



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>Hayley Todd on behalf of PEC+</u>	NAME <u>Many, See attachment</u>
ADDRESS <u>350 Research Court Ste 200</u>	ADDRESS _____
CITY <u>Norcross</u>	CITY _____
STATE <u>GA</u> ZIP <u>30092</u>	STATE _____ ZIP _____
PHONE <u>678.684.6287</u> FAX _____	PHONE _____ FAX _____

APPLICANT IS THE:

- ☒ OWNER'S AGENT
☐ PROPERTY OWNER
☐ CONTRACT PURCHASER

CONTACT PERSON Hayley Todd

COMPANY NAME PEC+

ADDRESS 350 Research Court Ste 200, Norcross, GA 30092

PHONE 678.684.6287 FAX _____

EMAIL htodd@pec.plus

* 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) C-1, C-2, R-1200, OI REQUESTED ZONING DISTRICT R-TH AND C-2/DOD

LAND LOT(S) 302 PARCEL # MULTIPLE DISTRICT(S) 5 ACREAGE 3.22

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____

A proposed rezoning of approx. 3.22 acres from C-1 C-2, R-1200, and OI to R-TH and C-2/DOD to facilitate the development of a
mixed-use development consisting of 40 rowhomes and approximately 6,000 square feet of
local retail uses.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 40

