



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>CHI/ Acquisitions LP c/o Mahaffey Pickens Tucker, LLP</u>	NAME <u>Walton Georgia, LLC</u>
ADDRESS <u>1550 North Brown Road, Suite 125</u>	ADDRESS <u>8800 N. Gainey Center Drive, Suite 345</u>
CITY <u>Lawrenceville</u>	CITY <u>Scottsdale</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Arizona</u> ZIP <u>85258</u>
PHONE <u>770-232-0000</u> FAX <u>678-518-6880</u>	PHONE <u>833-217-1715</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 M. Lanham
 COMPANY NAME Mahaffey Pickens Tucker, LLP
 ADDRESS 1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
 PHONE 770-232-0000 FAX 678-518-6880
 EMAIL slanham@mptlawfirm.com

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT M-1
 LAND LOT(S) 270 PARCEL # 5270 024 DISTRICT(S) 5 ACREAGE +/- 40.22

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Two industrial warehouse/ distribution/ office buildings totaling approximately 473,200 square feet

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS <u>N/A</u>	NO. OF BUILDINGS/LOTS <u>2/1</u>
DWELLING UNIT SIDE (SQ. FT.) <u>N/A</u>	TOTAL GROSS SQ. FEET <u>~473,200</u>

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

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

CASE NUMBER



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Gabrielle H. Schaller
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

AMENDED LETTER OF INTENT FOR REZONING APPLICATION OF CROW
INDUSTRIAL, LLC

Mahaffey Pickens Tucker, LLP submits the attached rezoning application (the "Application") on behalf of CHI/ Acquisitions LP (the "Applicant"), relating to a proposed development on an approximately 40.22-acre tract of land (the "Property") located along Stanley Road near its intersection with Pipeline Road along the Winder Highway and State Road 316 corridor. The Property is currently zoned PMUD and is undeveloped. The Applicant proposes to rezone the Property to the M-1 zoning classification to develop the Property for warehouse/distribution use. The proposed development would include two industrial buildings with a combined approximately 473,200 square feet as depicted on the site plan (the "Site Plan") submitted with the Application.

The subject Property is in close proximity to the Winder Highway (State Route 8/US 29) and State Route 316 intersection as well as commercial and manufacturing zoning districts located along the Winder Highway corridor. Nearby and adjacent land is zoned RA200, R/W, C-2, M-1, and PMUD. Further, the Property is located directly across Stanley Road from a proposed office/warehouse industrial project recently re-zoned from PMUD to M-1. Accordingly, the proposed development is compatible with those existing land uses and zoning classifications of surrounding parcels.

The proposed development is also compatible with the policy and intent of the City of Dacula 2030 Comprehensive Plan and the 2019 Update to the 2030 Comprehensive Plan (together, "Comp Plan") which designates the Property as within the Regional Mixed-Use Character Area. Land use policies for this area encourage large scale "warehousing/distribution" uses, especially along major transportation corridors. Specifically, the Regional Mixed-Use area provides "opportunities for large scale retail, residential, and employment uses close to State Route 316, Winder Highway (State Route 8/US 29), Sugarloaf Parkway, and the CSX Railroad."

As depicted on the Site Plan, the proposed development would include two office/warehouse/distribution facilities with associated parking and delivery areas. The approximate combined square footage of both buildings is approximately 473,200. The Applicant is proposing to provide fifty-foot-wide building setbacks along Stanley Road as well as twenty-foot-wide building setbacks along the external property lines along the boundary with adjacent property. The proposed development would include two thirty-foot-wide access driveways on Stanley Road. Additionally, the proposed buildings would include concrete tilt-up walls with high-quality

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

architectural elements, such as articulated parapets and attractive glass treatments near the main office entrance as depicted in the building renderings/photographs submitted with the Application.

