



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>Fanie Wehmanen</u>	NAME <u>Fanie Wehmanen</u>
ADDRESS _____	ADDRESS <u>1312 Harbins Rd.</u>
CITY _____	CITY <u>Dacula</u>
STATE _____ ZIP _____	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>470 461 3897</u> FAX <u>561 859 4172</u>	PHONE <u>(561) 859-4172</u> FAX _____

APPLICANT IS THE:

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

CONTACT PERSON Fanie Wehmanen

COMPANY NAME Gifted Hands Personal Care Home

ADDRESS 1312 Harbins Road

Dacula, GA 30019

PHONE (561) 859-4172 FAX _____

EMAIL Fanienurse@gmail.com

* 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) Residential REQUESTED ZONING DISTRICT DL

LAND LOT(S) _____ PARCEL # 5298.016 DISTRICT(S) _____ ACREAGE _____

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED

Special use permit for group Personal Care Home

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS _____

DWELLING UNIT SIDE (SQ. FT.) _____

NON-RESIDENTIAL DEVELOPMENT:

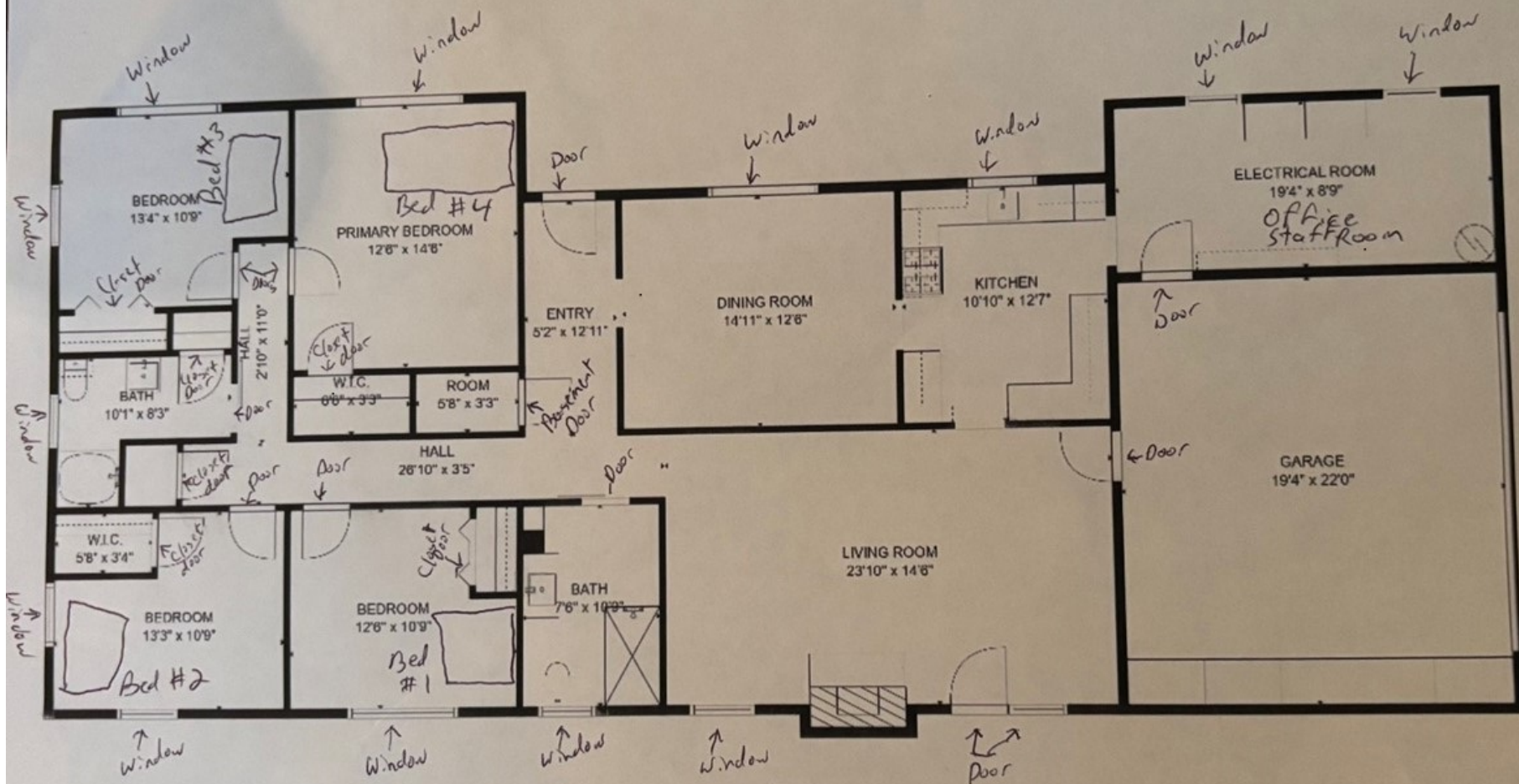
NO. OF BUILDINGS/LOTS _____

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



TOTAL: 1739 sq. ft
FLOOR 1: 1739 sq. ft
EXCLUDED AREAS: GARAGE: 426 sq. ft, ELECTRICAL ROOM: 169 sq. ft, FIREPLACE: 7 sq. ft
WALLS: 134 sq. ft

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Letter of Intent for Establishing a Personal Care Home

July 09, 2025

City of Dacula ,

Purpose

The purpose of this LOI is to outline the preliminary intentions is to utilize the Property as a residential Personal Care Home designed to accommodate up to six (6) residents, providing 24-hour care, supervision, meals, and assistance with activities of daily living.