DWELLING UNIT SIDE (SQ. FT.) 20x50 feet

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS _____

TOTAL GROSS SQ. FEET _____

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER



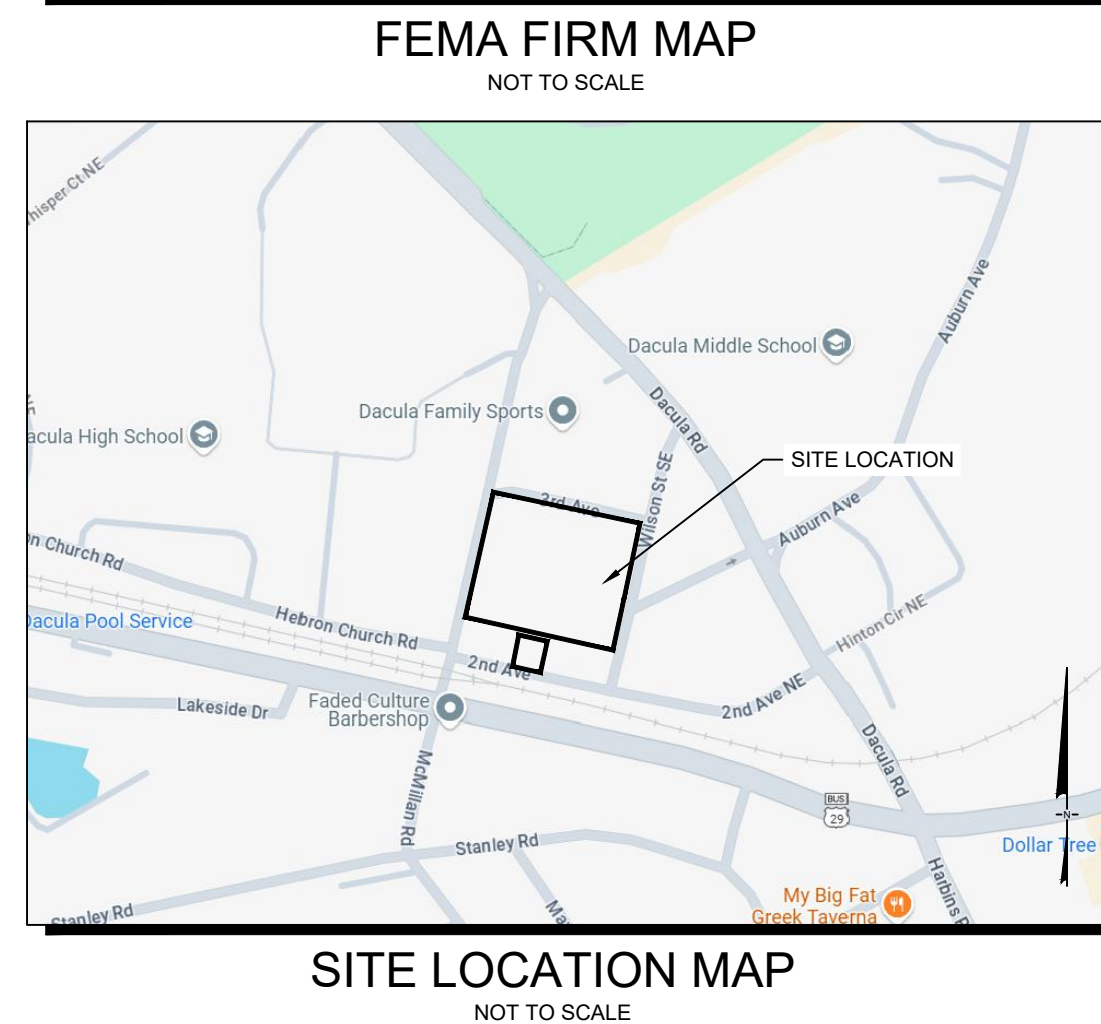
LEGEND

 **CIVIC SPACE (16% OF SITE)**

 **OPEN SPACE (11% OF SITE)**





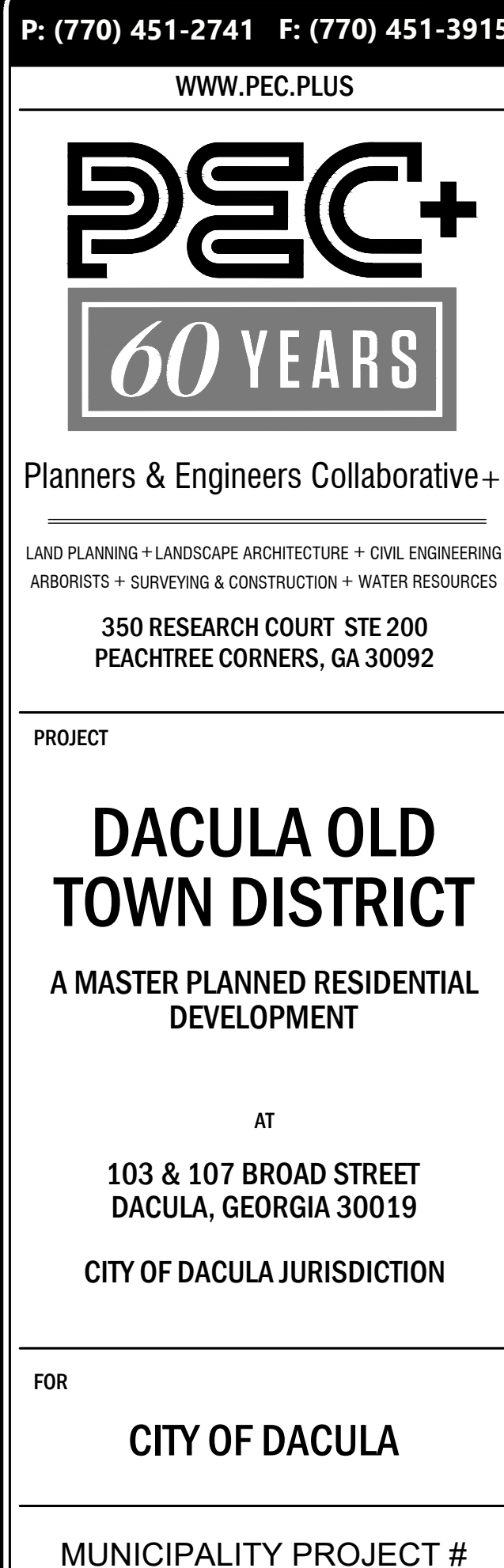


<u>SITE DATA:</u>	
TOTAL SITE AREA	3.286 ACRES (142,876 SF)
R-TH TRACT AREA	2.51 ACRES (109,335)
C-2 TRACT AREA	.77 ACRES (33,541)
<u>ZONING</u>	
EXISTING ZONING	OI, C1, C2 & R1200
PROPOSED ZONING	R-THOOD & C-2/DOD (DOWNTOWN OVERLAY DISTRICT)
ZONING JURISDICTION	CITY OF DACULA, GEORGIA
<u>SETBACK REQUIREMENTS</u>	
BUILD TO ZONE	0' - 10'
SIDE SETBACK	0' (BETWEEN ADJACENT TOWNHOUSE & ROWHOUSE)
REAR SETBACK	0' REAR ALLEY/ 10' NO ALLEY
REQUIRED BUFFERS	N/A
<u>DEVELOPMENT STANDARDS</u>	
MAX. BUILDING HEIGHT	40 FEET
20' X 50' REAR LOADED ROWHOUSES PROVIDED	40 UNITS
TOTAL SITE DENSITY PROVIDED	15.9 DU/A (40 UNITS / 2.51 ACRES)
MAX. DENSITY ALLOWED	NO MAX IN DOWNTOWN OVERLAY DISTRICT
NEW RETAIL PROPOSED	6,000 SF
EXISTING DENSITY TO REMAIN	1,100 SF
<u>OPEN SPACE CALCULATIONS</u>	
CIVIC SPACE REQUIRED	21,500 SF (15% OF TOTAL SITE AREA)
CIVIC SPACE PROPOSED	22,900 SF (16% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	16,137 SF (11% OF SITE AREA)
<u>PARKING REQUIREMENTS</u>	
TOWNHOME PARKING REQUIRED	40 SPACES (2 SPACES/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	160 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
MIN. RETAIL PARKING REQUIRED	25 SPACES (5 SPACES/ 1,000 SF FLOOR AREA)
RETAIL PARKING PROVIDED	30 SPACES
ADDITIONAL STREET PARKING PROVIDED	13 SPACES

1. PerUDO Section 917, F.1.b., the proposed development will maintain 15% of the site area as City Space. The City Space in the proposed development includes pedestrian pads, pedestrian passages, and plazas.
2. Parking spaces interior to the site (including on-street and surface lots) will be maintained by the property owners' association. The on-street parking spaces along Third Avenue ONLY will be maintained by the property owners' association. The parking along Broad Street will remain in the public right of way and will be maintained by the City of Daoula.
3. Homes will be condo ownership-style
4. PerUDO Article 9, a maximum of 20% of the R-TH units may be rentals.
5. Common space will be maintained by the property owners' association.

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[illegible]

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "KENNETH J. WOOD" at the bottom. Inside the ring, the words "REGISTERED" and "PROFESSIONAL" are stacked, with the number "No. 24395" in between. The seal is stamped over a blue ink signature.

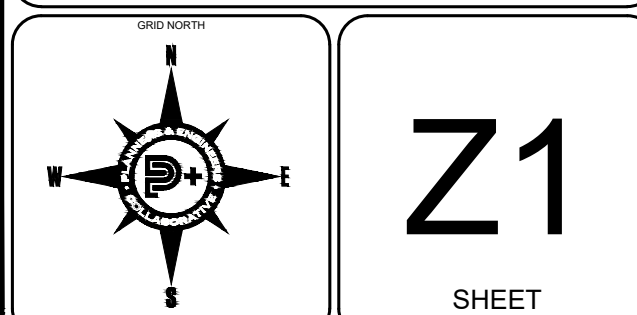
08/13/2025
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

0 15 30 60 90

SCALE: 1" = 30'

DATE: 08/07/2025

PROJECT: 25062.00A



8/12/2025

Re: **Letter of Intent – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)
PEC+ Project No. 25062.00A**

Dear Community Development Officials,

This application seeks to rezone the approximately 3.22-acre assemblage of parcels at 103 and 107 Broad Street, 217 and 227 Wilson Street between Second and Third Avenues in the City of Dacula (the "Subject Property," PIDs R5302A081, R5302A077, R5302A076, R5302A140, R5302A222, and R5302A017) from OI, C-1, C-2 and R-1200 to a combination of R-TH and C-2/DOD—Single-Family Residence Townhouse and General Business District/Downtown Overlay District. The change would allow for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The existing commercial building on-site would remain.

Site and Proposal

The Subject Property is an assemblage of six parcels (of which three are City-owned) just north of Downtown Dacula in the 'Old Downtown' district. The site is located directly east of Dacula High School, and is within walking distance of City Hall to the south. This site is part of the Downtown District as identified in the City's Urban Redevelopment plan.

Presently, the parcels are configured and zoned according to the documents submitted with this application entitled "Exhibits A-C." The rezoning would reconfigure the parcels according to the concept plan submitted with this application and the document titled "Exhibit C." The north 2.51 acres of the site (consisting of parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D) would be rezoned to R-TH/DOD, and the remaining 0.77 acres (consisting of parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D) would be rezoned to C-2/DOD.