Additionally, the Applicant respectfully requests a variance from the Zoning Resolution of the City of Dacula (the "ZO"). The requested variance is to allow an increased building height for the industrial portion of the site to 50 feet. This proposed increased building height reflects a height at which modern industrial user's requirement of 36 feet of clear height for proper storage of product in the building. To achieve this clear height and provide parapet walls to properly screen rooftop equipment as required, the requested 50 feet building height is essential. Without the approval of this variance, the proposed and intended use of the Property will be unmarketable to prospective industrial users. Further, the grading and topography of the development site will mitigate the proposed height increase. The Stanley Road right-of-way has an elevation of approximately 1035 feet above sea level at the entrance to the site. The current proposed building finished floor elevation is 1021 feet above sea level. Therefore, the building will be sitting approximately 14 feet below the elevation of the roadway. Furthermore, Applicant plans to meet all landscape requirements in the ZO to ensure that any negative aesthetic impacts are mitigated. This proposed building height variance will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property and any negatively perceived impacts of the variance will be mitigated or negated by the elevation of the buildings in relation to the right-of-way and landscaping.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding areas, is in line with the policy and intent of the Comp Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Winder Highway and State Route 316. Furthermore, the proposed development represents a major investment in the City of Dacula and a significant economic development project which will support future growth in the area.

The Applicant welcomes the opportunity to meet with staff of the City of Dacula Planning and Zoning to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 24th day of January, 2024.

Respectfully Submitted,
MAHAFFEY PICKENS TUCKER, LLP



Julia A. Maxwell
Attorneys for the Applicant

Zoning Summary Chart (AHI - City of Dacula)

Zoning District:	PMUD - PLANNED MIXED USE DEVELOPMENT	PROPOSED: M1	Compliant
Proposed Use:	INDUSTRIAL WAREHOUSE/DISTRIBUTION PROJECT		
Land District:	5th District		
Parcel Number:	270		
Parcel Description:	5th District		
Parcel Area:	6272.024		
Zoning District:	PMUD		
Minimum Lot Size:	43,500 SF	50 FT (MANOR STREET) / 50 FT (MANOR STREET)	Y
Minimum Front Yard Setback:	40 FT ACB	50 FT (MANOR STREET) / 50 FT (MANOR STREET)	Y
Minimum Rear Yard Setback:	20 FT	20 FT	Y
Minimum Side Yard Setback:	20 FT	20 FT	Y
Maximum Improved Lot Coverage:	100 FT	NONE	Y
Minimum Lot Width:	100 FT	NONE	Y
Minimum Lot Depth:	NONE	NONE	Y
Maximum FAR:	237 (1 PER 2,000 SF GROSS STORAGE AREA)	300	Y
Trailer Parking:	98		Y

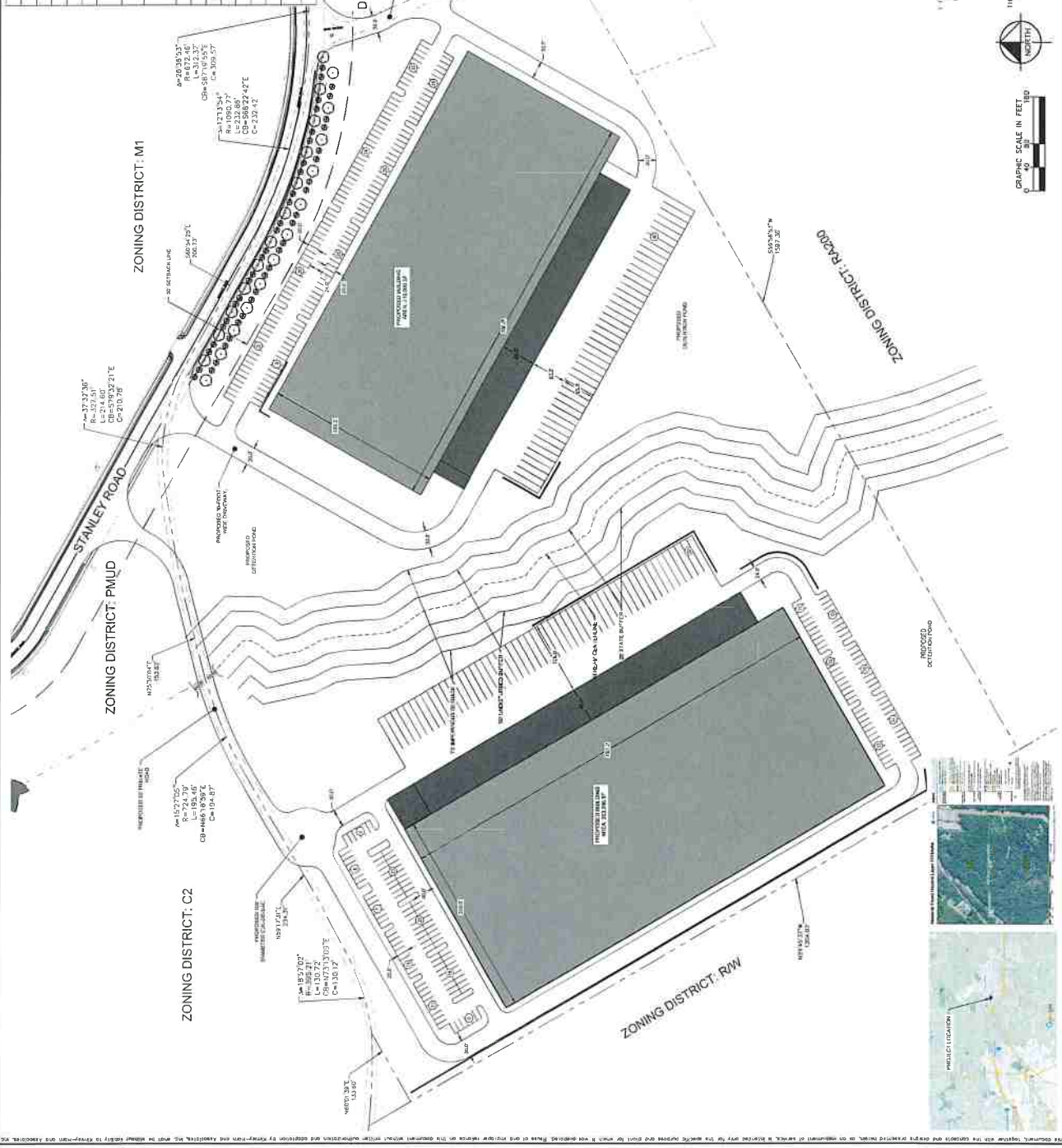
SEE NOTES:

