinance (UDO) and be dedicated to Gwinnett County as right-of-way. Proposed access on Stanley Road must meet the minimum spacing requirements of the Gwinnett County UDO. The property owner / developer must coordinate with the Winder Highway & SR 316 interchange Project Manager(s) to ensure the relocation of Stanley Road does not interfere with the interchange.
- 1.G. A Traffic impact study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County D.O.T. and Georgia Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. and Georgia Department of Transportation review and approval.

#### Landscaping Requirements

- 2.A. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.B. Provide a minimum ten-foot wide landscaped strip adjacent to the Winder Highway right-of-way and the full length of the relocated Stanley Road improvements on both sides. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater. Type and size of plantings shall be in compliance with the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.C. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the Winder Highway right of way. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation depending on who owns the subject right-of-way.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

- 2.D. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.
- 2.E. Natural vegetation shall remain on the property until issuance of a development permit.

#### Parking / Yard, Height & Setback

- 3.A. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include the monument sign location and should insure that each parking island / strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper.
- 3.B. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.

#### Signage, Temporary Uses, & Peddling

- 4.A. Oversized signs or billboards shall not be permitted.
- 4.B. One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited.
- 4.C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.D. Peddlers shall be prohibited.
- 4.E. Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
- 4.F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.



## Architectural Design

5.A. Architectural design should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.
- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

## General

6.A. The property shall be developed in accordance with the conceptual site plan prepared by Kimley Horn entitled Industrial Rezoning Site Plan, received on March 22, 2021. Any substantial deviation from the approved conceptual plan and / or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.

6.B. A building height variance is granted to allow the principle building on-site a maximum height of 50 feet.

**ADJOINING PROPERTY OWNERS LIST**

<b>Parcel</b>	<b>Name/Address (Situs)</b>	<b>Name/Address (Mailing)</b>
5270 001	N/A	WALTON GEORGIA LLC ETAL 14614 N KIERLAND BLVD STE 120 SCOTTSDALE AZ 85254
5271 049	HOOD JIMMY B 2065 WINDER HWY DACULA GA 30019	HOOD JIMMY B 2075 WINDER HWY DACULA GA 30019
5271 186	N/A	HOOD-RODRIGUEZ SHIRLEY K 160 HEBRON CHURCH RD DACULA GA 30019
5271 100	POPE LOU FAY 2077 WINDER HWY DACULA GA 30019	POPE LOU FAY 2320 HARBIN OAKS DR DACULA GA 30019
5271 093	TAYLOR JOHNATHAN K ETAL 2071 WINDER HWY DACULA GA 30019	TAYLOR JOHNATHAN K ETAL 1335 WHEATFIELD DR LAWRENCEVILLE GA 30043
5271 073	SUTKO JACK SWANGER JEFFERY J 2061 WINDER HWY DACULA GA 30019	SUTKO JACK SWANGER JEFFERY J 4475 SETTLES BRIDGE RD SUWANEE GA 30024
5271 048	HOOD BLANCHE S 2015 HWY 29 DACULA GA 30019	HOOD BLANCHE S 72 DELMOOR DR NW ATLANTA GA 30311
5271 004	HSU HOWARD CHUN-I HSU KUO-CHEN LIN 1855 HWY 29 DACULA GA 30019	HSU HOWARD CHUN-I HSU KUO-CHEN LIN 1070 KELVINGTON WAY SW LILBURN GA 30047
5271 002	LO TSAI JEN 1805 WINDER HWY DACULA GA 30019	LO TSAI JEN 545 OLD PEACHTREE RD NW SUWANEE GA 30024
5271 010A	WHITLEY RAYMOND E 1945 WINDER HWY DACULA GA 30019	WHITLEY RAYMOND E 1355 ETHERIDGE DR AUBURN GA 30011

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: April 7, 2022

TO: Blanche S. Hood  
72 Delmoor Dr., NW, Atlanta, GA 30311  
(Sent by First Class Mail and Certified Mail – Return Receipt Requested)

FROM: Shane M. Lanham, Mahaffey Pickens Tucker, LLP

RE: Proposed Changes of Conditions Case #: 2021-CD-COC-03

Proposed Rezoning / SUP Case #: \_\_\_\_\_

Property Location: 5th District, Land Lots 270 & 271

Parcels R5270 028 & R5271 009

LOCATION ADDRESS: 1849 Winder Highway & 1925 Winder Highway

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You are hereby notified that an application a zoning change from PMUD & C-2 to M-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 April 25, 2022 at 6:00 P.M. in the Council Chambers.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on May 5, 2022 at 7:00 P.M. in the Council Chambers.

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.

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1. Article Addressed to:

BLANCHE S. HOOD  
72 DELMOOR DR NW  
ATLANTA, GA 30311



9590 9402 7356 2028 9625 92

2. Article Number (Transfer from service label)

7013 0600 0002 2104 3661

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A. Signature

X *B. Hood*

- Agent
- Addressee

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*DRYSCIA*

C. Date of Delivery

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3. Service Type

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affey Pickens Tucker, LLP  
N. Brown Road, Suite 125  
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Attn: Donna Bowen

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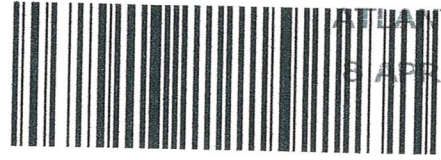
BLANCHE S. HOOD  
2015 HWY 29  
DACULA, GA

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Lawrenceville, Georgia 30043  
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SHIRLEY K. HOOD-RODRIGUEZ  
 160 HEBRON CHURCH RD  
 DACULA, GA 30019



9590 9402 7356 2028 9626 84

2. Article Number (Transfer from service label)

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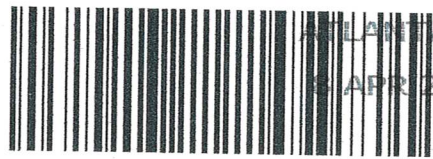


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  - Registered Mail Restricted Delivery
  - Signature Confirmation™
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DACULA, GA 30019

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RAYMOND R. MOSS ET AL  
8340 JACOBS RIDGE LN  
CUMMING, GA 30028



9590 9402 7356 2028 9626 46

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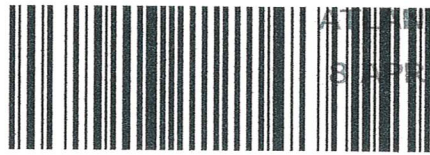
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- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
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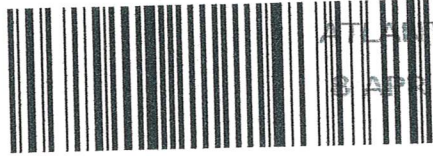
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SR WHOLE INVESTMENT, INC.  
1944 HWY 29  
DACULA, GA 30019



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SR WHOLE INVESTMENT, INC.  
2856 BUFORD HWY, STE 3  
DULUTH, GA 30096



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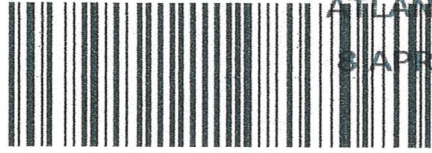
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- Adult Signature
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- Certified Mail®
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JEFFERY J. SWANGER  
2061 WINDER HWY  
DACULA, GA 30019

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30019-221101

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JOHNATHAN K. TAYLOR ET AL  
1335 WHEATFIELD DR  
LAWRENCEVILLE, GA 30043



9590 9402 7356 2028 9627 76

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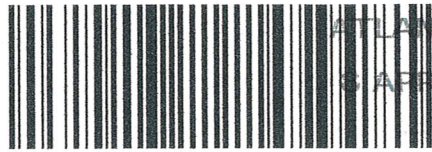
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- Adult Signature
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- Collect on Delivery Restricted Delivery
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- Insured Mail Restricted Delivery (over \$500)
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2071 WINDER HWY  
DACULA, GA 30019

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1. Article Addressed to:

LINDA D. TAYLOR  
1335 WHEATFIELD DR  
LAWRENCEVILLE, GA 30043



9590 9402 7356 2028 9626 77

2. Article Number (Transfer from service label)

7020 1290 0001 0283 9950

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X *[Handwritten Signature]*  Agent  
 Addressee

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3. Service Type

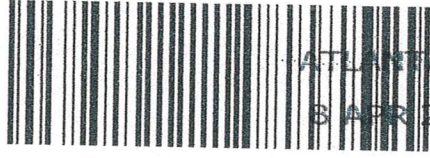
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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2071 WINDER HWY  
DACULA, GA 30019

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NO SUCH NUMBER  
UNABLE TO FORWARD  
NSN BC: 30043180225 \*2124-00158-08-39  
300431802  
30019-22117

ATLANTA METRO 301

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. *Carter*

1. Article Addressed to:

LINDA TAYLOR  
 1335 WHEATFIELD DR  
 LAWRENCEVILLE, GA 30043



9590 9402 7356 2028 9626 08

2. Article Number (Transfer from service label)

7013 0600 0002 2104 3692

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/11/22

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN: 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits *Carter*

1. Article Addressed to:

RAMON E. WHITLEY  
CATHY BAILEY WHITLEY  
1355 ETHERIDGE DR.  
AUBURN, GA 30011



9590 9402 7356 2028 9625 85

2. Article Number (Transfer from service label)

7020 1290 0001 1177 6307

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

*4-11*

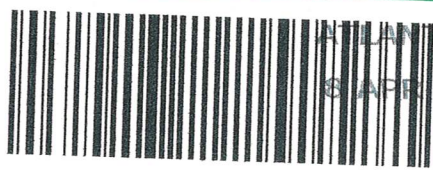
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Chaffey Pickens Tucker, LLP  
1 N. Brown Road, Suite 125  
Lawrenceville, Georgia 30043  
Attn: Donna Bowen

**CERTIFIED MAIL®**



7020 1290 0001 0284 2516

ATLANTA METRO 301  
\$ APR 07 2022 PM 13 L

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
\$ 007.33<sup>0</sup>  
02 1P  
0001153584 APR 07 2022  
MAILED FROM ZIP CODE 30043

RAMON E. WHITLEY  
CATHEY BAILEY WHITLEY  
1945 WINDER HWY  
Dacula, GA 30019

**NSN ✓**

0004/14/22  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 30043180225 \*2124-05702-08-38

NSN  
30043-1802  
30019-221345

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. *Caster*

1. Article Addressed to:

RAYMOND E. WHITLEY  
1355 ETHERIDGE DR  
AUBURN, GA 30011



9590 9402 7356 2028 9627 52

2. Article Number (Transfer from service label)

7020 1290 0001 0283 7543

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-11

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

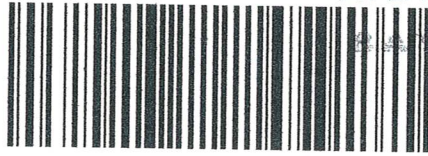
Restricted Delivery

Domestic Return Receipt

affey Pickens Tucker, LLP  
N. Brown Road, Suite 125  
enceville, Georgia 30043  
Attn: Donna Bowen

**CERTIFIED MAIL®**

ATLANTA METRO 301



8 APR 2022 PM 4:12

FIRST-CLASS



PTNEY BOWES  
US POSTAGE  
02 1P \$ 007.33<sup>0</sup>  
0001153584 APR 07 2022  
MAILED FROM ZIP CODE 30043

7020 1290 0001 0283 9912

RAYMOND E. WHITLEY  
1945 WINDER HWY  
DACULA, GA 30019

**NSN ✓**

NIXIE 300 DE 1 0004/14/22

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN

BC: 30043180225 \*1624-05241-08-38

300431802  
30019-2219