The zoning actions requested include:

- An amendment to the City of Dacula zoning map for parcels R5302A081, R5302A077, and part of parcel R5302A076; aka Parcels 1, 2, and part of 3 as labeled on Exhibits A and D from R-1200 and OI to R-TH/DOD, and;
- An amendment to the City of Dacula zoning map for parcels parcels R5302A140, R5302A222, R5302A017, and part of parcel R5302A076; aka Parcels 4-6 and part of Parcel 3, respectively as labeled on Exhibits A and D from OI, C-1, and C-2 to C-2/DOD.

These actions would facilitate the development of 40 new, rear-loaded traditional 'rowhomes' in the downtown area, as well as 6,000 square feet of new local retail uses. The existing commercial building with frontage on Broad Street would remain.

The new rowhomes would have front doors facing shared greens or exterior streets, and would have access to sidewalks and 13 spaces of on-street parking. The homes would two-car garages that would be accessed by 26-foot wide private drives from the rear. Homes would have four parking spaces per unit (two per garage and two per driveway).

The new retail component of the site would consist of approximately 6,000 square feet of local commercial uses that would serve the immediate community. Currently, this is anticipated to consist of two to three new buildings. The area is designed to be extremely walkable, but these buildings would have dedicated off-street parking spaces in small lots. The existing 1,100 square foot commercial building along Broad Street would remain and is not included in the 6,000 square foot total.

Rationale for Request

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan.

As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

By bringing attractive new rowhomes and boutique businesses to this area, the proposal advances the following redevelopment goals:

- To facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- To provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- To support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- To pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- To create an increased sense of place through placemaking projects.

Rezoning the site to R-TH AND C-2/DOD would unify the underlying zoning from several disparate districts to a single master-planned district, and employing the DOD overlay will allow the necessary modifications to the R-TH AND C-2 standards to facilitate this development, including reducing open space in favor of landscaping, reducing the proportion of residential uses to open space, and the overall tract size.

By using this two-pronged zoning approach, the proposal will begin to bridge the gap in development between the historic downtown and Dacula's new downtown district, as expressed in the Urban Redevelopment Plan. The result will be an attractive, high-quality, walkable addition to the Downtown area, preserving and adding to the traditional character.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Dacula (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for R-TH AND C-2/DOD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by the City of Dacula and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Dacula and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Dacula and the City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request for the development of a new, 40-unit, rowhome development with approximately 6,000 square feet of new local retail. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

Dacula Old Town District Rezoning Subject Parcels

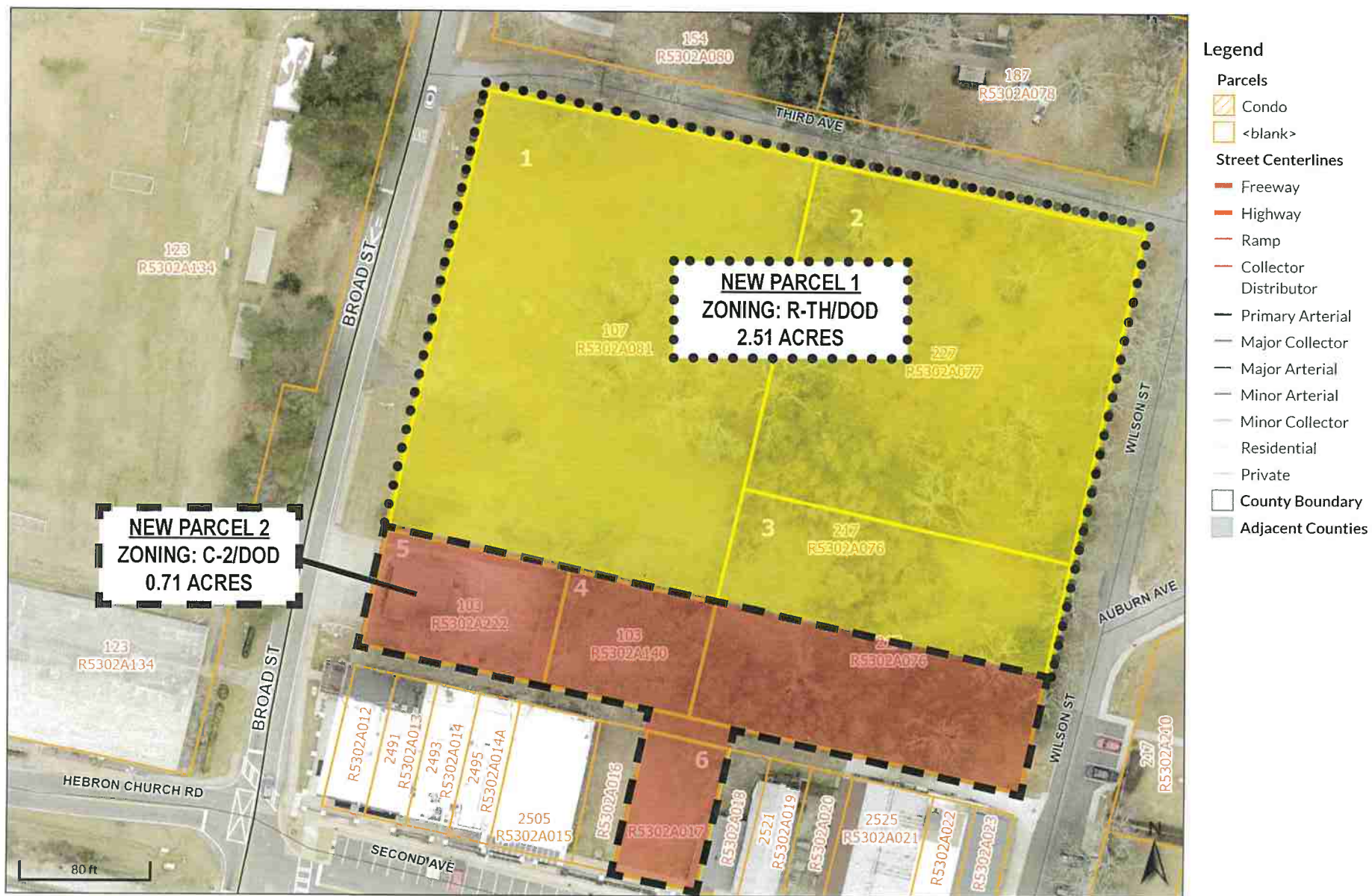


EXHIBIT A

Dacula Old Town District Rezoning Subject Parcels



Legend

Parcels

- Condo
- <blank>

Street Centerlines

- Freeway
- Highway
- Ramp
- Collector
- Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

EXHIBIT B



City of Dacula Zoning



8/7/2025 8:19:32 PM

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**Planners & Engineers
Collaborative+**

8/13/2025

Re: **Impact Statement – R-TH and C-2/DOD Rezoning
Dacula Old Downtown District (+/- 3.22 acres)
PEC+ Project No. 25062.00A**

Dear Community Development officials,

Please see below the responses to the City's Impact Statement criteria:

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 rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal includes 40 rowhomes and approximately 6,000 square feet of local commercial space in the Dacula Downtown character area, which are compatible with the surrounding uses, including single family homes, local commercial, parks, and public facilities. Therefore, the proposed change would allow for 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:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development would set a precedent for the future high-quality redevelopment of this area, as intended by the City's Urban Redevelopment and Comprehensive Plans. The new rowhomes would bring walkable residential uses to patronize the existing commercial spaces and would begin to reinvigorate the historic downtown fabric. The proposed new use would be in harmony with the use and usability of existing properties.

