



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>DAN RANKIN</u>              | NAME <u>Dacula Pro Properties LLC</u> |
| ADDRESS <u>2548 Forestdale Dr</u>   | ADDRESS <u>2394 Winona Hwy</u>        |
| CITY <u>Dacula</u>                  | CITY <u>Dacula</u>                    |
| STATE <u>GA</u> ZIP <u>30019</u>    | STATE <u>GA</u> ZIP <u>30019</u>      |
| PHONE <u>770-318-9157</u> FAX _____ | PHONE <u>770-318-9157</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 DAN RANKIN  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS 2548 Forestdale Dr  
Dacula GA 30019  
 PHONE 770-318-9157 FAX \_\_\_\_\_  
 EMAIL D.RANKIN@PHANTOM.NET

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT C3  
 LAND LOT(S) \_\_\_\_\_ PARCEL # R5302A<sup>1003</sup> DISTRICT(S) \_\_\_\_\_ ACREAGE 1.72  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_

|                                    |                                     |
|------------------------------------|-------------------------------------|
| <u>RESIDENTIAL DEVELOPMENT:</u>    | <u>NON-RESIDENTIAL DEVELOPMENT:</u> |
| NO. OF LOTS/DWELLINGS UNITS _____  | NO. OF BUILDINGS/LOTS _____         |
| DWELLING UNIT SIDE (SQ. FT.) _____ | 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



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**

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 (Please Type or Print using BLACK INK)

| APPLICANT *                            | PROPERTY OWNER *                       |
|--|--|
| NAME <u>Dan Rankin</u> <sup>same</sup> | NAME <u>Dacula Pool Properties LLC</u> |
| ADDRESS <u>2548 Forestdale Dr</u>      | ADDRESS <u>2394 Windsor Hwy</u>        |
| CITY <u>Dacula</u>                     | CITY <u>Dacula</u>                     |
| STATE <u>Ga</u> ZIP <u>30019</u>       | STATE <u>Ga</u> ZIP <u>30019</u>       |
| PHONE <u>770-318-9157</u> FAX _____    | PHONE <u>770-318-9157</u> FAX _____    |

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CONTACT PERSON DAN RANKIN  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS 2548 Forestdale Dr  
Dacula Ga 30019  
 PHONE 770-318-9157 FAX \_\_\_\_\_  
 EMAIL D.RANKIN@CHARTER.NET

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT C3  
 LAND LOT(S) \_\_\_\_\_ PARCEL # RS302A100B DISTRICT(S) \_\_\_\_\_ ACREAGE 1.72  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_

|                                    |                                     |
|------------------------------------|-------------------------------------|
| <u>RESIDENTIAL DEVELOPMENT:</u>    | <u>NON-RESIDENTIAL DEVELOPMENT:</u> |
| NO. OF LOTS/DWELLINGS UNITS _____  | NO. OF BUILDINGS/LOTS _____         |
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CASE NUMBER