- EXISTING CONDITIONS HEREIN ARE FROM AERIAL MAPPING AND GIS.
- STANLEY ROAD RELOCATION FROM GDOT FILE PROVIDED BY THE CLIENT DATED 07/20/2017.
- THIS CONCEPT PLAN WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERRED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES, INCLUDING THE FEASIBILITY OF SECURING THE LOCAL COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNTY AND STATE AGENCIES NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF THE PROJECT. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE REPORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
- SANITARY SEWER TO BE CONNECTED TO THE HOPKINS CREEK SEWER LINE ONCE BOUNDARY INFORMATION IS OBTAINED FROM BOUNDARY SURVEY FOR BOUNDARY INFORMATION, WHICH IS THE PROPERTY OF KIMLEY-HORN, PREPARED BY TECHNICAL SURVEY SERVICES, INC. DATED 10/29/2017.

THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF THE CITY OF DACULA, GEORGIA.

SIGNATURE OF AUTHORIZED AGENT: _____ DATE: _____

PLANNING REPRESENTATIVE: CITY OF DACULA DATE: _____



AMENDMENT TO AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE
CITY OF DACULA, GEORGIA

APPLICANT: CHI/Acquisitions, LP c/o Mahaffey Pickens
Tucker, LLP

ZONING CASE NUMBER: 2023-CD-RZ-04

PRESENT ZONING DISTRICT: PMUD

REQUESTED ZONING DISTRICT: M-1

PROPERTY: Stanley Road

SIZE: +/- 40.22

DISTRICT & L.L.: 5th; 270

PROPOSED DEVELOPMENT: Industrial warehouse/distribution/office buildings

The Applicant, CHI/Acquisition LP, hereby amends its application to amend the official zoning map of the City of Dacula, Georgia heretofore filed with the Planning Division of Dacula, Georgia by the addition of the attached Exhibit to the original application.

This 18th day of January, 2024.

MAHAFFEY PICKENS TUCKER, LLP



Julia A. Maxwell
Attorneys for Applicant

JUSTIFICATION FOR REZONING

The portions of the Zoning Resolution of the City of Dacula, Georgia (the "Zoning Resolution") which classify or may classify the property which is the subject of this Application (the "Property") into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant'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, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property 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, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present PMUD zoning classification of the City of Dacula. A denial of this Application would constitute an arbitrary and capricious act by the Dacula City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Dacula City Council to rezone the Property to the M-1 classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M-1 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the

Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious, and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Dacula City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning Application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 18th day of January, 2024

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Julia A. Maxwell
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

No.	Revision	Date

Field Date: 11/09/2025
Plot Date: 11/09/2025
Scale: 1" = 100'