Business Model

The proposed care home will operate as a private pay residential care home, targeting adults aged 65 and older, including elderly individuals and those with physical or cognitive limitations who require more one on one care than a assisted living can provide in a home-like setting.

Licensing

The Operator will comply with all applicable local and state regulations, including obtaining a license from the Georgia Department of Community Health to operate a Personal Care Home for six or fewer residents. We will obtain a CO from our county, State license from DCH, and a county business license and revenue.

Term and Use of Property

Intended Use: Residential Personal Care Home

Proposed Start Date: September 2025

Lease/Purchase Option: Purchased Property .

Modifications: Minor modifications or improvements may be made as necessary to comply with regulations and safety codes. Property owner has approved all modifications.

Confidentiality

Both parties agree to keep the content of this LOI and any related discussions confidential, unless disclosure is required by law or regulatory authorities.

Non-Binding Agreement

This Letter of Intent is non-binding and is intended only as a statement of the current intentions of the parties. A formal agreement outlining all terms and conditions will be executed after further due diligence, negotiation, and consultation with legal counsel.

Next Steps

We are prepared to:

- Submit a formal business proposal and licensing plan
- Conduct an inspection of the property
- Execute all the rules and requirements of the city of Dacula.
- Provide documentation of compliance for all rules and regulations to the city of Dacula

Thank you for your consideration.

Sincerely,

Use Permit Application Responses for Personal Care Home
Property Address: 1312 Harbins Road, Dacula, GA 30019

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

Yes, the proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject property is well-suited for a Personal Care Home use. The surrounding area consists primarily of residential properties, which aligns with the nature of a Personal Care Home that provides housing and care in a residential-like setting. The home is designed to blend seamlessly with the existing neighborhood, preserving the residential character while offering much-needed support services to elderly or disabled individuals in a safe and compassionate environment.

Furthermore, this proposed use does not involve any industrial, high-traffic commercial, or disruptive activities. It supports the quiet enjoyment of surrounding properties and adds value by addressing a growing need for quality senior care in the community. The use is consistent with nearby low-density residential development and complies with the intent of the zoning district.

B. Whether a proposed rezoning will adversely affect the existing use or stability of adjacent or nearby property

No, the proposed rezoning will not adversely affect the existing use or stability of adjacent or nearby property.

The proposed rezoning is consistent with the residential nature of the surrounding area and is intended to maintain the property's appearance and function as a single-family home. The home will be operated in a manner that respects the character of the neighborhood, with minimal traffic, no signage that detracts from residential aesthetics, and no commercial disruptions.

The Personal Care Home will provide a safe and supportive living environment for a small number of residents, typically no more than 6, which is in line with low-density residential development. This use enhances neighborhood stability by offering a compassionate and regulated care option for aging or disabled individuals without introducing any elements that would negatively impact neighboring properties. Local, state, and fire safety regulations will be strictly followed to ensure safety and compliance.

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

Yes, the property has a reasonable economic use as currently zoned; however, the proposed rezoning enhances its economic utility by allowing a use that meets an important community need.

The property is currently zoned for residential use and could reasonably be used as a single-family residence. However, rezoning to allow a Personal Care Home increases the property's

Additionally, there is a recognized shift in healthcare policy and consumer preference toward less institutional, more home-like environments for senior care. The proposed Personal Care Home use aligns with these evolving standards, providing a needed service while maintaining the residential integrity of the neighborhood.

There are no environmental constraints or incompatible neighboring land uses that would hinder the successful or harmonious development of the property as a Personal Care Home. The property size, layout, and surrounding infrastructure all support this use, making it a responsible and community-oriented zoning decision.

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IMPACT ANALYSIS STATEMENT

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

DATE July 1, 2025

APPLICANT Farie Wehmanen

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, the proposed zoning 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: No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Yes, the property has a reasonable economic use as currently zoned; however, the proposed rezoning enhances its economic utility by allowing a use that meets an important community need.
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No, the proposed rezoning will not result in a use which will 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: Yes, 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: Yes, there are existing and changing conditions that support approval of the proposed rezoning.



