



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>Starlight Homes of Georgia, LLC c/o Mahaffrey Pickens Tucker, LLP</u>	NAME <u>Ernest Walker Cain, Jr. James H. Wilbanks</u>
ADDRESS <u>1550 North Brown Road, Suite 125</u>	ADDRESS <u>5400 Via Venoto Ct</u>
CITY <u>Lawrenceville</u>	CITY <u>Sanford</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>FL</u> ZIP <u>32771</u>
PHONE <u>770-232-0000</u> FAX <u>678-518-6880</u>	PHONE <u>770-232-0000</u> 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 Shane Lanham  
 COMPANY NAME Mahaffrey, Pickens, Tucker, LLP  
 ADDRESS 1550 North Brown Road, Suite 125  
Lawrenceville, Georgia 30043  
 PHONE 770-232-0000 FAX 678-518-6880

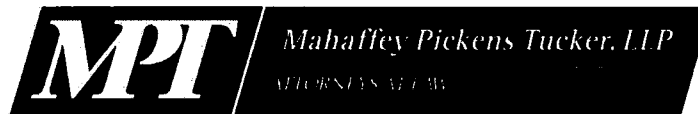
PRESENT ZONING DISTRICT(S) R-1200 REQUESTED ZONING DISTRICT TRD  
 LAND LOT(S) 275 PARCEL # R5275-001 DISTRICT(S) 5th ACREAGE 74.04  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Single family detached residential  
homes

<u>RESIDENTIAL DEVELOPMENT:</u>	<u>NON-RESIDENTIAL DEVELOPMENT:</u>
NO. OF LOTS/DWELLINGS UNITS <u>173 Homes</u>	NO. OF BUILDINGS/LOTS _____
DWELLING UNIT SIDE (SQ. FT.) <u>min 1,600</u>	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** 2021-CD-RZ-04



Matthew P. Benson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook  
Charlotte L. Luu

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

\*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF  
STARLIGHT HOMES OF GEORGIA, LLC.**

Mahaffey, Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the Application) on behalf of Starlight Homes of Georgia, LLC (the “Applicant”) for the purpose of rezoning to the Transitional Residential District (TRD) zoning classification +/- 74.04 acres of land (the “Property”) situated along Stanley Road to the west of McMillan Street and just south of Winder Highway. The Property is mostly wooded and is currently zoned R-1200 with convenient access to the downtown area of Dacula via Winder Highway (State Route 8).

The Applicant proposes to develop the Property for use as a single-family residential community including a total of 173 detached single-family homes at a size, quality and price commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to another TRD zoning classification and is surrounded by older zoning classifications such as R-1200 and a Mobile Home Park or Subdivision. The proposed homes will include a mixture of one-story ranch and two-story homes including two-car garages. The front façade of the proposed homes would be constructed of a mixture of brick, stone, and/or fiber-cement shake/siding (including board and batten). The proposed homes would contain a minimum of 1,600 square feet for the one-story homes and a minimum of 2,000 square feet for the two-story homes. The proposed development would also contain a recreation/amenity area for the use of residents including a pool and clubhouse.

The proposed development would provide a high-quality residential community that is compatible with development in the surrounding area. The proposed development is a low-intensity residential subdivision which would have an overall density of approximately 2.4 units per acre which is consistent with the policies set forth in the City of Dacula 2030 Unified Plan. Specifically, the 2019 Update to the City of Dacula Comprehensive Plan designates the Property as “Village Density Residential” which encourages residential densities of 3.5-6 units per acre. Policies for the Village Density Residential area include promoting efficient land use, diversifying housing options, and providing residential critical mass to support growing commercial and employment uses in the City. Further, surrounding development and existing homes would not face major negative impacts as a result of the proposed development in part because of the substantial buffering and setback requirement of the City’s Zoning Resolution. Accordingly, the proposed development is compatible with surrounding zoning classifications and land uses, is consistent with the policies of the City’s Comprehensive Plan, and would provide needed residential critical mass to support growing commercial, office, and other employment uses.