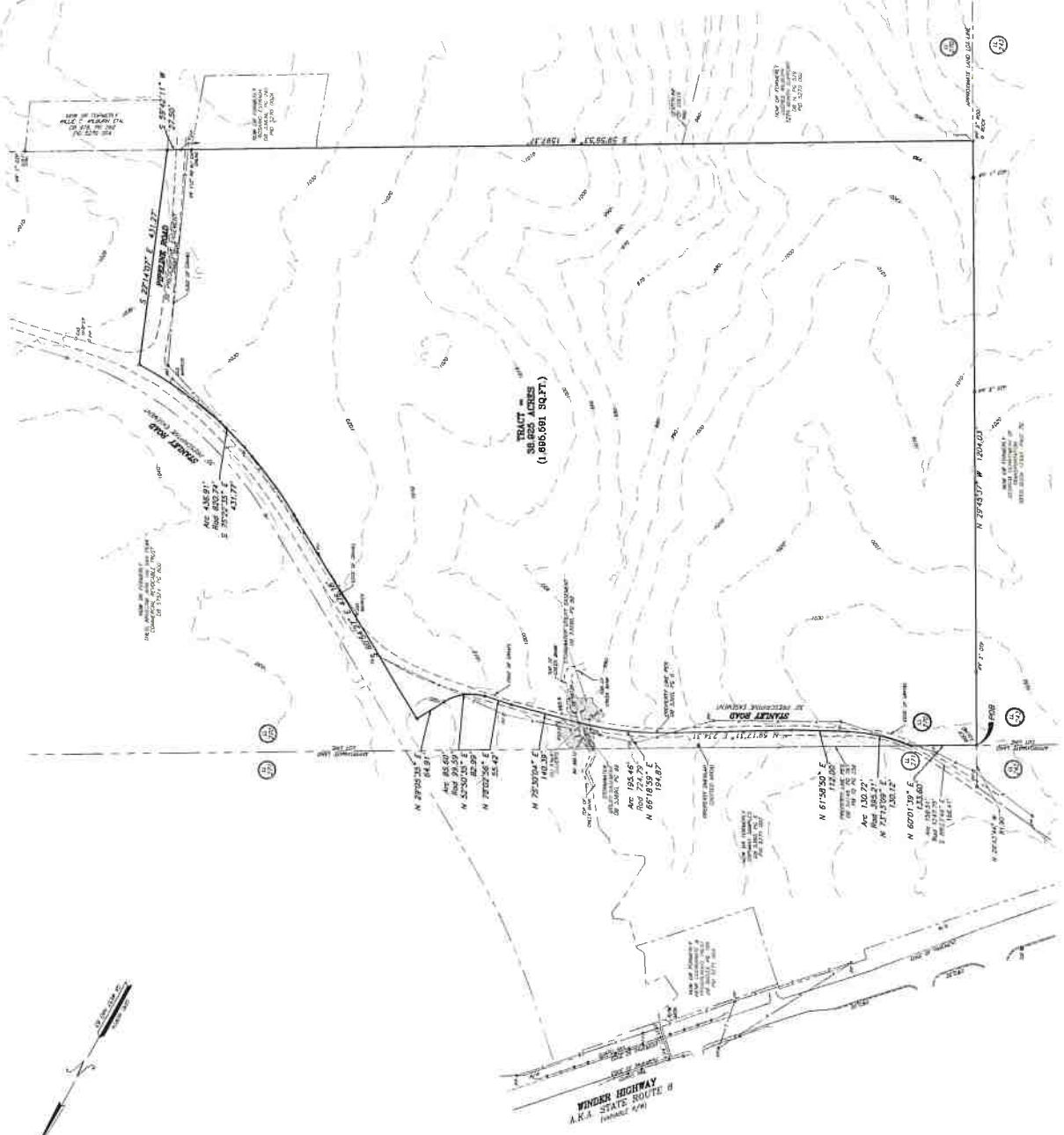
CITY OF DALYA, GWINNETT COUNTY, GEORGIA
LAND LOT 270, 5TH DISTRICT
CHI ACQUISITIONS, LP
ZONING PLAT



1
SHEET 1 OF 1
DALS 23-2316-01
TWO, TWO NINE, ZERO
DATE: 11/09/2025



LEGAL DESCRIPTION: The land being surveyed is located in the 5th District, City of Dalysa, Gwinnett County, Georgia and being more particularly described as follows: The land being surveyed is a parcel of land, more or less, bounded by the following: North by a portion of the 300' wide roadway, West by the 300' wide roadway, South by a portion of the 300' wide roadway, East by a portion of the 300' wide roadway. The total area of the land being surveyed is approximately 3.822 acres (1,695,391 sq. ft.).