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions (All which aggregate to \$250.00+)	Contribution Date (within last 2 years)
NA		

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 (Valued aggregate \$250.00+)	Date Gift was Given (within last 2 years)
NA		

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

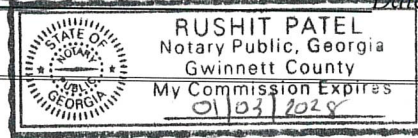
APPLICANT CERTIFICATION

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 7/9/25

Type or Print Name/Title Fannie Welmanen

Notary Public [Signature] Date 07/09/2025



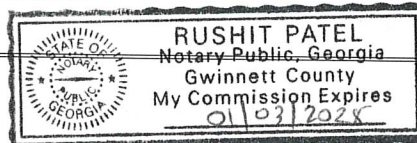
PROPERTY OWNER CERTIFICATION

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 7/9/25

Type or Print Name/Title Fannie Welmanen

Notary Public [Signature] Date 07/09/2025



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions (All which aggregate to \$250.00+)	Contribution Date (within last 2 years)
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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:

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(Attach additional sheets if necessary to disclose or describe all contributions/gifts)



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REQUIRED INFORMATION

The following items are necessary in order to process Rezoning and/or Special Use Permit Applications.

ALL APPLICATIONS MUST BE COMPLETED WITH ALL ITEMS LISTED BELOW.

IF APPLICATION IS NOT COMPLETE, THE APPLICATION CANNOT BE ACCEPTED.

1) APPLICATION FORM

Please be specific and complete with all pertinent and required information.

2) APPLICATION FEE (Please make all checks payable to the City of Dacula)

<i>AG, R-1100, R-1100CZP, R-1200, R-1200CZP, R-1400, R-1400CZP, R-1600, TRD (CHANGE OF CONDITIONS)</i>	<i>R-TH, R-SR, RMD, MH (CHANGE OF CONDITIONS)</i>	<i>C-1, C-2, C-3, O-I, M-1, M-2, PMUD (CHANGE OF CONDITIONS)</i>
0 - 5 Acres \$ 500.00	0 - 5 Acres \$ 1,000.00	0 - 5 Acres \$ 1,000.00
5 - 10 Acres \$ 750.00	5 - 10 Acres \$ 1,500.00	5 - 10 Acres \$ 1,500.00
10 - 20 Acres \$ 1,000.00	10 - 20 Acres \$ 2,000.00	10 - 20 Acres \$ 2,000.00
20 - 50 Acres \$ 1,500.00	20 - 50 Acres \$ 3,000.00	20 - 50 Acres \$ 3,000.00
50 Acres + \$ 2,000.00	50 Acres + \$ 4,000.00	50 Acres + \$ 4,000.00
+ \$30/Ac *	+ \$40/Ac *	+ \$50/Ac *
Maximum Fee \$3,000.00	Maximum Fee \$5,000.00	Maximum Fee \$5,000.00

* Or any portion of an acre above 100 Acres

3) LEGAL DESCRIPTION

This legal description should be *typed* and should describe, by metes and bounds, only the property to be rezoned or considered for a special use.

4) BOUNDARY SURVEY- CONCEPT/SITE PLAN

5) CONCEPT/SITE PLAN

Five (5) copies (to scale) of the Concept/Site Plan must be submitted with this application along with one (1) copy reduced to 8½" x 11". Concept/Site Plan should reflect how the property is to be developed. The Plan should show proposed building locations, driveways, parking areas, building setbacks, streets, lot layouts, buffers, creeks, flood plains, etc.

6) LETTER OF INTENT

The Letter of Intent should describe in detail your request and why you feel your request is justified.

7) NOTARIZED SIGNATURES

The application form must have notarized signatures of both the property owner and the applicant, or an attachment if multiple owners are involved.

8) ADJOINING PROPERTY OWNERS - submit list - gwinnett g's

Applicant notifies all adjoining property owners(s) of Rezoning/COC/SUP request. Copy of a list of adjoining property owners(s) and letter(s) of notification must be attached to application.

9) CONFLICT OF INTEREST FORM

Must be filed within ten (10) days of filing the Rezoning/COC/SUP Application.

10) IMPACT ANALYSIS STATEMENT

11) CAMPAIGN DISCLOSURE FORM

Property for Use Permit Application: 1312 Harbins Rd. Dacula, GA 30019
Parcel # 5298 016

RE: Address List of Properties Notification was Sent to

Timothy Montgomery
1322 Harbins Rd.
Dacula, GA 30019

1269 Brookton Chase Ct
Dacula, GA 30019

Clackdell LLC
1311 Harbins Rd.
Dacula, GA 30019

Clack Billy J & Sandra C
1285 Harbins Rd.
Dacula, GA 30019

Home SFR Borrower LLC
1295 Brookton Dr.
Dacula, GA 30019

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9589 0710 5270 3122 4198 94

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dacula, GA 30019

Certified Mail Fee	\$5.30	0726
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	08/15/2025

Sent To: Property Owner
1285 Harbors Rd.
Dacula, GA 30019

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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