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

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

TELEPHONE 770 232 0000

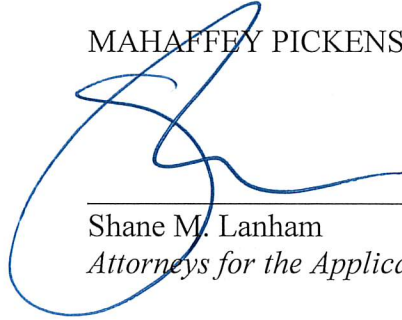
FACSIMILE 678 518 6880

www.mptlawfirm.com

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Dacula to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully request your approval of this Application.

Respectfully submitted this 13th day of August, 2021.

MAHAFFEY PICKENS TUCKER, LLP



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Shane M. Lanham  
*Attorneys for the Applicant*

CALL TABLE - TRACT 2

COURSE	BEARING	DISTANCE
L1	S78°29'27"W	186.11'
L2	S77°42'28"W	92.30'
L3	S77°31'10"W	186.45'
L4	S77°24'50"W	103.21'
L5	S76°51'17"W	103.31'
L6	S80°25'11"W	85.21'
L7	N77°19'42"E	112.88'
L8	N48°02'00"E	96.16'
L9	N53°48'31"E	53.48'
L10	N60°30'31"E	350.45'
L11	S32°46'11"E	298.33'

CALL TABLE - TRACT 1

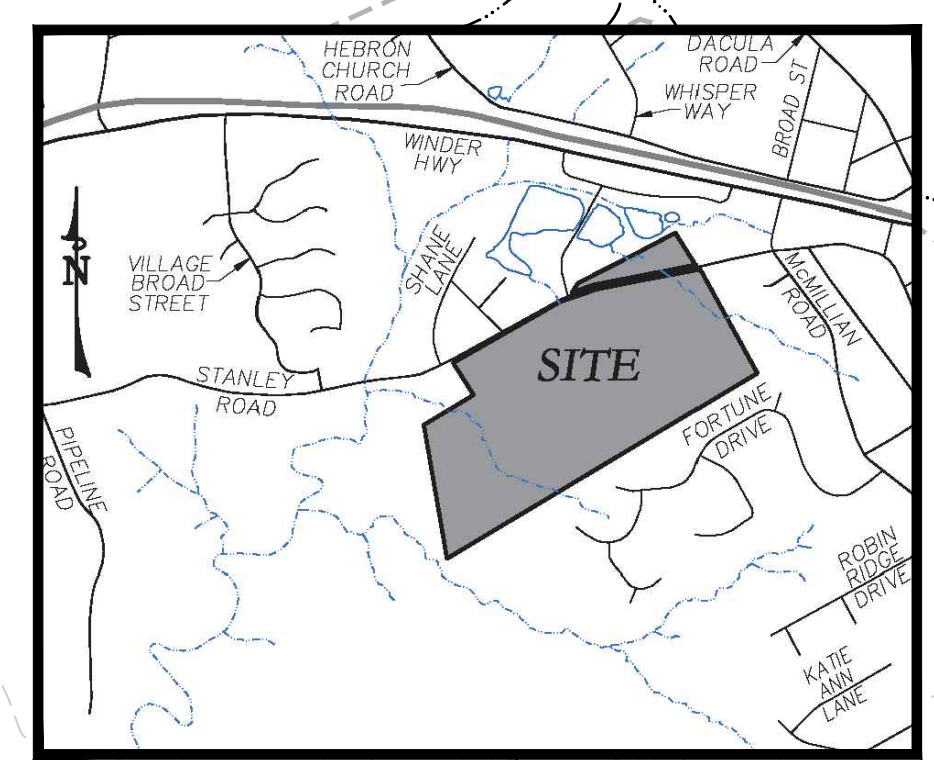
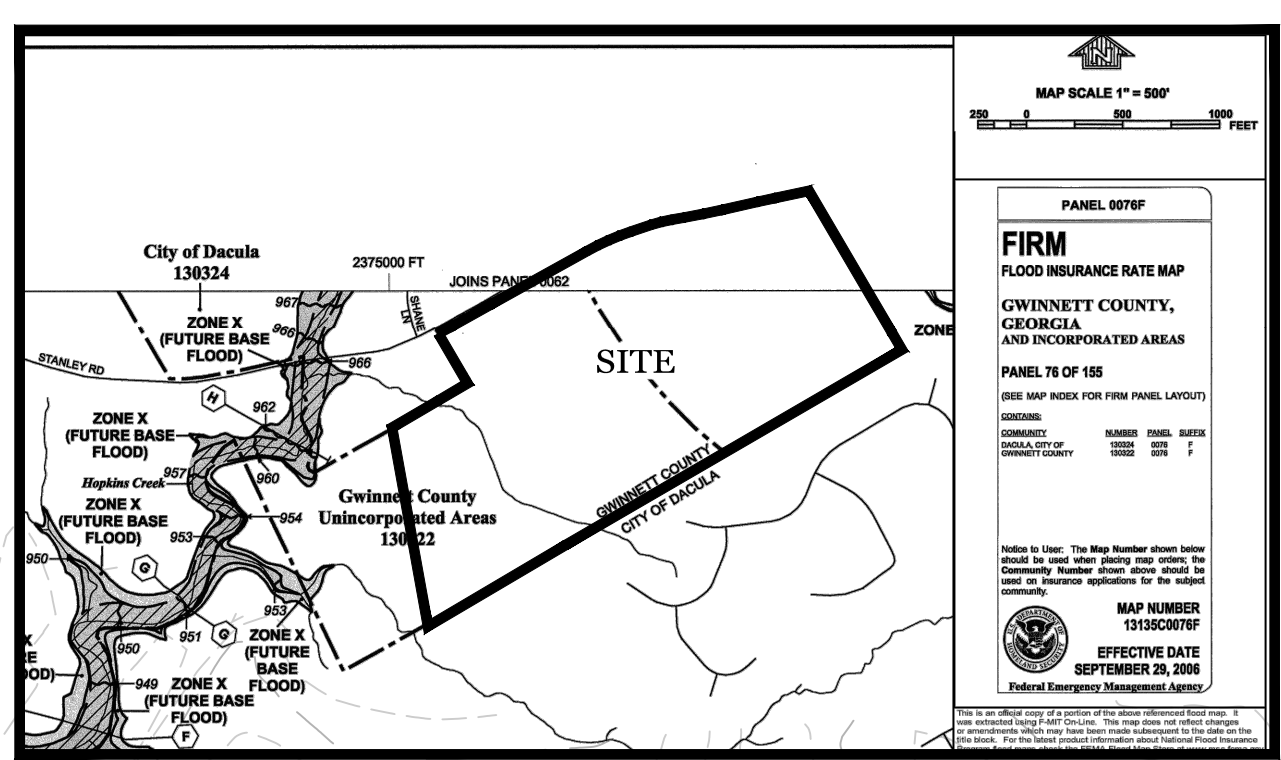
COURSE	BEARING	DISTANCE
L1	N59°38'19"E	260.09'
L2	N59°35'56"E	173.38'
L3	N30°17'01"W	300.29'
L4	N60°43'28"E	222.81'
L5	N60°50'43"E	279.22'
L6	N77°29'42"E	112.88'
L7	N60°25'11"E	85.21'
L8	N78°01'17"E	102.19'
L9	N77°24'50"E	103.31'
L10	N77°31'10"W	186.52'
L11	N74°38'58"E	93.62'
L12	N78°09'27"E	188.55'
L13	N60°35'48"E	274.30'
L14	N58°51'19"E	408.29'
L15	N59°34'19"E	235.00'
L16	N59°34'19"E	173.87'