LEGEND:

- ADJACENT PROPERTY
- PROPOSED PROPERTY
- EXISTING PROPERTY
- PROPOSED ZONING
- EXISTING ZONING
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- PROPOSED CURB
- EXISTING CURB
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONCRETE FINISH
- EXISTING CONCRETE FINISH



ADDITIONAL NOTES:
THE TOPOGRAPHIC INFORMATION SHOWN IS A LAMP BASED SURVEY PREPARED BY TSS AND ASSOCIATES. ECONOMIC ACCURACY OF THE DATA IS NOT GUARANTEED.
CONVEYANCE STATEMENT:
THE PROPERTY IS BEING CONVEYED TO THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA FOR THE PURPOSES OF THE CITY'S ECONOMIC DEVELOPMENT PROGRAM. THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA IS THE GRANTEE OF THE PROPERTY AND THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA IS THE GRANTEE OF THE PROPERTY.
REFERENCE:
1. SURVEY FOR THE 200' WIDE ROADWAY AND ADJACENT PROPERTY BY TSS AND ASSOCIATES, INC., DATED APRIL 12, 2018, RECORDED IN PLAT BOOK 22, PAGE 256.
PLAT STATEMENT:
THIS PLAT PROPERTY IS ZONED PUD (PLANNED USE) ZONING.
PLAT STATEMENT:
THE PROPERTY IS BEING CONVEYED TO THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA FOR THE PURPOSES OF THE CITY'S ECONOMIC DEVELOPMENT PROGRAM. THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA IS THE GRANTEE OF THE PROPERTY AND THE CITY OF DALYSA, GWINNETT COUNTY, GEORGIA IS THE GRANTEE OF THE PROPERTY.
THE MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 270 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a rock found at the Land Lot corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 270 and 271 North 60° 01' 39" East a distance of 133.60 feet to a point at the centerline of Stanley Road (Apparent 30' prescriptive easement); thence running along the centerline the following courses: along a curve to the left an arc length of 130.72 feet, (said curve having a radius of 395.21 feet, with a chord bearing of North 73° 13' 09" East, and a chord length of 130.12 feet) to a point; thence North 61° 58' 50" East a distance of 112.00 feet to a point; thence North 59° 17' 31" East a distance of 234.31 feet to a point; thence running along a curve to the right an arc length of 195.46 feet, (said curve having a radius of 724.79 feet, with a chord bearing of North 66° 18' 59" East, and a chord length of 194.87 feet) to a point; thence North 75° 30' 04" East a distance of 140.39 feet to a point; thence North 78° 02' 56" East a distance of 55.42 feet to a point; thence leaving said centerline and running along a curve to the left an arc length of 85.60 feet, (said curve having a radius of 99.59 feet, with a chord bearing of North 52° 50' 35" East, and a chord length of 82.99 feet) to a point; thence North 29° 05' 35" East a distance of 64.91 feet to a point; thence South 60° 54' 27" East a distance of 476.18 feet to a point; thence running along a curve to the left an arc length of 436.91 feet, (said curve having a radius of 820.74 feet, with a chord bearing of South 75° 22' 35" East, and a chord length of 431.77 feet) to a point; thence South 22° 14' 07" East a distance of 431.27 feet to a point; thence South 59° 42' 11" West a distance of 27.50 feet to a point; thence South 59° 56' 53" West a distance of 1597.36 feet to a 2 inch rod found at a rock on the Land Lot line common to Land Lots 243 and 270; thence running along said Land Lot line North 29° 45' 37" West a distance of 1204.03 feet to the TRUE POINT OF BEGINNING. Said tract contains 38.925 Acres (1,695,591 Square Feet).