2344 Winona Hwy

Basement

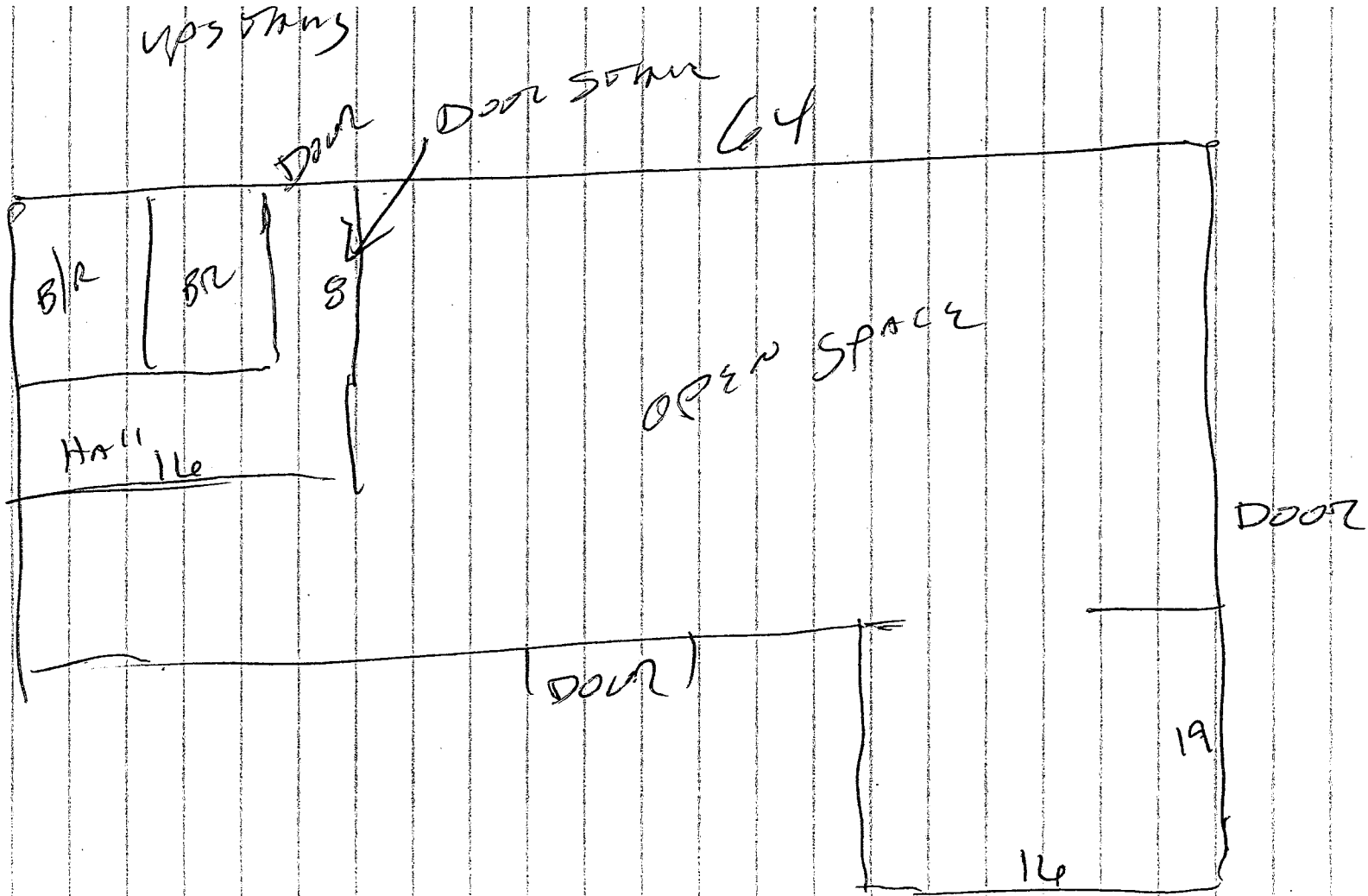
Storage for Dr 10 1A Bul



2394

WINDY 1 May

28



January 27, 2025

**VIA CERTIFIED MAIL; RETURN RECEIPT REQUESTED**

City of Dacula Planning and Development Office  
P.O. Box 400  
Dacula, GA 30019

RE: Letter of Intent Regarding Special Use Permit and Application for Rezoning from C-2 to C-3 for the property known as Gwinnett County Tax Parcel ID No. R5302A100B (the "Subject Property").

To Whom It May Concern:

I am submitting this Letter of Intent and attached Rezoning Application, along with the attached Special Use Permit Application for the purpose of rezoning the Subject Property to the C-3 zoning classification. The Subject Property is currently zoned C-2 and is located at the address of 2394 Winder Highway, Dacula, Georgia 30019, within the Dacula Downtown Area as depicted on the City of Dacula 2050 Comprehensive Plan Development Map.

I propose to lease the Subject Property to a tenant (the "Tenant") who will operate a pawn shop and antique store on the Subject Property. The Subject Property currently holds an approximately 3,615 square foot building. Though the building has been used for various retail operations since at least 2012, it has been unoccupied since approximately 2020, primarily being used as a storage facility for my business, Dacula Pool Service, Inc., during such period of vacancy. During its vacancy and until being contacted by the Tenant in late 2024, my efforts to find a suitable tenant for the Property have been unsuccessful.

The Tenant proposes to operate his business out of the Subject Property's building primarily as is, without making any significant improvements or additions to the structure itself. The Tenant's pawn shop and antique store operation is an established going concern with a successful history in the neighborhood and the City of Dacula, having operated at the Subject Property from November 2013 to April of 2015 before relocating to another location within the City. The Tenant now desires to relocate back into the Subject Property, and the City of Dacula has requested that the Subject Property be rezoned to C-3 prior to the Tenant's relocation due to a change in the zoning code enacted in the interim.