CURVE TABLE - TRACT 2

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	115.51'	743.31'	370°51'29"W	115.51'
C2	45.61'	1385.70'	87°03'33"W	45.61'

CURVE TABLE - TRACT 1

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	80.24'	1939.57'	N61°50'23"E	80.23'
C2	248.17'	1345.70'	N68°19'23"E	243.89'
C3	109.37'	703.43'	N75°57'28"E	109.48'



SITE ANALYSIS

SITE AREA	TRACT 1 (SOUTH OF STANLEY ROAD)	70.66 ACRES±
	TRACT 2 (NORTH OF STANLEY ROAD)	3.38 ACRES±
TOTAL SITE AREA		74.04 ACRES±
PROPOSED YIELD	60' WIDE LOTS	173 UNITS
DENSITY PROPOSED		2.34 UNITS/AC
TRD ZONING CRITERIA (CITY OF DACULA)		
MINIMUM LOT WIDTH		60 FEET
MINIMUM LOT AREA		12,000 S.F.
BUILDING SETBACKS		
FRONT (MAJOR)		40 FEET
FRONT (INTERIOR)		30 FEET
CORNER SIDE		30 FEET
SIDE		8 FEET
REAR (INTERIOR)		25 FEET
REAR (EXTERIOR)		30 FEET
MINIMUM FLOOR AREA		1,600 S.F.
MAX. BUILDING HEIGHT		40 FEET
OFF-STREET PARKING REQUIRED		3 SPACES/UNIT
PARKING PROVIDED	(2 CAR GARAGE + 2 SP IN DRIVEWAY)	4 SPACES/UNIT