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

The proposal does not have a reasonable use as zoned. As evinced by the property's lack of redevelopment up to this time, the existing zoning designations of C-1, C-2, OI and R-1200 are disjointed and prohibitive to cohesive development. This proposal, however, would inject investment in the site and broader area, improving economic use.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the historic downtown is designated as a prime redevelopment area because of its ability to support new growth by way of utilities and a unified street network. This development will improve multimodal transportation opportunities in downtown Dacula, and will enable residents to walk to achieve some errands, thereby reducing traffic.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The site is an important infill opportunity in the City of Dacula's that is explicitly addressed in the City's 2024 Urban Redevelopment Plan. As the plan points out, the site (part of the Second Avenue District within the Redevelopment Area) is ideally located, with frontages on Wilson Street, Broad Street, and Third Ave, and is situated between several community resources including Dacula Middle and High Schools, the fire station, and the public library. Per the Plan, the area immediately surrounding the site includes historic buildings that date back to the City's incorporation and has a desirable grid pattern that "makes it primed for walkable commercial, mixed-use revitalization."

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: Dacula Old Downtown Development
Developer/Applicant: Hayley Todd on behalf of PEC+, Applicant
Telephone: 678.684.6287
Fax: _____
Email(s): htodd@pec.plus

Economic Impacts

Estimated Value at Build-Out:

\$13 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 increase would be minimal--employment added would serve local/neighborhood scale businesses and the number of new residences is fewer than 50. We do not anticipate major improvements due to this project alone.

How many short-term and /or long-term jobs will the development generate?
+/- 25

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

TBD

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

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site: CITY OF DACULA

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)? 20,000 GPD

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

YES, PROPOSED DEVELOPMENT TO TIE INTO 10" WATERMAIN ON WILSON STREET

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

N/A

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

N/A

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

N/A, PROPOSED WATER TO TIE INTO EXISTING 10" MAIN ON WILSON ST

Wastewater Disposal

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

6,800 GPD

Name of wastewater treatment provider for this site:

CITY OF DACULA

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

SEWER CAPACITY TO BE APPLIED FOR, BUT PROPOSED TIE INTO 8" MAIN ON WILSON ST OR SECOND AVE

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

N/A

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

N/A

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

N/A , PROPOSED TIE INTO 8" MAIN ON WILSON ST OR SECOND AVE

Land Transportation

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

n/a

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

n/a

Solid Waste Disposal

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

38 TONS

Is sufficient landfill capacity available to serve this proposed project?

YES

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

N/A

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

N/A

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

N/A

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 2.25 ACRES

Is the site located in a water supply watershed? N/A

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

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:

UNDERGROUND DETENTION TO BE PROVIDED FOR STORMWATER MANAGEMENT

Environmental Quality

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

1. Water supply watersheds? N/A

2. Significant groundwater recharge areas? N/A

3. Wetlands? N/A

4. Protected river corridors? N/A

5. Floodplains? N/A

6. Historic resources? N/A

7. Other environmentally sensitive resources? N/A

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

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools? **MINIMAL INCREASE IN STUDENTS - FEWER THAN 50 NEW HH**

Libraries? **CURRENT LIBRARY CAPACITY IS SUFFICIENT**

Fire, Police, or EMS **MINIMAL EFFECTS ON EMERGENCY SERVICES**

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

Additional Comments:

EXHIBIT D

KEY NO.	PID	OWNER	OWNER ADDRESS	SITE ADDRESS	ACREAGE (GIS)
1	R5302A081	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	107 BROAD ST DACULA, GA 30019	1.24
2	R5302A077	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0007	227 WILSON ST DACULA, GA 30019	0.92
3	R5302A076	CITY OF DACULA	PO BOX 400 DACULA, GA 30019-0008	217 WILSON ST DACULA, GA 30019	0.64
4	R5302A140	SECOND AND BROAD LLC	2572 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.14
5	R5302A222	SECOND AND BROAD LLC	2573 APPLE VALLEY RD NE STE 202 BROOKHAVEN, GA 30319-3135	103 BROAD ST DACULA, GA 30019	0.18
6	R5302A017	INGRAM PARTNERS, LLC	366 AUBURN RD AUBURN, GA 30011-2315	SECOND AVE DACULA, GA 30019	0.1
Total acres					3.22

Parcel Results

24 Results

[Click to Show Photos](#)

Parcel ID	Owner	Property Address	Acres
R5302A012	STONE DAVID RICHMOND	SECOND AVE 2491 SECOND AVE	0.05
R5302A013	STONE DAVID RICHMOND	2491 SECOND AVE 2491 SECOND AVE	0.05
R5302A014	GIONETOS LLC	2493 SECOND AVE	0.05
R5302A014A	GIONETOS LLC	2495 SECOND AVE	0.05
R5302A015	13 OAKS LLC	2505 SECOND AVE	0.1
R5302A016	RAY ANDRINA	SECOND AVE	0.05
R5302A017	INGRAM PARTNERS, LLC	SECOND AVE	0.1
R5302A018	13 OAKS LLC	2519 SECOND AVE	0.05
R5302A019	DACULA LODGE NO 433 F & A	2521 SECOND AVE	0.05
R5302A020	ZIGAR INVESTMENTS LLC	SECOND AVE	0.05
R5302A021	ZIGAR INVESTMENTS LLC	2525 SECOND AVE	0.1
R5302A022	LEWIS HOLDINGS 3 LLC	2539 SECOND AVE	0.05
R5302A023	LEWIS HOLDINGS 3 LLC	2545 SECOND AVE	0.05
R5302A024A	HINTON SAMUEL H JR	SECOND AVE	0.1
R5302A034	CUSPID ENTERPRISES INC	WILSON ST 100 DACULA RD 208 WILSON ST	0.83
R5302A076	CITY OF DACULA	217 WILSON ST	0.64
R5302A077	CITY OF DACULA	227 WILSON ST	0.92
R5302A078	DACULA POOL PROPERTIES LLC	187 WILSON ST	0.46
R5302A080	RINCON MIRIAM	154 BROAD ST	0.46
R5302A081	CITY OF DACULA	107 BROAD ST	1.24
R5302A134	GWINNETT COUNTY BOARD OF EDUCATION	123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST 123 BROAD ST	28.77
R5302A140	SECOND AND BROAD LLC	103 BROAD ST	0.14
R5302A210	CITY OF DACULA	WILSON ST	0.36
R5302A222	SECOND AND BROAD LLC	103 BROAD ST	0.18