Rezoning the Subject Property is appropriate because it aligns with the policies of the City of Dacula's 2050 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan encourages the use of land to accomplish the City's goals of maintaining existing character in established neighborhoods and increasing base economic activity through use of land. According to the Comprehensive Plan, the Dacula Downtown Area is currently characterized as a mix of commercial, retail, and office spaces, and such character of land use aligns with the Tenant's proposed business on the Subject Property. The properties immediately adjacent and nearby the Subject Property along Winder Highway are primarily dedicated to retail use, aligning with the current character of the Dacula Downtown Area. Permitting rezoning for the operation of the

Tenant's business would allow conversion of the Subject Property from a vacant storage facility into an active, additional retail option for shoppers in the area without any necessary modifications to the Subject Property itself or the surrounding infrastructure. This use would be consistent and compatible with the surrounding land uses and would accordingly be appropriate.

Additionally, allowing the Rezoning Application and operation of the Tenant's business would increase the base economic activity in the neighborhood. Specific to the Dacula Downtown Area, the City's Comprehensive Plan aims to revitalize the area in part by encouraging the redevelopment of underutilized or dilapidated properties. The Subject Property has been vacant for over five years, and permitting the rezoning and relocation of the Tenant's Business on the Subject Property would significantly increase the base economic activity of the neighborhood by activating a previously underutilized parcel into an active retail business. Further, we expect that the addition of the Tenant's business to the surrounding area will benefit the neighboring properties in the aggregate by increasing the number of shoppers in the vicinity, thereby increasing the potential customer base for the surrounding businesses.

During the Tenant's prior occupancy of the Subject Property from 2013 to 2015, we received no complaints from any neighboring property owners whatsoever, and the surrounding area did not suffer any substantially increased traffic or loss of business of any kind. Rather, the Tenant's business then—which was identical to the Tenant's business proposed today—was a positive addition to the retail space along Winder Highway, and only the subsequent amendment of the zoning code necessitates this Rezoning and Special Use Permit Application to allow the Tenant's business today. We accordingly do not anticipate that the Tenant's business would negatively impact the surrounding businesses or property owners to any extent. Allowing the Tenant to reopen his business on the Property would provide common benefits to the neighborhood while furthering the City of Dacula's short-term and long-term land development objectives.

I greatly appreciate your consideration of the foregoing application, and I welcome the opportunity to meet with staff of the City of Dacula Department of Planning & Development to answer any questions or to address any concerns. I can be contacted by phone at (770) 318-9157, or by email at [d.rankin@charter.net](mailto:d.rankin@charter.net). Upon your review, I respectfully request your approval of the enclosed Rezoning Application and Special Use Permit Application.

Sincerely,

DAN RANKIN

**Application for Rezoning for City of Dacula**  
**Impact Analysis Statement**

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

**We believe that the proposed rezoning will permit a suitable use. For multiple years, various retail businesses were operated on the Property without any complaints from adjacent retailers or property owners and without interference with such retailers' regular operations. We believe this demonstrated capability evidences our capacity to resume operation of a retail business on the Property while simultaneously honoring the needs of owners of adjacent spaces.**

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

**The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property in any way. The proposed rezoning will allow operation of a business in a space that was previously only used for storage. It is our belief that the presence of an operating business in this space will instead benefit the surrounding retail establishments by providing additional customers.**

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

**The Property was previously used for the operation of retail businesses, but has not had a tenant in approximately five (5) years. No suitable tenant has been found during this period, and the Property has been used primarily for storage since then. In the interim, the City's zoning district classifications have changed. Due to the change in zoning district classifications, operation of a business on the Property is not possible without rezoning. Accordingly, the Property does not have a reasonable economic use as currently zoned.**

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

**The zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. While the operation of a business on the Property may provide additional customers to the surrounding retail establishments, no significant increase in traffic in the surrounding area is anticipated.**

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

**The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. Rezoning the Property will not alter the overall character of the surrounding neighborhood, as the area is already generally commercially zoned. It will also substantially increase the base economic activity of the Property by permitting the operation of a retail business in a space where there currently is not one. Permitting rezoning of the Property will also prevent the Property from being underutilized.**

- 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:

**We are unaware of any existing or changing conditions that would support disapproval of the zoning proposal. We do believe the existing condition and Property and opportunity for economic activity provides supporting ground for approval of the zoning proposal.**



BK 51499 PG 0121

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

2012 JUL 16 PM 2:00

RICHARD ALEXANDER, CLERK

067-2012-020175  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 150.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

Return to:  
Morris|Hardwick|Schneider, LLC  
2250 North Druid Hills Road, Suite 110  
Atlanta, GA 30329  
File #: LEN-120600360S