- PLAN NOTES:
- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM ALTA SURVEY FOR STARLIGHT HOMES GEORGIA LLC A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY BY GUNNIN LAND SURVEYING DATED 09.25.2019.
  - THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF DACULA TRD (TRANSITIONAL RESIDENTIAL DISTRICT) ZONING CATEGORY. EXISTING ZONING FOR THE SUBJECT PARCEL IS R1200.
  - SUBJECT PROPERTY IS LOCATED ON BOTH SIDES OF STANLEY ROAD IN LAND LOT 275, 5TH DISTRICT, 3RD SECTION, CITY OF DACULA, GWINNETT COUNTY, GEORGIA AND IS PREDOMINATELY WOODED.
  - TOTAL SITE AREA = 74.04 ACRES± (SEE SITE ANALYSIS) TAX MAP & PARCEL ID: R5275-001
  - APPLICANT: STARLIGHT HOMES - ATLANTA 3780 MANSELL ROAD, SUITE 100 ALPHARETTA, GEORGIA 30022 CONTACT: MR. JOE INGRAM
  - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA, FIRM PANEL #P#1313500076F & #1313500062F, DATED 9/28/2006, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE PLAN (ZONE A WITH NO ESTABLISHED FLOOD ELEVATION).
  - ALL JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS OR WITHIN 200' OF SUBJECT PROPERTY HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).
  - WATER & GRAVITY SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY AS NOTED ON THE PLAN.

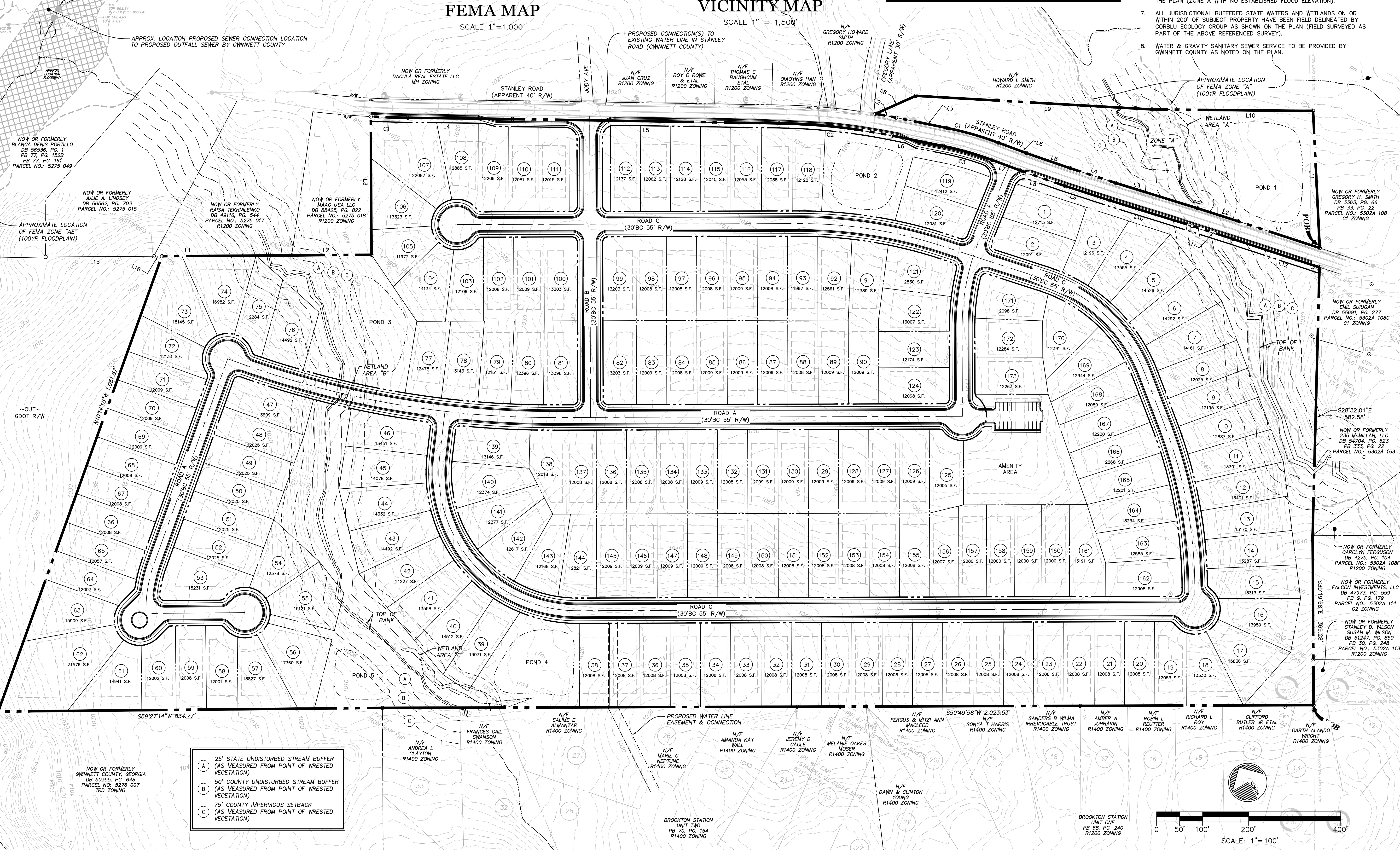
**CP & E**  
**CHRISTOPHER PLANNING & ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 No. 028689  
 STATE OF GEORGIA  
 8/10/2021

CSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GEORGIA 30004 PHONE 770.331.7303 schristopher@christopherplanning.com

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.



ZONING PLANS FOR:

**STANLEY ROAD TRACT**

LAND LOTS 275  
 5th DISTRICT, 3RD SECTION  
 CITY OF DACULA  
 GWINNETT COUNTY, GEORGIA

TAX MAP & PARCEL ID: R5275-001

FOR:

**STARLIGHT HOMES**

STARLIGHT HOMES  
 3820 MANSELL ROAD, SUITE 300  
 ALPHARETTA, GEORGIA 30022  
 PHONE 770.642.6123

REVISIONS

NO.	DATE	DESCRIPTION
09.14.2021	CITY COMMENTS	

DATE: AUGUST 10, 2021 CP&E DRAWING NO: 2019135z1.dwg

ZONING SITE PLAN

SHEET NO. **1** OF **1**

Legal Description  
Tract 1

All that tract or parcel of land lying and being in Land Lot 275 of the 5th District, City of Dacula, Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at an iron pin found (1-1/2" open top pipe with yellow blaze) located at the Land Lot Corner common to Land Lots 275, 276, 301 and 302, said iron pin found being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**, thence leave said common Land Lot Corner and run southwesterly along the Land Lot Line common to Land Lots 275 and 276 the following courses and distances: S59°49'58"W a distance of 2,023.53 feet to an iron pin found (1"x1/2" iron bar); S59°27'14"W a distance of 834.77 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave said common Land Lot Line and run N10°14'15"W a distance of 1,051.57 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N59°38'19"E a distance of 282.09 feet to an iron pin found (1" open top pipe); thence run N59°31'59"E a distance of 173.38 feet to an iron pin found (1" iron pipe found); thence run N30°17'01"W a distance of 300.29 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southeasterly right-of-way line of Stanley Road (having a 40' right-of-way width); thence run northeasterly along said southeasterly right-of-way line of Stanley Road the following courses and distances: along the arc of a curve to the left, an arc distance of 80.24 feet to a point, said curve having a radius of 1,999.97 feet and being subtended by a chord bearing N61°50'23"E and a chord distance of 80.23 feet; N60°41'26"E a distance of 227.81 feet to a point; N60°55'43"E a distance of 579.22 feet to a point; along the arc of a curve to the right, an arc distance of 248.17 feet to a point, said curve having a radius of 1,345.70 feet and being subtended by a chord bearing N66°12'43"E and a chord distance of 247.82 feet; N71°29'42"E a distance of 112.98 feet to a point; along the arc of a curve to the right, an arc distance of 109.57 feet to a point, said curve having a radius of 703.41 feet and being subtended by a chord bearing N75°57'26"E and a chord distance of 109.46 feet; N80°25'11"E a distance of 65.70 feet to a point; N79°01'17"E a distance of 102.19 feet to a point; N77°54'50"E a distance of 103.84 feet to a point; N77°13'10"E a distance of 186.52 feet to a point; N77°43'26"E a distance of 92.62 feet to a point; N78°09'27"E a distance of 198.55 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of said southeasterly right-of-way line of Stanley Road with the Land Lot Line common to Land Lots 275 and 302; thence leave said intersection and run southeasterly along said common Land Lot Line the following courses and distances: S28°32'01"E a distance of 582.58 feet to an iron pin found (1" open top pipe); S30°19'58"E a distance of 369.28 feet to an iron pin found (1-1/2" open top pipe with yellow blaze), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 70.664 acres.

Legal Description  
Tract 2

All that tract or parcel of land lying and being in Land Lot 275 of the 5th District, City of Dacula, Gwinnett County, Georgia, and being more particularly described as follows:

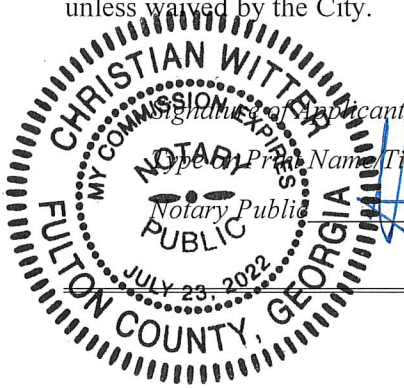
**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE** at an iron pin found (1-1/2" open top pipe with yellow blaze) located at the Land Lot Corner common to Land Lots 275, 276, 301 and 302; thence leave said common Land Lot Corner and run northwesterly along the Land Lot Line common to Lots 275 and 302 the following courses and distances: N30°19'58"W a distance of 369.28 feet to an iron pin found (1" open top pipe); N28°32'01"W a distance of 582.58 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of said common Land Lot Line with the southeasterly right-of-way line of Stanley Road (having a 40' right-of-way width); thence leave said intersection and run N29°19'18"W a distance of 41.97 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the northwesterly right-of-way line of Stanley Road, said iron pin set being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**, thence run southwesterly along said northwesterly right-of-way line of Stanley Road the following courses and distances: S78°09'27"W a distance of 186.11 feet to a point; S77°43'26"W a distance of 92.95 feet to a point; S77°13'10"W a distance of 186.45 feet to a point; S77°54'50"W a distance of 103.21 feet to a point; S79°01'17"W a distance of 101.31 feet to a point; S80°25'11"W a distance of 65.21 feet to a point; along the arc of a curve to the left, an arc distance of 115.80 feet to a point, said curve having a radius of 743.41 feet and being subtended by a chord bearing S75°57'26"W and a chord distance of 115.68 feet; S71°29'42"W a distance of 112.98 feet to a point; along the arc of a curve to the left, an arc distance of 45.61 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said curve having a radius of 1,385.70 feet and being subtended by a chord bearing S70°33'08"W and a chord distance of 45.61 feet; thence leave said northwesterly right-of-way line and run N36°02'00"E a distance of 96.16 feet to an iron pin found (5/8" open top pipe); thence run N63°17'57"E a distance of 513.48 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N60°31'31"E a distance of 350.45 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S32°46'11"E a distance of 298.33 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the northwesterly right-of-way line of Stanley Road, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 3.381 acres.

**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 8.12.2021  
Type or Print Name/Title JOE INGRAM, VP LAND ACQUISITION  
Notary Public [Signature] Date 8/12/2021

**PROPERTY OWNER CERTIFICATION**

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

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_  
Type or Print Name/Title \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED 8-16-2021 RECEIVED BY Brittini Mix FEE 2721 RECEIPT # \_\_\_\_\_  
LAND LOT 275 DISTRICT 5 PARCEL # 001 HEARING DATE 10-7-2021

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

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

STIPULATIONS \_\_\_\_\_

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

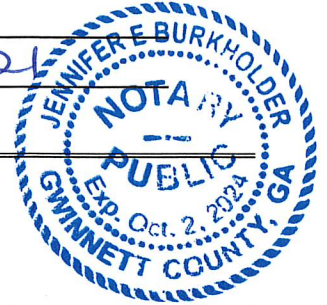
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Signature of Applicant \_\_\_\_\_ Date 8/13/21