The Gwinnett County Tax Assessors' Office makes every effort to produce the most accurate information possible. No warranties expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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12/28/2023 11:10 AM Pgs: 3 Fees: \$25.00

TTax: \$0.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672023030764

ERECORDED

eFile Participant IDs: 5705353253,

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After Recording Return To:

Robert Jackson Wilson, PC
295 S. Culver Street, Suite C
Lawrenceville, GA 30046
Deed preparation Only

Tax Parcel No. R5302A081
Gwinnett County

STATE OF GEORGIA

WINNETT COUNTY

QUIT-CLAIM DEED

THIS INDENTURE, made this 28 day of December in the year Two Thousand Twenty-Three between,

**SYBLE PLOTT BLACKSTOCK and
LONNIE F. PLOTT, AS HEIRS
OF THE ESTATE OF RUTH ANN LOCHABY PLOTT**

as party or parties of the first part, hereinafter called "Grantor," and

**CITY OF DACULA, GEORGIA,
A Georgia Municipal Corporation**

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the

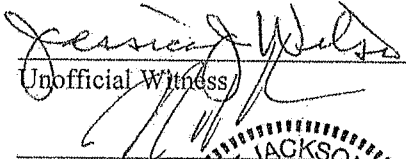
first part has or may have had in and to the real property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.


TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor her successors, nor any other person claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

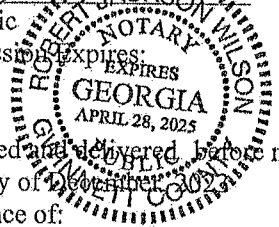
IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

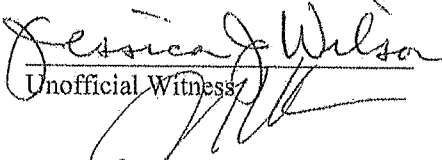
GRANTOR:

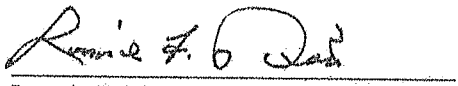

Unofficial Witness


Syble Plott Blackstock, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

Notary Public
My Commission Expires:

Signed, sealed and delivered before me
this 28 day of December, 2023
in the presence of:

GRANTOR:


Unofficial Witness


Lonnie F. Plott, as Co-Executor
of the Estate of Ruth Ann Lochaby Plott

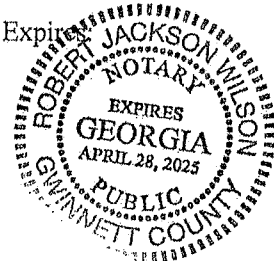
Notary Public
My Commission Expires:


EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in the City of Dacula, Gwinnett County, Georgia, and being part of Land Lot 302 of the 5th Land District of said county, and being known as the Mattie M. Hill home place being located on the East side of Broad Street in Dacula, Georgia, and being on the South side of an unnamed street, and being bounded on the East by lot of Haney, formerly Mauldin place, and on the South by lot of Julia McMillan, formerly Ben Wilson, and being more particularly described as follows:

BEGINNING at the Southeast corner of the intersection of Broad Street and on the 20-foot unnamed street, thence run in a Southerly direction along Broad Street 200 feet, more or less, to a corner with lands of Julia McMillan; thence run East along the Julia McMillan land 200 feet, more or less, to the property of Haney, formerly the Mauldin place; thence run in a Northerly direction along Haney lot 200 feet, more or less, to a paved unnamed street; thence run in a Westerly direction along said paved unnamed street 200 feet, more or less, to the point of beginning.

The above-described property being the same property as described in the Executrices Deed from the Estate of Mrs. Mattie M. Hill to A. F. Plott dated July 17, 1967, and recorded in Deed Book 276, Page 642, Gwinnett County, Georgia records.

TRACT TWO

All that tract or parcel of land lying and being in the 5th District of Gwinnett County, Georgia, and being part of Lot No. 302, beginning on the East side of Broad Street, on the corner of J. M. Stanley lot and thence running East 200 feet with Stanley's line and cornering with J. M. Stanley Pool Pound Co., and A. K. King; thence North 70 feet with King's line cornering with A. K. King, L. C. Mauldin and E. R. Hill; thence West 200 feet with E. R. Hill's line to Broad Street; thence South 70 feet along Broad Street to beginning point and being Lot No. 5 in Block "B", in the Town of Dacula, Georgia, on the S.A.L.R.R.

The above-described property being the same property as described in the Warranty Deed from Julia Wilson McMillan to A. F. Plott dated August 20, 1970, recorded in Deed Book 358, Page 345, Gwinnett County, Georgia records.

DEED B: 56930 P: 00542

10/04/2019 10:59 AM Pgs: 1 Fees: \$10.00

TTax: \$41.00

Richard T. Alexander, Jr., Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 672019025343

Please Return Document To:

STELL, SMITH & MATTISON, P.C.

P.O. Box 644

Winder, GA 30680

File #: R19-7863 - Ingram Partners, LLC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 18th day of September, 2019, between Dacula Medicine Center, Inc., of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ingram Partners, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 302 of the 5th District, Gwinnett County, Georgia, and in the Town of Dacula, being the east half of Lot 12, Block B, and the west half of Lot 13, Block B, as shown on a plat of map of Freeman, Georgia, as recorded in Deed Book 3, Page 205, Gwinnett County Records, and being more particularly described as follows: Beginning at a p.k. nail set on the northerly side of 2nd Avenue (50-foot right-of-way) 175.0 feet southwesterly of the point of intersection of the northerly right-of-way of 2nd Avenue and the westerly right-of-way of Wilson Street (60-foot right-of-way); thence north 11 degrees 22 minutes 15 seconds east 88.0 feet to an iron pin found at the southerly side of a 12-foot alley; thence north 78 degrees 37 minutes 45 seconds west, along the south side of said 12-foot alley, 50.0 feet to an iron pin set; thence south 11 degrees 22 minutes 15 seconds west 88.0 feet to a p.k. nail set at the northerly side of 2nd Avenue, (50-foot right-of-way); thence south 78 degrees 37 minutes 45 seconds east, along the northerly side of 2nd Avenue, 50.0 feet to the p.k. nail set at the point of beginning. Said tract containing 0.10 acres as shown on a plat of survey for Dacula Medical Center, Inc., prepared by Thomas Wood, R.L.S., dated August 23, 1995, and recorded in Plat Book 70, Page 113A, Gwinnett County Records, to which plat reference is made for a more detailed description.



THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

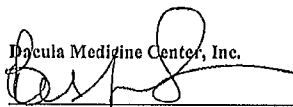
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My commission expires
(Notary Seal)


Dacula Medicine Center, Inc.
Billy M. Stone, President/Secretary

(Corp Seal)

Templates\WD Ten Com.dot

Return Recorded Document to:
Rosenthal Wright, LLC
Attorneys at Law
Post Office Box 926
110 Court Street
Monroe, Georgia 30655
File No. 24-26310

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **Second and Broad, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that, Grantor, for and in consideration of the sum of TEN AND NO 100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

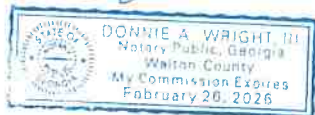
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Kaiti E. Ari
Unofficial Witness

Donnie A. Wright III
Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By: Shauna Marie Mathias (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillan, run thence easterly along the line of said McMillan property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

Return Recorded Document to:
Rosenthal Wright, LLC
Attorneys at Law
Post Office Box 926
110 Court Street
Monroe, Georgia 30655
File No. 24-26310

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 7th day of October, 2024, between **Bettie Monroe LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **Second and Broad, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

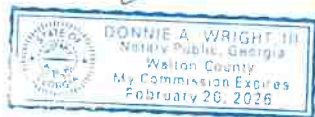
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Kate E. Ann
Unofficial Witness

Donnie A. Wright III
Notary Public



GRANTOR:

Bettie Monroe LLC,
a Georgia Limited Liability Company

By: *Shauna Marie Mathias* (SEAL)
Shauna Marie Mathias, Sole Member

Exhibit "A"
Property Description

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Gwinnett, Town of Dacula, located in Land Lot 302 of the 5th Land District, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly side of Broad Street at the point at which the easterly side of Broad Street is intersected by the northerly side of a 12-foot alley (said point being 100 feet from the northeast side of Second Avenue); running thence northerly along the easterly side of Broad Street 70 feet to a point at the corner with property, now or formerly, of McMillian, run thence easterly along the line of said McMillian property 110 feet to a point at a corner with property, now or formerly, of James Williams, running thence southerly along said Williams property 70 feet to the northerly side of a 12 foot alley, run thence westerly along the northerly side of said alley 110 feet to the easterly side of Broad Street and the Point of Beginning; Being improved property having a one-story frame house thereon and being more particularly shown on a survey prepared by Eston Pendley & Assoc., Inc, dated June 29, 1977.

Tax Parcel ID No. R5302A 222

TOGETHER WITH:

TRACT 2

To Find the True Point of Beginning, begin at the intersection formed by the easterly side of Broad Street and the northerly side of a 12 foot alley (said point being 100 feet northerly as measured along the easterly side of Broad Street from the intersection formed by the easterly side of Broad Street with the northerly side of Second Avenue); thence easterly along the northerly side of said 12 foot alley; 110 feet to the True Point of Beginning; thence northerly along the easterly line of property belonging to the grantees, 70 feet to a point, thence easterly 90 feet to a point, thence southerly 70 feet to a point on the northerly side of said 12 foot alley, thence westerly along the northerly side of said 12 foot alley, 90 feet to The True Point of Beginning.

Tax Parcel ID No. R5302A 140

For Informational Purposes Only:

This being the real property commonly known as 103 Broad Street according to the present system of numbering properties in the Town of Dacula, Gwinnett County, Georgia.

LEGEND:

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
P.L. = PROPERTY LINE
C.L. = CENTER LINE
B.L. = BUILDING LINE
L.L.L. = LAND LOT LINE
R/W = RIGHT-OF-WAY
-P- = POWER LINE
-T- = TELEPHONE
-W- = WATER LINE
-S- = SEWER LINE
T.H. = TEST HOLE
M.H. = MANHOLE

D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
D.A. = DRAINAGE AREA
H.W. = HEAD WALL
C.B. = CATCH BASIN
C.D. = CROSS DRAIN
P.T. = POINT-OF-TANGENCY
P.C. = POINT OF CURVATURE
R. = RADIUS

Recorded Dec, 3, 1974 Millard Levy & C.C.

MAGNETIC NORTH

BROAD STREET

UNNAMED STREET

TRACT 1
0.982 ACRES

TRACT 2
0.321 ACRES

12' ALLEY

NOTE:
INCLUDING LOT 5, BLOCK "B",
CITY OF DACULA, FORMERLY FREEMAN, GA.

SURVEY FOR:
A. F. PLOTT

LAND LOT 302 of the 5th DISTRICT
CITY of DACULA
GWINNETT COUNTY, GEORGIA 1.303 ACRES

DATE: 11-22-74
SCALE: 1" = 40'

REVISIONS:

LAND PLANNING
LAND SURVEYING
FEASIBILITY STUDIES & ENGINEERING

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORM-
ITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE
MEMBER SURVEYOR & MAPPING SOCIETY OF GA.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 12/31/74 TIME
PLAT BOOK 2 PAGE 267
TOM LAWLER, CLERK

HANNON, MEEKS & BAGWELL
SURVEYORS & ENGINEERS, INC.

238 BUFORD DRIVE
LAWRENCEVILLE, GEORGIA
TELEPHONE: 404/963-7181

Job No. 2532-73

CHECKED BY

DRAWN BY J.P.

