



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

APPLICATION

City Council
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Special Exception

Staff Approval Only
<input type="checkbox"/> Modifications

(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

** 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 _____

PRESENT ZONING DISTRICT(S) C-1 LAND LOT(S) 302A DISTRICT(S) 5th

ADDRESS OF PROPERTY 245 McMillan Road ACREAGE 0.46

Describe your request in detail and state justification/hardship: Rezone parcel to C-2 General Business District with Special Exceptions as an automotive muffler, brake and tune-up shop which uses are consistent with property's historical use.

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: _____
(Attach additional sheets if necessary)

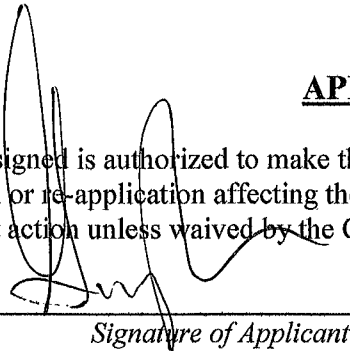
LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: 2023-CD-SE-01

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.



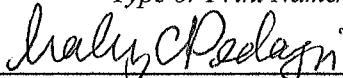
Signature of Applicant

02/02/2023

Date

Gary L Wilson, Jr

Type or Print Name/Title



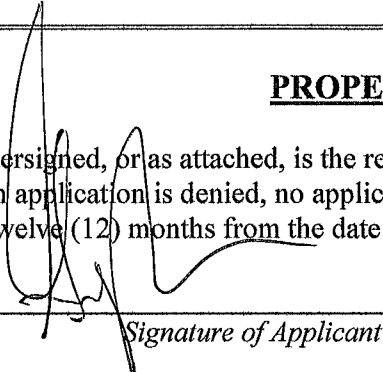
Notary Public

02/02/2023

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.



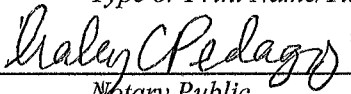
Signature of Applicant

02/02/2023

Date

Gary L Wilson, Jr / Sole Member of All Investments, LLC

Type or Print Name/Title



Notary Public

02/02/2023

Date

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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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 to the Mayor and/or a member of the City Council.

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 or Zoning Board of Appeals.

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)

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

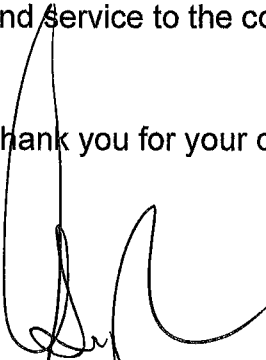
This is a petition to the Planning Commission and City Council to approve my request for rezone from C-1 to C-2 General Business District with Special Use for my Property at 245 McMillan Road.

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.

A handwritten signature in black ink, appearing to read 'G. Wilson Jr.', with a large, stylized initial 'G'.

All Investments, LLC

Gary L. Wilson Jr, Sole Member