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

Notary Public \_\_\_\_\_ Date 8/13/2021



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

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

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

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

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



**APPLICANT CERTIFICATION**

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

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

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

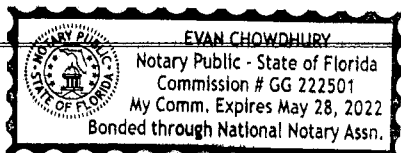
**PROPERTY OWNER CERTIFICATION**

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Signature of Property Owner Ernest Walker Cain Jr Date August 13, 2021

Type or Print Name/Title Ernest Walker Cain Jr

Notary Public [Signature] Date 08/13/2021



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

Cell - 770.713.1628

Sent from my iPhone

**APPLICANT CERTIFICATION**

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

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

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

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

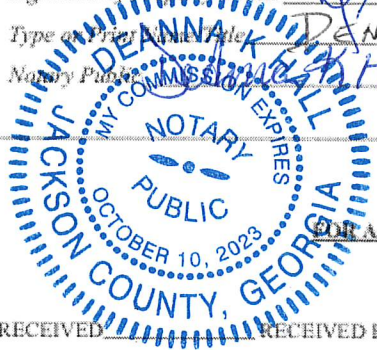
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Signature of Property Owner  Date 8/12/21

Type or Print Name/Title DENNIS T. Still Executor Est. of J. W. Banks

Notary Public Deanna K. Hall Date 8/12/21



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_



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

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No

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

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <i>(within last 2 years)</i>
NONE _____ _____ _____ _____		

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

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

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>
NONE _____ _____ _____ _____		

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



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

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No

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

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <i>(within last 2 years)</i>
NONE _____ _____ _____ _____		

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

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

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>
NONE _____ _____ _____ _____		

*(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 Joe Ingram Date 8.12.2021

Type or Print Name/Title JOE INGRAM, VP LAND ACQUISITION

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

Type or Print Name/Title \_\_\_\_\_  
Signature [Signature] Date 8/12/2021



**Official Use Only**

DATE RECEIVED 8-16-2021 ZONING CASE NUMBER 2021-CD-RZ-04

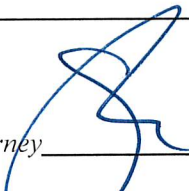
RECEIVED BY Brittani Mix

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

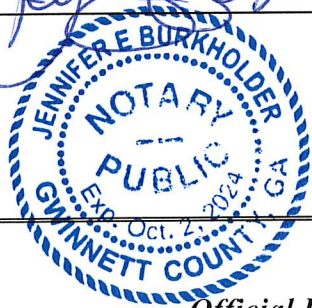
Type or Print Name/Title \_\_\_\_\_

Signature of Applicant' Attorney  \_\_\_\_\_ Date 8/13/21

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

Notary Public  \_\_\_\_\_ Date 8/13/2021

(Notary Seal)



**Official Use Only**

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

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

\_\_\_\_\_



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P. O. Box 400  
Dacula, GA 30019  
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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 August 8, 2021 APPLICANT Starlight Homes of Georgia, LLC

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

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

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

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. See Attached

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

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:  
See Attached

**REZONING APPLICANTS RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is a single-family residential neighborhood that will conserve important natural areas. The surrounding area is generally characterized by a mix of land uses including commercial, industrial and residential. The proposed residential development would complement existing and future employment uses while also being compatible with existing residential property zoned TRD, PUD, R1200, and R1400.
- (B) The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed development is compatible with surrounding development and will complement existing and future employment uses.
- (C) Due to the size, layout, location, and topography of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned.
- (D) The proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The subject property is located off Stanley Road with access to utilities. Further, the relatively low development density will not overly burden infrastructure systems.
- (E) The proposed rezoning is in conformity with the policy and intent of the City's 2030 Future Land Use Map as found in the 2019 Update to the City of Dacula, Georgia Comprehensive Plan. According to the Future Land Use Map, the Property is designated as "Village Density Residential" which encourages residential development at 3.5-6 units per acre.
- (F) Applicant submits that the single-family residential nature of the area, the proximity to U S Highway 8 and SR316, and the upcoming Rowen project provide additional supporting grounds for approval of this Application.