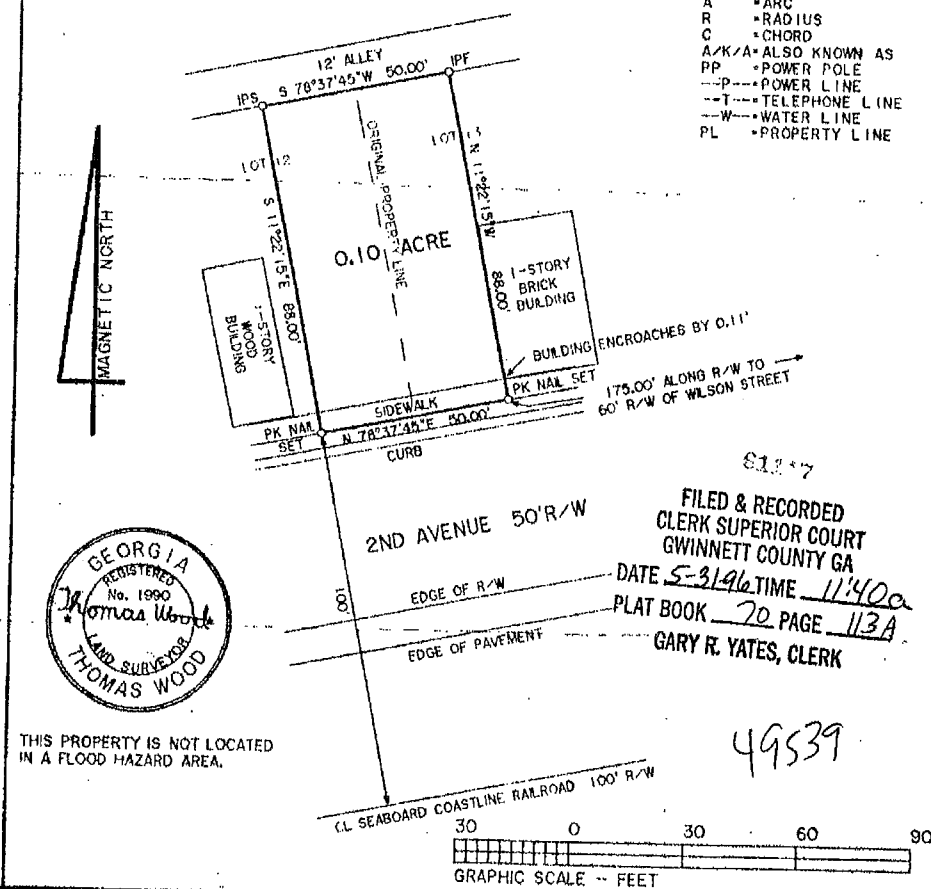
CREW CHIEF

File No.

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
CL = CENTERLINE
CM = CONCRETE MONUMENT
BL = BUILDING LINE
LL = LAND LOT
LLL = LAND LOT LINE
GMD = GEORGIA MILITIA DISTRICT

A = ARC
R = RADIUS
C = CHORD
A/K/A = ALSO KNOWN AS
PP = POWER POLE
-P- = POWER LINE
-T- = TELEPHONE LINE
-W- = WATER LINE
PL = PROPERTY LINE



SURVEY FOR: DACULA MEDICAL CENTER, INC.
WEST HALF OF LOT 13 & EAST HALF OF LOT 12, BLOCK B, MAP OF FREEMAN, GEORGIA
CITY OF DACULA, IL 302, 5TH DISTRICT, GWINNETT COUNTY
DATE: AUG. 23, 1995
THOMAS WOOD & ASSOC. 50 MAIN ST. BUFORD GA. 30518: PHONE 945-3804

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Ben E. Butterworth
04/02/2024
BEN E. BUTTERWORTH RLS #2294 DATE

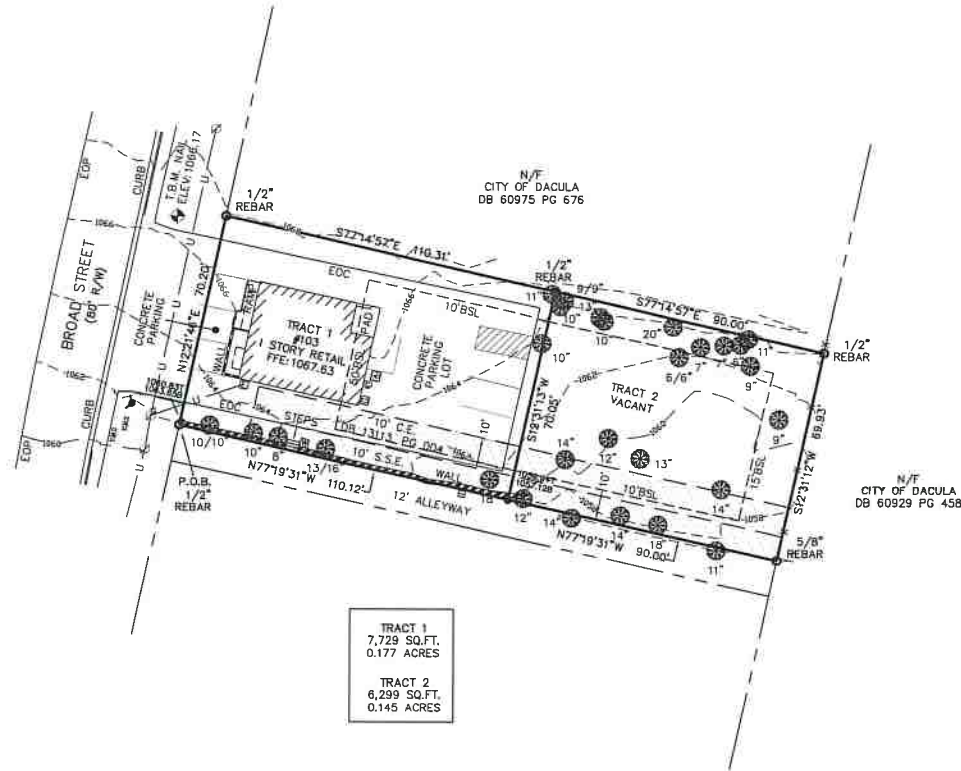
ZONING INFORMATION:
C-1
NEIGHBORHOOD COMMERCIAL
RESIDENTIAL DISTRICT

BUILDING SETBACKS:

FRONT: 50'
SIDE: 10'
REAR: 15'

PER SECTION: 905

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF DACULA, GEORGIA PLANNING AND ZONING DEPARTMENT.



