



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>Gary L Wilson, Jr</u>                          | NAME <u>All Investments, LLC</u>                       |
| ADDRESS <u>2061 Experiment Station Ste 301 Box 422</u> | ADDRESS <u>2061 Experiment Station Ste 301 Box 422</u> |
| CITY <u>Watkinsville</u>                               | CITY <u>Watkinsville</u>                               |
| STATE <u>GA</u> ZIP <u>30677</u>                       | STATE <u>GA</u> ZIP <u>30677</u>                       |
| PHONE <u>678-708-8888</u> FAX _____                    | PHONE <u>678-708-8888</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 Karen McDaniel  
 COMPANY NAME Maximum One Premier Realtors  
 ADDRESS PO Box 1986  
Winder, GA 30680  
 PHONE 404-394-7475 FAX \_\_\_\_\_  
 EMAIL karenmcdanielproperties@gmail.com

PRESENT ZONING DISTRICT(S) C-1 REQUESTED ZONING DISTRICT C-2  
 LAND LOT(S) 302A PARCEL # 108B DISTRICT(S) 5th ACREAGE 0.46

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_  
Rezone parcel to C-2 General Business District to allow for uses consistent with property's historical use, which is best and highest use for property.

|                                    |                                     |
|------------------------------------|-------------------------------------|
| <b>RESIDENTIAL DEVELOPMENT:</b>    | <b>NON-RESIDENTIAL DEVELOPMENT:</b> |
| 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** 2023-CD-RZ-01

## LEGAL DESCRIPTION

245 McMillian Road

All that tract or parcel of land lying and being in land Lot 302, District 5, City of Dacula, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the intersection of the westerly right of way of McMillian Road (R/W varies) and the intersection of the northerly R/W of Rooks Road (40' R/W), said point being the TRUE POINT OF BEGINNING

Thence along the right of way of Rooks Road S 59°13'25" W a distance of 54.12 feet to a point;

Thence continuing along said R/W along the arc of a curve in a clockwise direction 78.81', said curve having a radius of 275.30' and a chord of S 66°04'47" W – 78.54 feet to a point;

Thence continuing along said R/W along the arc of a curve in a clockwise direction 163.34', said curve having a radius of 219.97' and a chord of N 82°08'57" W – 159.62 feet to a point;

Thence N 61°24'49" E a distance of 247.61 feet to a point on the westerly right of way of McMillian Road to a point;

Thence continuing along said R/W, S 36°09'00" E a distance of 100.00' to the northerly right of way of Rooks Road and the point of beginning.

Said tract containing 20,276 sq. ft / 0.46 Acres as shown on a survey for All Investments, LLC prepared by Diversified Technical Group, LLC, dated 11/12/22 (Project No. 22226).



## LETTER OF INTENT

245 McMillan Road

This is a petition to the Planning Commission and City Council to approve my request for rezone from C-1 to C-2 General Business District with Special Use for my Property at 245 McMillan Road.

The subject property was originally built in 1978 and to the best of my knowledge, since then (until my purchase of it last year), used the space as an automotive workshop for routine maintenance, unforeseen auto repairs, used auto sales, and auto body work servicing the community.

Now that I have taken ownership, I would like to clean up the building with new exterior paint, exterior doors, interior fixtures, and rear privacy fencing to allow the surrounding neighbor and passersby a more pleasant view while allowing for the same trade to be conducted during reasonable business hours.

Along and in compliance with the regulations and ordinances for operating an automotive service, body repair, and used auto sales business in the City of Dacula, I believe this property will improve the area's aesthetic, create jobs, and provide value and service to the community.

Thank you for your consideration.



All Investments, LLC

Gary L. Wilson Jr, Sole Member

**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 02/02/2023  
Type or Print Name/Title Gary L Wilson, Jr  
Notary Public [Signature] Date 02/02/2023

**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 02/02/2023  
Type or Print Name/Title Gary L Wilson, Jr / Sole Member of All Investments, LLC  
Notary Public [Signature] Date 02/02/2023

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

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

**ADJOINING PROPERTY OWNERS**

245 McMillan Road

235 McMillan Rd

HB Dacula Property LLC

235 McMillan Rd

Dacula, GA 30019

236 McMillan Rd

Thomas Shiny

1652 Leggett Oaks Cv

Lawrenceville, GA 30043

251 Rooks Rd

Carolyn Ferguson

251 Rooks Rd

Dacula, GA 30019

255 & 265 McMillan Rd

Karen Hulseley

1511 Cronic Town Rd

Auburn, GA 30011

256 McMillan Rd

Lewis Holdings 1 LLC

256 McMillan Rd

Dacula, GA 30019

**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 [Handwritten Signature] Date 02/02/2023

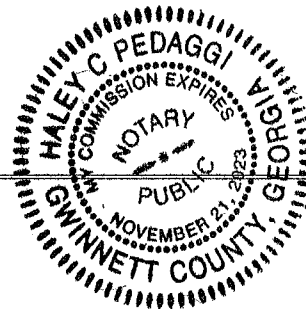
Type or Print Name/Title Gary L Wilson, Jr / individually and as Sole Member of All Investments, LLC

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

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

Notary Public [Handwritten Signature] Date 02/02/2023

(Notary Seal)



**Official Use Only**

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

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



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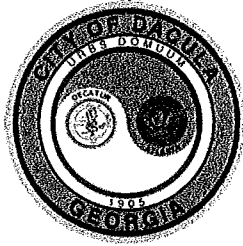
### IMPACT ANALYSIS STATEMENT

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 02/02/2023 APPLICANT Gary L Wilson, Jr

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes - Surrounding commercial properties are already Zoned C-2
  
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No
  
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: No
  
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No
  
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes
  
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: Yes - Existing structure was built and has operated as a full service automotive sales, service and body repair business for decades before applicant's ownership.





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**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No

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

| <b>Name of Government Official</b> | <b>Contributions</b><br><i>(All which aggregate to \$250.00+)</i> | <b>Contribution Date</b><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:

| <b>Name of Government Official</b> | <b>Description of Gifts</b><br><i>(Valued aggregate \$250.00+)</i> | <b>Date Gift was Given</b><br><i>(within last 2 years)</i> |
|------------------------------------|--|--|
| _____                              |  |  |
| _____                              |  |  |
| _____                              |  |  |
| _____                              |  |  |

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