WARRANTY DEED

State of Georgia  
County of DeKalb

THIS INDENTURE made this 28th day of June, 2012, between  
**Danny R. Cronan**  
as party or parties of the first part, hereinafter called Grantor, and  
**Dacula Pool Properties, 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 DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property:

All that tract or parcel of land lying and being in the Town of Dacula, Georgia, Gwinnett County, and described as follows:

BEGINNING at an iron pin located on the southerly side of the right of way of U.S. Highway #29 at a point where this property joins the property of formerly Robert Hawley Cook, now R.E. Hill property; thence easterly along the the southerly side of the right of way of U.S. Highway 29 for 460 feet to an iron pin corner at the property of J.H. Wood; thence southerly along the Wood property to the northerly side of Lakeside Drive to the property of formerly Cook, now Hill; thence northerly along said property to the point of beginning.

Subject to all easements and restrictions of record.

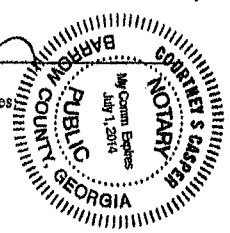
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FFB SIMPLE.

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, 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  
*[Signature]*  
Notary Public  
My Commission Expires



*[Signature]* (Seal)  
Danny R. Cronan  
\_\_\_\_\_  
(Seal)

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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<br><i>(All which aggregate to \$250.00+)</i> | Contribution Date<br><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<br><i>(Valued aggregate \$250.00+)</i> | Date Gift was Given<br><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 2/12/25

Type or Print Name/Title DANIEL S RANKIN PRESIDENT

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

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



 Date 2/12/2025

(Notary Seal)

**Official Use Only**

DATE RECEIVED 2-12-25 ZONING CASE NUMBER 2025-CD-RZ-02 & SUP-01

RECEIVED BY HHT 

**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 2/12/25  
Type or Print Name/Title DANIEL S. RANKIN PRESIDENT  
Notary Public [Signature] Date 2/12/2025

**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 2/12/25  
Type or Print Name/Title DANIEL S. RANKIN PRESIDENT  
Notary Public [Signature] Date 2/12/2025

**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED 2-12-25 RECEIVED BY HHT FEE \$2,000.00 RECEIPT # \_\_\_\_\_

LAND LOT 302 DISTRICT 5 PARCEL # 100 B HEARING DATE 3/31/25

5/4/25

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

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

STIPULATIONS \_\_\_\_\_

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

**Proposed Project Information**

Name of Proposed Project: REVAMP OF PROPERTY @ 2394 WINDSOR HWY  
Developer/Applicant: DALWA POOL PROPERTIES LLC  
Telephone: 770-318-9157  
Fax: 770-822-0116  
Email(s): DRAWAN @ CHARTER.NET

**Economic Impacts**

Estimated Value at Build-Out: 394 K

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?

NO

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

NONE

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

50 K

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

N/A.

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site: GEORGETOWN CO.

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

MINIMAL

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

YES N/A

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

NO

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.

**Wastewater Disposal**

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

N/A.

Name of wastewater treatment provider for this site:

N/A.

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

N/A

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

**Land Transportation**

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

MINIMAL

4-6 CUSTOMERS.

PER DAY

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)?

2- BATHROOM

2 PEOPLE

1-TON

Is sufficient landfill capacity available to serve this proposed project?

N/A

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: NO

### Stormwater Management

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

Is the site located in a water supply watershed? NO

If yes, list the watershed(s) name(s) below: NO

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: N/A

### Environmental Quality

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

1. Water supply watersheds? NO

2. Significant groundwater recharge areas? NO

3. Wetlands? NO

4. Protected river corridors? NO

5. Floodplains? NO

6. Historic resources? NO

7. Other environmentally sensitive resources? NO

U.S. Postal Service<sup>®</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**

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For additional information, visit the website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$4.65

- Postage's Post Office's Office \$4.65
- Priority Mail Express<sup>®</sup> \$17.00
- Registered Mail<sup>®</sup> \$17.00
- Signature Confirmation<sup>®</sup> \$1.00
- Insurance<sup>®</sup> \$1.00
- Delivery Confirmation<sup>®</sup> \$1.00

Total \$31.72

Postage will be paid by addressee

To: *Byte West*  
*2404 Kinder Hwy*  
*Prichard, AL 36019*



7022 0430 0002 5657

Estimated Delivery Date  
Thu 02/20/2025

Certified Mail® \$4.65  
Tracking #:  
702204300002565029473

Return Receipt \$4.10  
Tracking #: