



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>Trinity PD Dacula, LLC c/o Andersen Tate & Carr, P.C.</u>	NAME <u>WREG Harbins Land LLC</u>
ADDRESS <u>1960 Satellite Blvd S-4000</u>	ADDRESS <u>1958 Monroe Drive</u>
CITY <u>Duluth</u>	CITY <u>Atlanta</u>
STATE <u>GA</u> ZIP <u>30097</u>	STATE <u>GA</u> ZIP <u>30324</u>
PHONE <u>770-822-0900</u> FAX <u>770-822-9680</u>	PHONE _____ FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

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

CONTACT PERSON Melody A. Glouton
 COMPANY NAME Andersen Tate & Carr
 ADDRESS 1960 Satellite Blvd S-4000
Duluth, GA 30097
 PHONE 770-822-0900 FAX 770-822-9680
 EMAIL mglouton@atclawfirm.com

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT PMUD
 LAND LOT(S) 300 PARCEL # 139 DISTRICT(S) 5th ACREAGE 3.87

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

- Outdoor/Outside Storage (Condition #3, #4 of Rezoning Case 2020-CD-RZ-03) for the purpose of a Tractor Supply Company Store.
- Allowance of tire sales and boat sales for a proposed Tractor Supply Company Store. Although a Tractor Supply Company Store is not a boat or tire store, tire and boat sales are allowed as incidental part of the business.
- ~~Variance to~~ Allow for "Corrugated Metal for front Entry Tower, Awnings and Live Good Center Structure"

D/S change in conditions +0

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS <u>N/A</u>	NO. OF BUILDINGS/LOTS <u>1</u>
DWELLING UNIT SIDE (SQ. FT.) <u>N/A</u>	TOTAL GROSS SQ. FEET <u>21,072 SF</u>

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

Tract 1

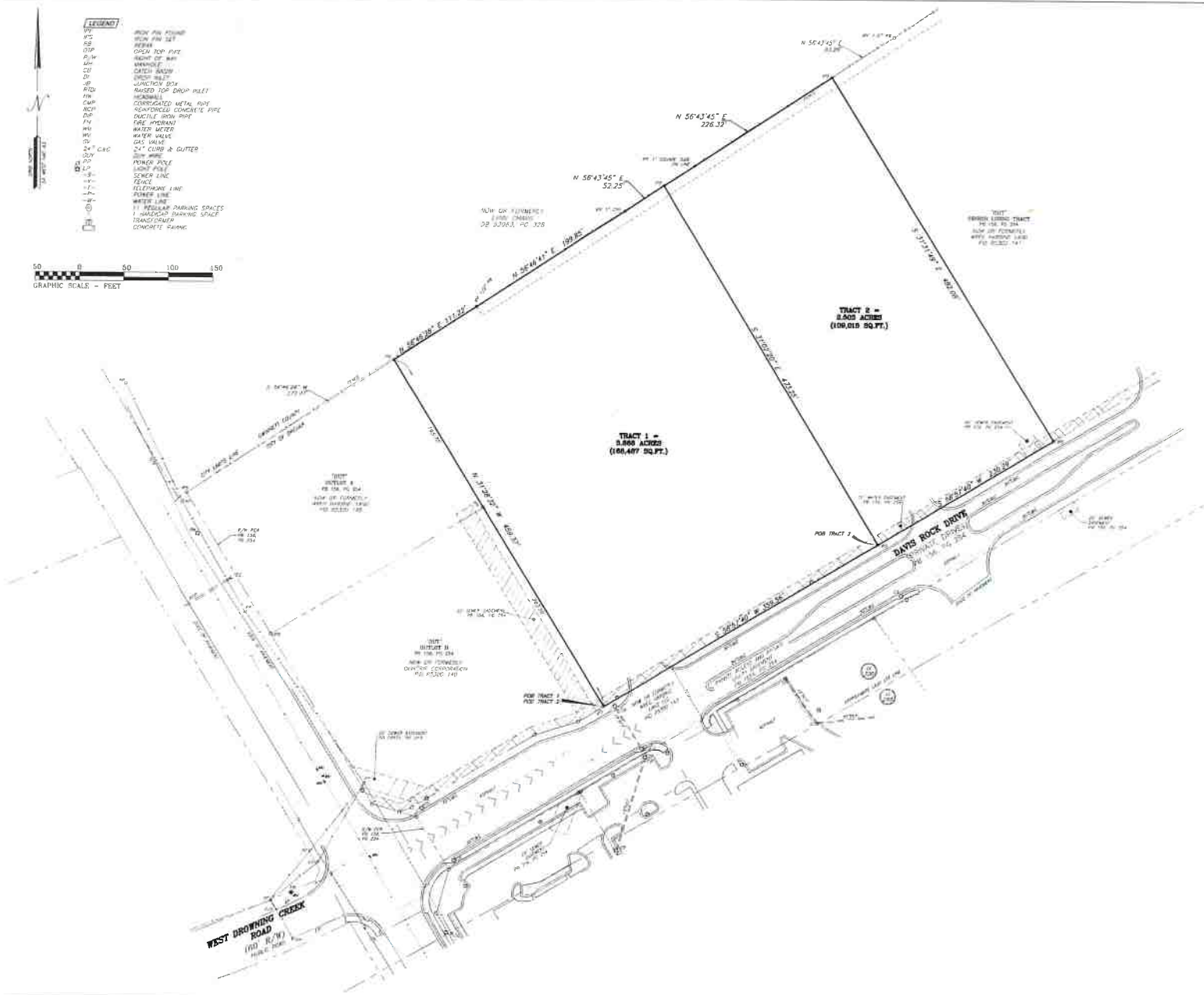
All that tract or parcel of Land lying and being in Land Lot 300 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at the southwest corner of the Commercial/Office/Industrial Parcel per Exemption Plat for WREG Harbins Land, LLC recorded in Plat Book 156, pages 254-256, Gwinnett County records, said point lying on the northwestern margin of Davis Rock Drive (70' Private Drive at this point), from point thus established thence leaving said northwestern margin of Davis Rock Drive North 31° 28' 32" West a distance of 459.37 feet to an iron pin set; thence North 56° 46' 28" East a distance of 111.22 feet to a 1/2" rebar found; thence North 56° 46' 41" East a distance of 199.85 feet to a 1" crimp top pipe found; thence North 56° 43' 45" East a distance of 52.25 feet to an iron pin set; thence South 31° 02' 20" East a distance of 473.25 feet to an iron pin set on the aforementioned northwestern margin of Davis Rock Drive (70' Private Drive at this point); thence running along the northwestern margin of Davis Rock Drive South 58° 57' 40" West a distance of 359.56 feet to the POINT OF BEGINNING. Said tract contains 3.868 Acres (168,487 Square Feet).

LEGEND

- 1" = 50'
- 2" = 100'
- 3" = 150'
- 4" = 200'
- 5" = 250'
- 6" = 300'
- 7" = 350'
- 8" = 400'
- 9" = 450'
- 10" = 500'
- 11" = 550'
- 12" = 600'
- 13" = 650'
- 14" = 700'
- 15" = 750'
- 16" = 800'
- 17" = 850'
- 18" = 900'
- 19" = 950'
- 20" = 1000'

GRAPHIC SCALE - FEET



No.	Revision	Date

Field Date: 01/16/2016
 Plat Date: 01/15/2016
 Scale: 1" = 50'

REVISED EXEMPTION PLAT
 COMMERCIAL/OFFICE/INDUSTRIAL TRACT
 (PLAT BOOK 156, PAGE 234)
 WREG Harbors Land, LLC
 CITY OF WEST DROWING CREEK, ALABAMA



2
 SHEET 2 OF 2

WREG Harbors Land, LLC
 1100 W. 10th Street
 Wetumpka, AL 36085
 (205) 412-1234
 www.wreg.com

PROJECT DATA

PROJECT NAME: **TRACTOR SUPPLY CO. TRINITY PD**

PROJECT AREA: **3.87 AC (APPROX)**

SITE DATA

BUILDING AREA: **21,072 SF**

PARKING DATA:

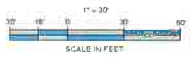
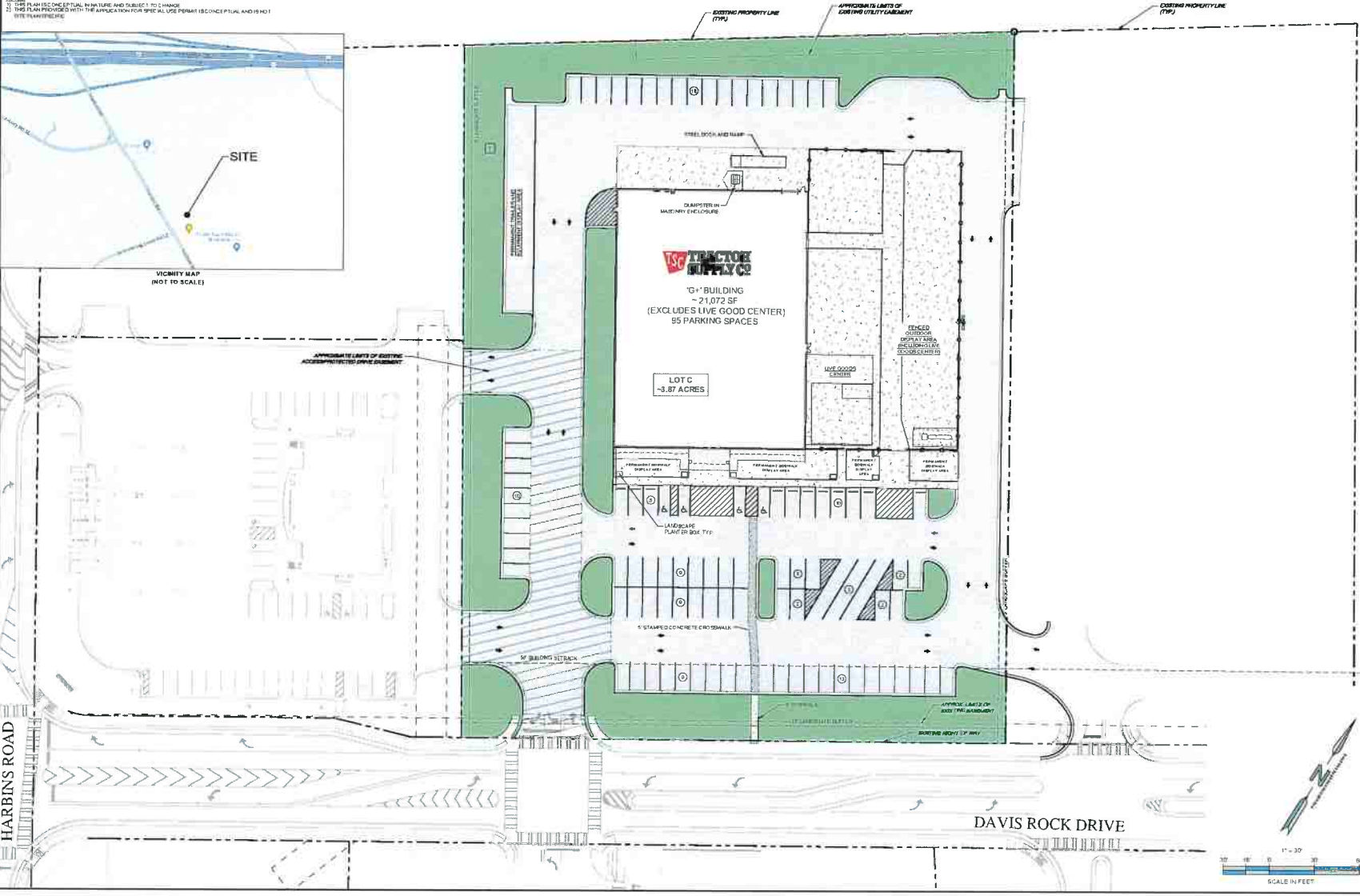
TOTAL PARKING SPACES: **95**

TOTAL PARKING PROVIDED: **95**

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

2. THIS PLAN PROVIDED WITH THE APPLICATION FOR SPECIAL USE PERMIT IS CONCEPTUAL AND IS NOT A SITE PLAN REQUIREMENT.



ENGINEER:

FORESITE group

Foresite Group, LLC
11400 Peachtree Road
Atlanta, GA 30339
Phone: (404) 487-1000
Fax: (404) 487-1001
www.foresitegroup.com

DEVELOPER:

TRINITY PD DACULA, LLC

1084 ANBY DRIVE
ROSWELL, GA 30055
TEL: (770) 491-2096

CONTACT: MR. MICHELLE BENNETT

PROJECT:

TRACTOR SUPPLY CO.

TSC

TITLE:

DRAFT

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT MANAGER: **MR. MICHELLE BENNETT**