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)



City of Dacula
 P. O. Box 400
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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 11/6/23 APPLICANT CHI/ Acquisitions LP c/o Mahaffey Pickens Tucker, LLP

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

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

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

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

IMPACT ANALYSIS STATEMENT

- A. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a mix of commercial and industrial land uses and zoning classifications.
- B. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed development will complement nearby property by providing attractive buildings and employment options.
- C. The Applicant submits that due to its size, location, layout, and physical characteristics, the property to be affected by the proposed rezoning does not have a reasonable economic use as currently zoned.
- D. The proposed use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is located along and in close proximity to major transportation corridors with access to utilities. The proposed development will not generate any increased burden on the school system.
- E. The proposed rezoning is in conformity with the policy and intent of the 2019 update to the 2030 Comprehensive Land Use Plan. The subject property is located within the Regional Mixed-Use Character Area which specifically encourages offices, warehouses, and distribution facilities.
- F. The Property's location in close proximity to major transportation corridors (including the future expansion of Sugarloaf Parkway), the high-quality architectural design of the proposed buildings, and the significant economic development aspects of the proposed development give additional supporting grounds for approval of the proposed rezoning.

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 10-19-23
Type or Print Name/Title JON DAVIS / VICE PRESIDENT
Notary Public [Signature] Date 11-07-23

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 _____ 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 11/6/23
Type or Print Name/Title Shane Lanham, Attorney
Notary Public [Signature] Date 11/7/23



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 _____ 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 _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

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 Todd Woodhead Date 11/14/2023

Todd Woodhead, Vice President of the Manager
WALTON GEORGIA, LLC, a Georgia limited liability company, on behalf of itself as a "UDI Owner" and on behalf of
the "UDI Owners" in its capacity as "Agent" By Walton International Group, Inc. a Nevada corporation, its Manager



JULIE GILLET
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 638411C
Expires August 05, 2026

Name/Title _____

Julie Gillett Date 11/14/2023

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

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 _____

Type or Print Name/Title _____

Signature of Applicant' Attorney _____ Date 11/6/23

Type or Print Name/Title Shane M. Lanham, Attorney for Applicant

Notary Public _____ Date 11/7/23

(Notary Seal)



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

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.

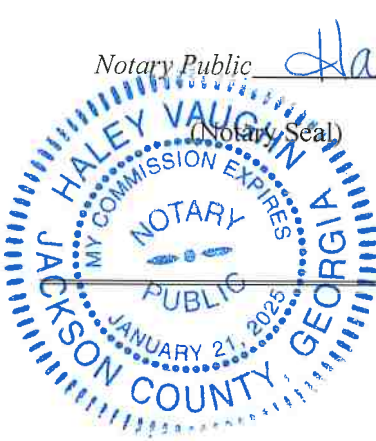
Signature of Applicant Jon Davis Date 10-19-23

Type or Print Name/Title Jon Davis / VICE PRESIDENT

Signature of Applicant' Attorney _____ Date _____

Type or Print Name/Title _____

Notary Public Haley Vaughn Date 11-07-23



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____

ADJOINING PROPERTY OWNERS LIST

Parcel	Name/Address
5270 002	WILBURN LUCHEE 7 LUMPKIN STREET LAWRENCEVILLE, GA 30046
5270 002A	ESTRADA ROSARIO 123 PIPELINE RD DACULA, GA 30019
5271 002	LO TSAI JEN 545 OLD PEACHTREE RD NW SUWANEE, GA 30024
5270 025, 5260 029, 5270 001,	WALTON GEORGIA, LLC 880 N. GAINES CENTER DR. STE 345 SCOTTSDALE, AZ 85258
5242 001	QUICK TRIP CORPORATION P.O. BOX 3475 TULSA, OK 74101
5242 023	HJL ENTERPRISES, LLC 131 ROSWELL ST STE B201 ALPHARETTA, GA 30009

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: Luchee Wilburn

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD
to M-1 (Light Manufacturing) has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on _____ at 6:00 P. M. in the Council
Chambers. *(date)*

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: Rosario Estrada

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

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Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

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hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: Jen Tsai Lo

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

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Chambers. (date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: Walton Georgia, LLC

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

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to M-1 (Light Manufacturing) has been submitted to the City of Dacula.