TRACT 1
7,729 SQ.FT.
0.177 ACRES

TRACT 2
6,299 SQ.FT.
0.145 ACRES

IMPERVIOUS SURFACE AREA SUMMARY	
AREA	SQ.FT.
TOTAL LOT	7730
BUILDING	1386
CONC./ASPHALT DRIVEWAY	434
MISC. CONCRETE	155
WALLS	192
WOOD STEPS	12
TOTAL IMPERVIOUS COVERAGE	5998
TOTAL % OF COVERAGE	77.5%

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	✱ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF# 839	✱ GUY WIRE
□ R/W MONUMENT	✱ POWER METER
✱ FIRE HYDRANT	✱ POWER BOX
✱ WATER METER	✱ A/C UNIT
✱ WATER VALVE	✱ MANHOLE
✱ POWER POLE	✱ CLEAN OUT
✱ LIGHT POLE	✱ JUNCTION BOX
	✱ OUTFLOW STRUCTURE
	✱ DRAINAGE INLET
✱ GAS METER	✱ GAS VALVE
✱ CABLE BOX	✱ TELEPHONE BOX
✱ SIGN	✱ W-WATER LINE
✱ CONC. CONCRETE	✱ U-OVERHEAD UTILITY LINE
✱ EOP EDGE OF PAVEMENT	✱ S-SEWER LINE
✱ L.L. LAND LOT	✱ G-GAS LINE
✱ N/F NOW OR FORMERLY	✱ C-CABLE LINE
✱ R/W RIGHT-OF-WAY	
✱ P/L PROPERTY LINE	
✱ TELEPHONE LINE	✱ OH OVERHANG
✱ X-FENCE LINE	✱ C.B. CATCH BASIN
✱ -920- CONTOUR LINE	✱ CNT CANTILEVER
✱ BSL BUILDING SETBACK LINE	✱ H/C HANDICAP
✱ FFE FINISHED FLOOR ELEVATION	✱ BFE BASEMENT FLOOR ELEVATION
✱ GFE GARAGE FLOOR ELEVATION	✱ UTILITY MARKERS
✱ WATER/GAS/TELECOM	

TOTAL AREA: 0.322 ACRES / 14,028 SQUARE FEET

BOUNDARY REFERENCE: DB 59911, PG 769
FIELDWORK PERFORMED ON 03/26/2024

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,325 FEET. THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY
zone inc. SURVEYORS, ENGINEERS
AND LAND PLANNERS

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
PLATS@BOUNDARYZONE.COM

PROVIDING SERVICES
FOR METRO ATLANTA,
RALEIGH-DURHAM &
CENTRAL FLORIDA.

PROJECT
2653501

SHEET
1 OF 1

© COPYRIGHT 2024
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED

THIS PLAT WAS PREPARED
FOR THE USE OF THE
PERSON, PERSONS OR
ENTITY NAMED HEREON.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: TERMINUS COMMERCIAL
103 BROAD ST. DACULA, GA 30019
LAND LOT 302 - 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 04/02/2024

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET
0 30 60

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

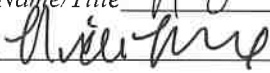


Date 8/13/2025

Type or Print Name/Title

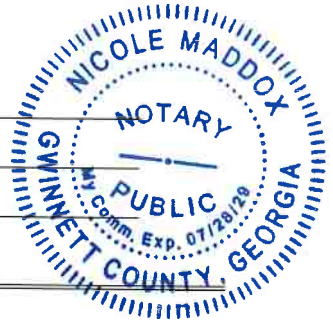
Hayley Todd on behalf of PEC+

Notary Public



Date

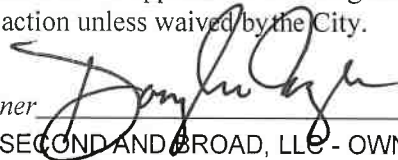
8/13/25



PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner



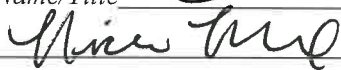
Date

8/13/25

Type or Print Name/Title

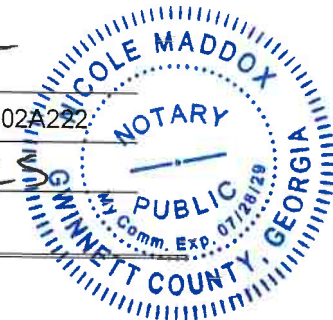
SECOND AND BROAD, LLC - OWNER, PIDs R5302A140, R5302A222

Notary Public



Date

8/13/25



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

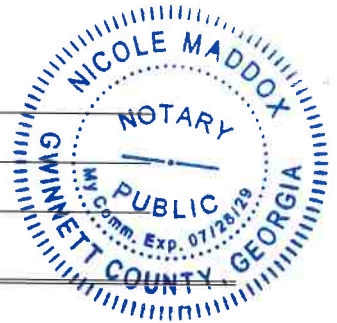
SIGNATURE _____ DATE _____

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.

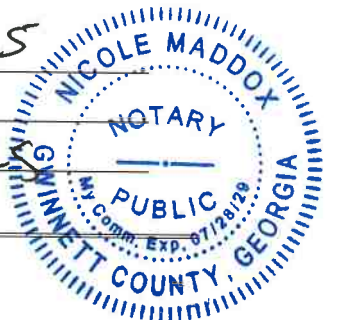
Signature of Applicant [Signature] Date 8/13/2025
Type or Print Name/Title Hayley Todd on behalf of PEC+
Notary Public [Signature] Date 8/13/25



PROPERTY OWNER CERTIFICATION

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

Signature of Property Owner [Signature] Date 8/13/25
Type or Print Name/Title INGRAM PARTNERS, LLC - OWNER, PIDs R5302A017
Notary Public [Signature] Date 8/13/25



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Signature of Applicant _____ Date _____
Type or Print Name/Title _____
Notary Public _____ Date _____

**placeholder
exchange for
wet copy**

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Signature of Property Owner HUGH D. KING Date 8/7/2025
Type or Print Name/Title HUGH D. KING
Notary Public Courtney Mahady Date 8/7/25

Courtney Mahady
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 02/21/2027

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Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

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Signature of Property Owner HUGH D. KING Date 8/7/2025

Type or Print Name/Title HUGH D. KING

Notary Public Courtney Mahady Date 8/7/25

Courtney Mahady

NOTARY PUBLIC

Barrow County, GEORGIA

My Commission Expires 02/21/2027

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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:

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)

CONFLICT OF INTEREST CERTIFICATION

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant  Date 8/13/2025

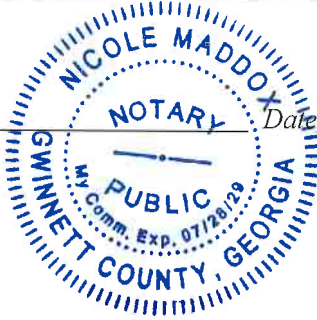
Type or Print Name/Title Hayley Todd on behalf of PEC+

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public  Date 8/13/25

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____