<b>PIN</b>	<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
5275 015	LINDSEY JULIE A WALL AMANDA KAY	2176 STANLEY RD	DACULA	GA	30019-2309
5276 143	WALL SAMUEL BRIAN WILMA B SANDERS	2280 FORTUNE DR	DACULA	GA	30019-2392
5276 069	IRREVOCABLE TRUST ROY RICHARD L	2081 LUKE EDWARDS RD	DACULA	GA	30019-2518
5276 066	ROY CLAIRE P	4389 MILFORD PL	HOSCHTON	GA	30548-1677
5276 065	BUTLER CLIFFORD JR ETAL	2410 FORTUNE DR	DACULA	GA	30019-4704
5276 070	HARRIS SONYA T	2360 FORTUNE DR	DACULA	GA	30019-2374
5302A114	FALCON INVESTMENTS LLC NEPTUNE MARIE G	PO BOX 229	LAWRENCEVILLE	GA	30046-0229
5276 144	NEPTUNE JACQUES ETZER	2270 FORTUNE DR	DACULA	GA	30019-2392
5276 068	JOHNAKIN AMBER A WRIGHT GARTH ALANDO	2380 FORTUNE DR	DACULA	GA	30019-2374
5276 064	WRIGHT GARTH ANTHONY	325 LUNA CT	DACULA	GA	30019-2373
5302A108C	2362 STANLEY ROAD LLC	1924A COLLINS HILL RD	LAWRENCEVILLE	GA	30043-3004
5276 067	REUTTER ROBIN L	2390 FORTUNE DR	DACULA	GA	30019-2374
5302A153	235 MCMILLAN LLC	396 GREENLEAF DR	LAVONIA	GA	30553-6024
5276 007	GWINNETT COUNTY, GEORGIA	75 LANGLEY DR	LAWRENCEVILLE	GA	30046-6935
5276 142	CAGLE JEREMY D MOSER MELANIE OAKES	2290 FORTUNE DR	DACULA	GA	30019-2392
5276 141	MOSER LEN A	1260 JOHN ANDERSON DR	ORMOND BEACH	FL	32176-3720
5276 140	GUNTER JAMES L & INEZ L CESPEDES WALTER	2320 FORTUNE DR	DACULA	GA	30019-2374
5276 063	SOLANAO MARLENE	305 LUNA CT	DACULA	GA	30019-2373
5275 018	MAAG USA LLC	324 KENT VALLEY CIR	TUCKER	GA	30084-8493
5276 072	YOUNG DAWN & CLINTON	2340 FORTUNE DR	DACULA	GA	30019-2374
5276 071	MACLEOD FERGUS & MITZI ANN WILSON STANLEY D	90 N 750 W	OREM	UT	84057-4513
5302A113	WILSON SUSAN M	295 MCMILLAN RD	DACULA	GA	30019-2336
5302A108F	FERGUSON CAROLYN CLAYTON ANDREA J	251 ROOKS RD	DACULA	GA	30019-2356
5276 151	WILSON SUSAN M	2222 ALTON FRANK WAY	DACULA	GA	30019-2393
5275 017	TEKHNILENKO RAISA	2184 STANLEY RD	DACULA	GA	30019-2309
5276 150	SWANSON FRANCES GAIL	2232 ALTON FRANK WAY	DACULA	GA	30019-2393
5276 145	ALMANZAR SALIME E	6522 STORY CIR	NORCROSS	GA	30093-3753
5275 014	FOX GABRIELLE	150 GREGORY LN	DACULA	GA	30019-2367
5275 059	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5302A108	SMITH GREGORY H	153 GREGORY LN	DACULA	GA	30019-2370
5275 058	SMITH GREGORY HOWARD	153 GREGORY LN	DACULA	GA	30019-2370
5275 057	DACULA REAL ESTATE LLC	3975 STONE VILLAGE CT	DULUTH	GA	30097-7620
5275 060	SMITH HOWARD L	152 GREGORY LN	DACULA	GA	30019-2367
5275 024	CRUZ JUAN	2277 STANLEY RD	DACULA	GA	30019-4701
5275 025	BAUGCUM THOMAS C ETAL	2293 STANLEY RD	DACULA	GA	30019-4701
5275 021	HAN QIAOYING	3925 SILVER SPRINGS RD	CUMMING	GA	30041-5889

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