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The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on _____ at 6:00 P. M. in the Council
Chambers. *(date)*

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: Quik Trip Corporation

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD
to M-1 (Light Manufacturing) has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on _____ at 6:00 P. M. in the Council
Chambers. *(date)*

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: November 10, 2023

TO: HJL Enterprises, LLC

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Crow Industrial, LLC c/o Mahaffey Pickens Tucker, LLP

RE: Application Case #: _____

Application Case #: _____

Application Case #: _____

Property Location: 5th District, Land Lot 270 Parcel 5270 024

LOCATION/ADDRESS: Stanley Road

You are hereby notified that an application a zoning change from PMUD
to M-1 (Light Manufacturing) has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

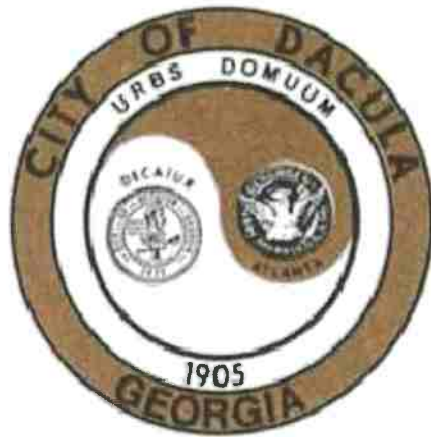
The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on _____ at 6:00 P. M. in the Council
Chambers. (date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

**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: Stanley Road Industrial
Developer/Applicant: CHI/ Acquisitions, LP
Telephone: 770-232-0000
Fax: 678-518-6880
Email(s): slanham@mptlawfirm.com

Economic Impacts

Estimated Value at Build-Out:
\$175 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 project will increase population and employment in the area. The Applicant anticipates improving Stanley Road from its current substandard condition. Additional infrastructure improvements would be identified pursuant to DRI review by GRTA and the Atlanta Regional Commission.

How many short-term and /or long-term jobs will the development generate?
Short-term jobs estimated at 550. Long-term jobs estimated at 320.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
Based on the estimated value at build-out the proposed development would generate significant local tax revenue.

Is the regional work force sufficient to fill the demand created by the proposed project?
Yes, the regional work force and population growth are sufficient to fill the demand created by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
The water supply for this site is provided by Gwinnett County Department of Water Resources.

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
The estimated project water supply demand is 14,196 GPD (based on 30 gallons per 1,000 square feet).

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

Yes.

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

NA

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

NA

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

Up to 3,100 linear feet.

Wastewater Disposal

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

The estimated sewage flow for the project is 9,464 GPD (based on 20 gallons per 1,000 square feet).

Name of wastewater treatment provider for this site:

Wastewater treatment is provided by Gwinnett County Department of Water Resources.

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

Yes

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

NA

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

NA

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

NA

Land Transportation

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

Traffic impact analysis and trip generation data to be provided during DRI review if required.

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

To be determined based on DRI review, if required.

Solid Waste Disposal

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

Approximately 1,200 tons per year

Is sufficient landfill capacity available to serve this proposed project?

Yes

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

NA

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

NA

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?

Up to 60 percent of the site is projected to be impervious surface once constructed.

Is the site located in a water supply watershed?

No

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

NA

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:

Stormwater BMPs will be implemented in accordance with the Gwinnett County Stormwater Management manual as required.

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

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

Impacts to identified resources would be governed by applicable state, local, and federal regulations. Stormwater facilities would be designed in accordance with the Gwinnett County Stormwater Management Manual.

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No impacts anticipated.

Libraries?

No impacts anticipated.

Fire, Police, or EMS

No impacts anticipated.

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

No impacts anticipated.

Additional Comments:

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: January 10, 2024

TO: CITY OF DACULA DEPT. OF PLANNING & DEVELOPMENT
BRITTNI NIX
442 HARBINS ROAD SE
DACULA, GA 30019

(Sent by First Class Mail and Certified Mail – Return Receipt Requested)

FROM: Shane M. Lanham
Mahaffey Pickens Tucker, LLP
1500 N. Brown Road, Suite 125
Lawrenceville, Georgia 30043

RE: Rezoning for Application Case No. 2023-CD-RZ-04
Property Location: 5th District, Land Lot 270
Parcel No: 5270 024
Acreage: +/- 40.22

LOCATION ADDRESS: Stanley Road (Near the intersection of Stanley and Pipeline Road)

You are hereby notified that an application for a zoning change from: PMUD
to M-1 (Light Manufacturing) has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The **PLANNING COMMISSION Public Hearing/Meeting** will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on **Monday, January 29, 2024 at 6:00 P.M.** in the Council Chambers.

The **CITY COUNCIL Public Hearing/Meeting** will be held at the Dacula City Hall, 442 Harbins Rd., Dacula, Georgia on **Thursday, February 1, 2024 at 7:00 P.M.** in the Council Chambers.

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.