DRAWING BY: **MR. MICHELLE BENNETT**

APPROVED BY: **MR. MICHELLE BENNETT**

DATE: **11/19/2024**

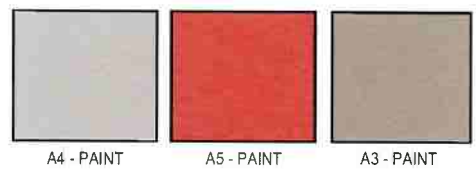
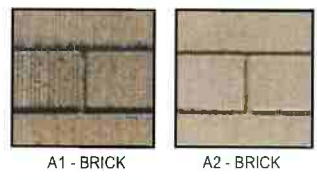
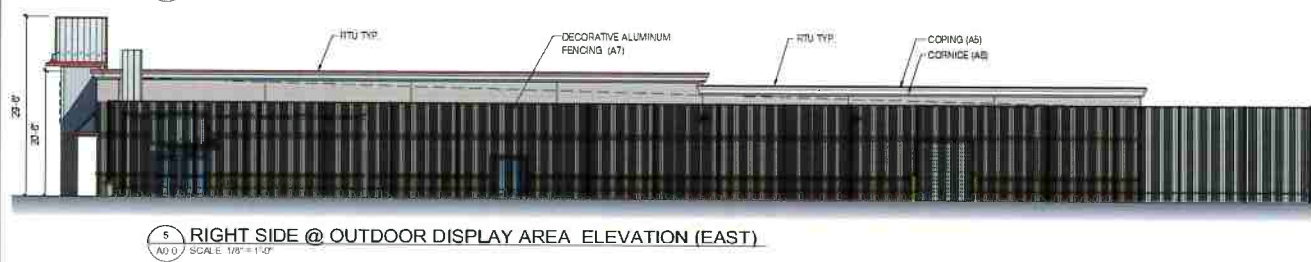
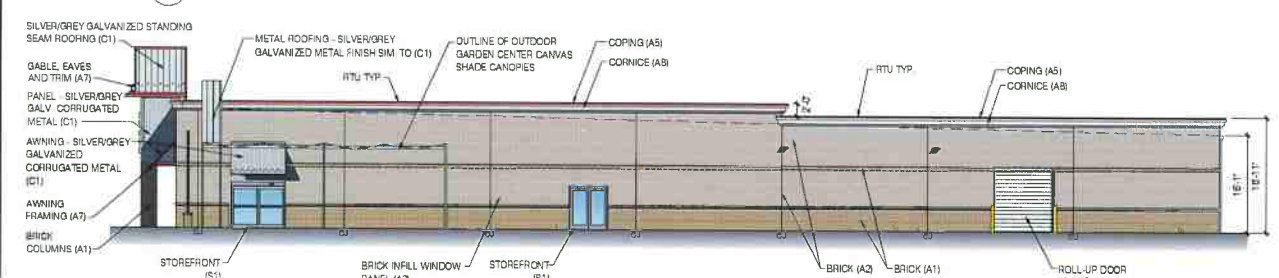
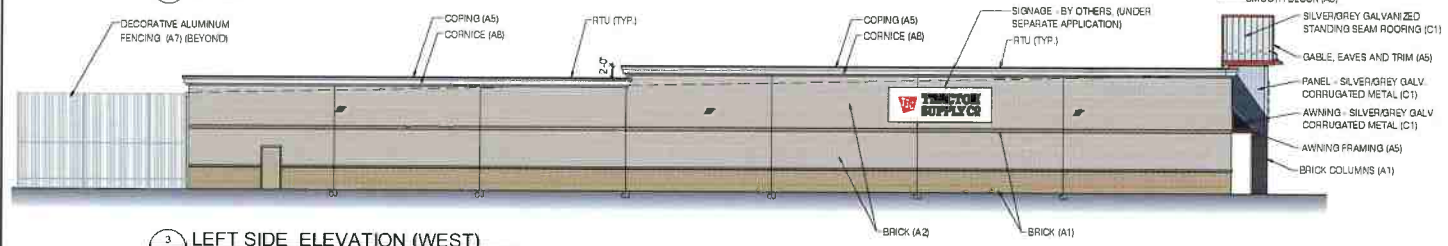
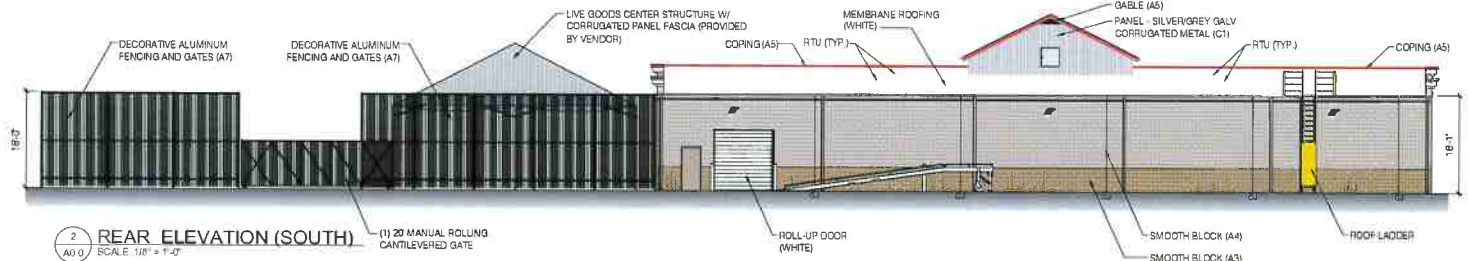
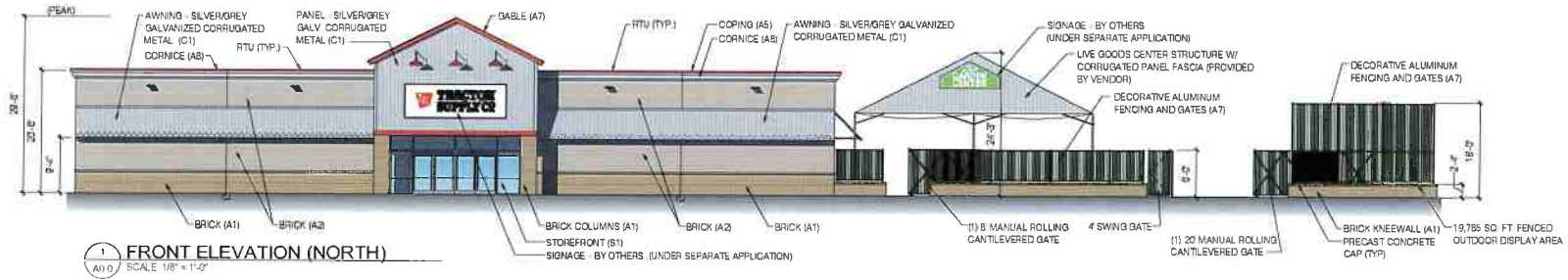
SCALE: **1" = 30'**

TITLE: **SPECIAL USE PLAN**

SHEET NUMBER: **SUP-1**

COMMENTS: **CONCEPTUAL PLAN. SUBJECT TO CHANGE.**

PROJECT NUMBER: **341.102**



MATERIAL SCHEDULE		
MATERIAL	COLOR	LOCATION
A1	FACE BRICK - DARK TAN	FRONT, LEFT & RIGHT SIDE EXTERIOR WALLS - WATER TABLE, ACCENT STRIPE, & BRICK INFILL PANELS
A2	FACE BRICK - TAN	FRONT, LEFT & RIGHT SIDE EXTERIOR WALLS - FIELD BRICK COLOR & BRICK INFILL PANEL BORDERS
A3	SW - SANDERLING	ACCENT COLOR PAINT ON SMOOTH FACE CMU BLOCK REAR ELEVATION
A4	SW - URBAN PUTTY	PRIMARY COLOR PAINT ON SMOOTH FACE CMU BLOCK REAR ELEVATION
A5	SW - SAFETY RED	COPING, ENTRY TOWER TRIM, AWNING FRAME
A6	SW - PURE WHITE	ROLL-UP DOORS
A7	PRE-FINISHED BLACK / ALUMINUM	OUTDOOR FENCING AND GATES
A8	EFS MATCH (A4) SW - URBAN PUTTY	EFS CORNICE - SANDPEBBLE FINE FINISH
C1	GALVANIZED - SILVER/ GREY MATTFINISH	CORRUGATED PANELS
S1	CLEAR ANODIZED	STOREFRONT

LITTLE
ARCHITECTURAL GROUP

101 S. GREEK ST., SUITE 200, DUBLIN, GA 30128
770.383.5500 | www.littlearch.com

The drawing and design shown on this project are the property of Little Architectural Group. The contractor is required to obtain all the necessary permits and to ensure that all work is completed in accordance with the applicable code requirements.

TRACTOR SUPPLY CO.
3401 VIRGINIA WAY
BRENTWOOD, TN 37027

TRACTOR SUPPLY CO.
Senoia Village
Senoia, GA

FOR REVIEW

03/09/24

TRACTOR SUPPLY CO.
Dacula, GA

G3 - PROTOTYPE Q4 - 23
121-21578-00

EXTERIOR ELEVATIONS

A2.0

July 12, 2024

**LETTER OF INTENT FOR SPECIAL USE PERMIT
AND VARIANCE APPLICATION**

**Special Use Permit and Variance Application
City of Dacula, Georgia**

Applicant:

Trinity PD Dacula, LLC

Tract:

Tax Parcel ID R5300 139

± 6.37 Acres of Land (Portion only)

Located at 2544 Davis Rock Drive, Dacula, Georgia

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

I. INTRODUCTION

This Application for a Special Use Permit and Variance is submitted for a 6.37-acre parcel of land located at 2544 Davis Rock Drive, Dacula, Georgia (hereinafter the “Property”).¹ The Property is a single tax parcel with frontage on Davis Rock Drive just east of its intersection with Harbins Road. The Property is shown on the survey prepared by Technical Survey Services, Inc., dated March 15, 2024, and filed with this Application. The Property is further identified below from the Gwinnett County GIS:



The Property is currently zoned PMUD (Planned Mixed-Use District) pursuant to The Zoning Resolution of the City of Dacula (the “Zoning Resolution”). The Applicant, Trinity PD Dacula, LLC (the “Applicant”) now seeks to obtain a Special Use Permit and Variance in order to develop a Tractor Supply Store. This document is submitted as the Letter of Intent, Impact Analysis Statement, and other materials required by the “Zoning Resolution of the City of Dacula” (the “Zoning Resolution”).

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a small tract located within an existing PMUD development with frontage on Davis Rock Road. The surrounding zoning classifications and uses are as follows:

Location	Zoning
<i>Proposed Site</i>	<i>Currently PMUD; will remain PMUD</i>
North	RA-200 (Gwinnett County)
East	PMUD
South	PMUD
West	PMUD and C-2

¹ The Applicant is seeking a Special Use Permit and a Variance for a portion of the tax parcel, identified as 3.868 acres, Tract 1 on the survey.



The Applicant is requesting a Special Use Permit and Variance to allow for a Tractor Supply Company store. The Property is cleared and ready for development as the site is located within a previously approved PMUD which includes a new Publix shopping center, with various outparcels including McDonald’s, Quick Trip and Jersey Mike’s Subs.

As stated in the City of Dacula’s 2050 Comprehensive Plan (the “Comprehensive Plan”), the Property, is located in the “Emerging Commercial” Character Area. This area is planned to be a primarily mixed-use area of the City along Harbins Road south of State Route 316. The Emerging Commercial character area is primarily for any combination of residential, commercial, office, and public/institutional uses. The recommended zoning classifications for this area include PMUD, C-1, C-2 and OI. Accordingly, the development of a Tractor Supply Store in this location is consistent with the encouraged uses and the existing development in the area. While the Tractor Supply use is generally permitted, the storage and sale of products outdoors and the use of corrugated metal even as accent materials necessitate a Special Use Permit as well as a Variance.

III. PROJECT SUMMARY

As shown on the site plan prepared by Foresite Group, dated July 10, 2024, and Color Elevations prepared by Little, dated March 8, 2024 and filed with this Application (hereinafter the “Site Plan and Color Elevations”), the Applicant is requesting a Special Use Permit to allow for the storage display and sale of outdoor products as well as a Variance to allow for Corrugated Metal to be used on the entry tower, awnings and Live Goods Structure for the development of a Tractor Supply Store on 3.868 acres of the site. The development will include a 21,072 square foot building, with 95 parking spaces. The proposed building is oriented to face Davis Rock Drive, with an attached Live Goods Center and fenced outdoor display area on the east side of the building. The site is accessible via two full-access driveways along Davis Rock Drive and maintains inter-parcel connectivity to the adjacent properties. The site will include parking along the front, west side and rear of the building. As shown on the site plan, the development will include outdoor storage and display areas consistent with their business operations. The Tractor Supply Company is a retail facility primarily used for the sale of farm/ranch equipment and maintenance products, including general maintenance products, animal (domestic and farm) feed, equipment and health products, horse and rider tack equipment and related

products, bird feed, housing and related products, lawn and garden equipment and products, tools and hardware, vehicle equipment and maintenance products, all-terrain vehicles, utility vehicles, sporting goods, food, sporting goods, clothing and footwear, and many other items typically sold in their stores. Due to the size and amount of equipment that is available at the store, it is not feasible to store certain products in the building and require the ability to store, display and sell certain items outside the store such as bulk propane, welding gas, trailers, pedal boats and motorized vehicles, including mini bikes, dirt bikes, scooters and ATV's. Some of the outside items are stored in a fenced area beside and to the rear of the building and the trailers and equipment are displayed on the side of the building and other products are stored and displayed in the front of the building (as identified on the site plan). Items are not stored in any parking space.

The Applicant has included proposed elevations of the development, showing the following improvements:

- Landscape boxes between the front store wall and front parking stalls to add appeal and soften the front outdoor storage items;
- Two tone brick on front, and side r walls;
- Aluminum wrought iron style fencing around outdoor garden center and Fenced Outdoor Display Area along with a decorative accent brick knee wall at base of fence(see Live Goods Center and Fenced Outdoor Display Area on the color elevations)
- Corrugated metal entry tower and front awnings (See variance request below);
- Raised parapet walls and decorative cornice added to front and side walls; and
- Decorative Stamped Concrete Walkway across the parking lot from Davis Rock Road to the front door of building.

The Applicant is also requesting variances to develop the site in compliance with the proposed site plan, and respectfully seek relief as related to the use of corrugated metal on certain portions of the building tower, front awnings and Live Goods Center structure (see proposed renderings). Likewise, the Applicant is requesting a Special Use Permit for the outdoor storage as detailed above as identified on the site plan. The Applicant's requested Special Use Permit and Variance are the minimum necessary to afford the Applicant relief so that the Property may be developed for use as a Tractor Supply Store. Based on the Harbins 360 Declaration of Easements and Covenants, Watkins Development has approved the Site Plan and Color Elevations as a requirement of this document.

IV. SITE IMPACT ANALYSIS

Pursuant to the Zoning Resolution, the Applicant submits its written responses to the impact analysis which shows that a Special Use Permit satisfies the "Standards Governing Exercise of the Zoning Power," as follows:

- A) Whether a proposed Special Use Permit and Variance will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, approval of the requested special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development will provide a neighborhood serving commercial use, which is anticipated commercial growth near Harbins Road and State Route 316.

- B) Whether a proposed Special Use Permit and Variance will adversely affect the existing use or useability of adjacent or nearby property:

No, approval of the special use permit will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development is compatible with the Comprehensive Plan and complimentary to adjacent and nearby uses.

- C) Whether the property to be affected by a proposed Special Use Permit and Variance has reasonable economic use as currently zoned:

As the Applicant is not seeking a rezoning of the property, the Applicant submits the requested special use permit will allow for an economic use as currently zoned.

- D) Whether the proposed Special Use Permit and Variance will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No, approval of the proposed special use permit will not result in an excessive or burdensome use of the existing infrastructure systems. Moreover, the Subject Property is located at a major node with convenient access to major thoroughfares, utilities and sewer. The Property has convenient access to Highway 316. The proposed development would complement the existing and nearby residential uses.

- E) Whether the proposed Special Use Permit and Variance is in conformity with the policy and intent of the Land Use Plan:

Yes, the proposed special use permit conforms with the policy and intent of the Comprehensive Plan and Future Land Use Map. The Subject Property is identified in the "Emerging Commercial" character area.

- F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either the approval or disapproval of the Special Use Permit and Variance proposal:

Yes. The proposed special use permit provides additional commercial development to service the surrounding communities and neighbors and would bring a neighborhood serving retail/commercial uses to the residents of Dacula.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for a Special Use Permit and Variance be approved. The Applicant welcomes the opportunity to meet with the City of Dacula Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 12th day of July, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb
4896-0153-0320, v. 1

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 Melody A. Glouton Date 7/12/24

Type or Print Name/Title Melody A. Glouton, Attorney for Applicant

Notary Public D. Lane Date 7/12/24

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 Melody A. Glouton Date 07/12/24

Type or Print Name/Title WREG Harbins Land, LLC (By Melody A. Glouton with express permission)

Notary Public D. Lane Date 07/12/24

FOR ADMINISTRATIVE USE ONLY

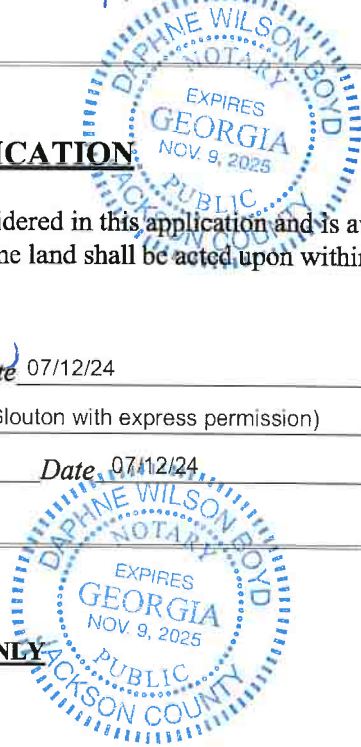
DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

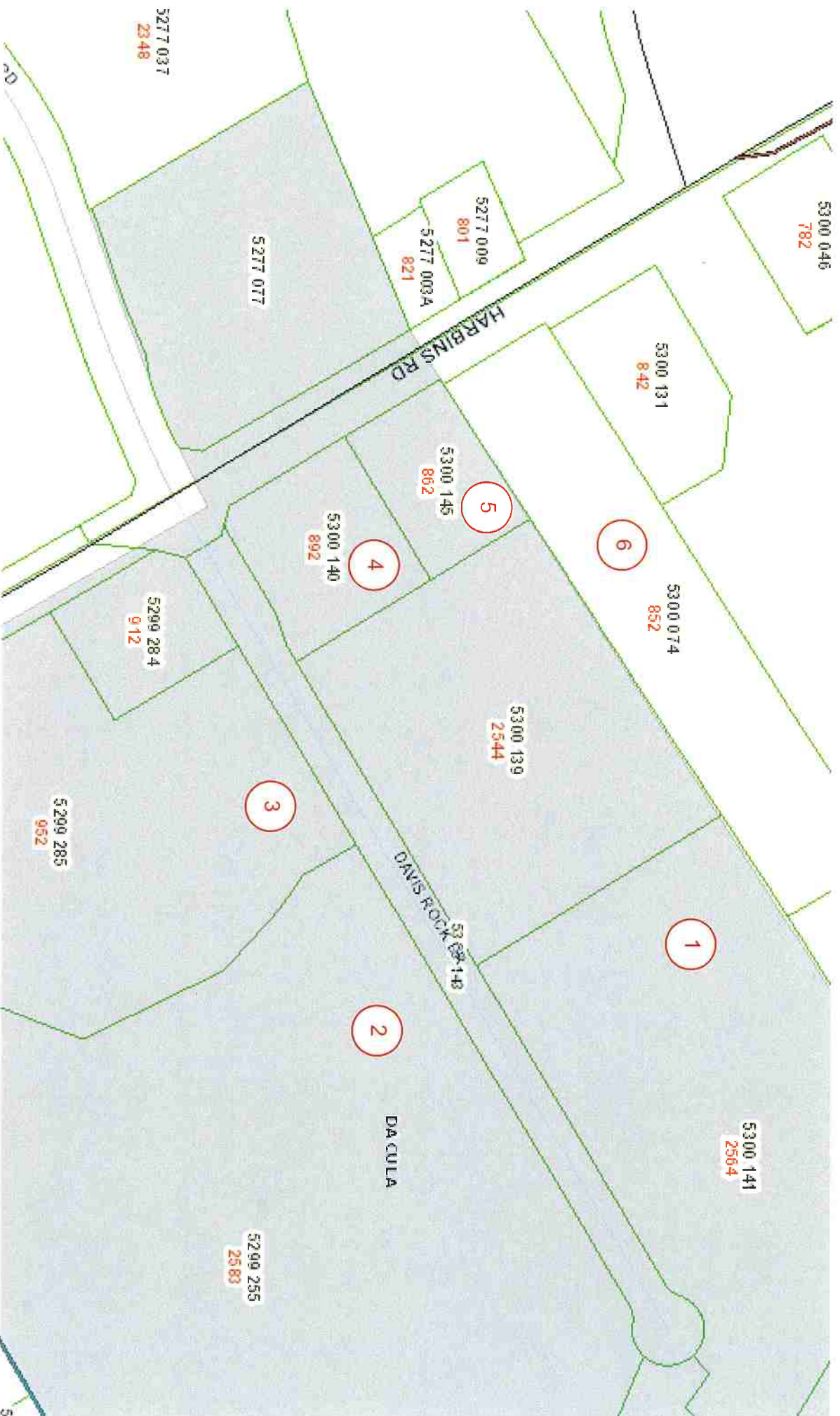
ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



ADJACENT PROPERTY OWNERS EXHIBIT



ADJACENT PROPERTY OWNERS

1. Undeveloped
 - a. Property Address: 2564 Davis Rock Dr, Dacula, GA 30019
 - b. PIN: 5300 141
 - c. Owner(s): Wreg Harbins Land, LLC.
 - d. Owner's Address: 1958 Monroe Dr NW, Atlanta, GA 30324

2. Undeveloped
 - a. Property Address: 2583 Davis Rock Dr, Dacula, GA 30019
 - b. PIN: 5299 255
 - c. Owner(s): Wreg Harbins Land, LLC.
 - d. Owner's Address: 1958 Monroe Dr NW, Atlanta, GA 30324

3. Publix Supermarket
 - a. Property Address: 952 Harbins Rd, Dacula, GA 30019
 - b. PIN: 5299 285
 - c. Owner(s): Wreg Harbins Retail, LLC.
 - d. Owner's Address: 1958 Monroe Dr NW, Atlanta, GA 30324

4. QuikTrip
 - a. Property Address: 892 Harbins Rd, Dacula, GA 30019
 - b. PIN: 5300 140
 - c. Owner(s): QuikTrip Corporation
 - d. Owner's Address: 4705 S 129th East Ave, Tulsa, OK 74134

5. Undeveloped
 - a. Property Address: 2563 Davis Rock Dr, Dacula, GA 30019
 - b. PIN: 5300 145
 - c. Owner(s): Wreg Harbins Land, LLC.
 - d. Owner's Address: 1958 Monroe Dr NW, Atlanta, GA 30324

6. Residential
 - a. Property Address: 852 Harbins Rd, Dacula, GA 30019
 - b. PIN: 5300 074
 - c. Owner(s): Lynn Chang & Bing Tai Chang
 - d. Owner's Address: 1598 Brandon Sq, Lawrenceville, GA 30044

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 Melody A. Glouton Date 07/12/24

Type or Print Name/Title Mark K. Renier, By Melody A. Glouton with express permission (Attorney for Application)

Signature of Applicant' Attorney Melody A. Glouton Date 07/12/24

Type or Print Name/Title Melody A. Glouton, Attorney for Applicant

Notary Public  Date 07/12/24

(Notary Seal)



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

*See attached Letter of Intent

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 _____

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: _____

- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: _____

- C. Whether the property to be affected by a proposed rezoning has a 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. _____

- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: _____

- 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: _____



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:

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)