



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

**APPLICATION**

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

**Staff Approval Only**

**Modifications**

*(Please Type or Print using BLACK INK)*

APPLICANT *	PROPERTY OWNER *
NAME <u>Resibuilt Homes, LLC</u>	NAME <u>RCM Alcovy Towns LLC</u>
ADDRESS <u>3630 Peachtree Rd NE, Suite 1500</u>	ADDRESS <u>3630 Peachtree Rd NE, Suite 1500</u>
CITY <u>Atlanta</u>	CITY <u>Atlanta</u>
STATE <u>GA</u> ZIP <u>30326</u>	STATE <u>GA</u> ZIP <u>30326</u>
PHONE <u>470-809-1256</u> FAX _____	PHONE <u>470-809-1256</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 Jay DuBose  
 COMPANY NAME Resibuilt Homes, LLC  
 ADDRESS 3630 Peachtree Rd NE, Suite 1500  
Atlanta, GA 30326  
 PHONE 404-455-1507 FAX \_\_\_\_\_  
Jdubose@resibuilt.com

PRESENT ZONING DISTRICT(S) R-TH LAND LOT(S) 277 DISTRICT(S) 5th

ADDRESS OF PROPERTY 2213 and 2223 Alcovy Rd, Dacula, GA 30019

ACREAGE 9.45ac Describe your request in detail and state justification/hardship: \_\_\_\_\_

Waiver of requirement to have a traffic impact study. Alcovy Rd is a County Rd, and Gwinnett County DOT is not requiring a study per attached email correspondence

*(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:** 2022-WAIVER-02

## LETTER OF INTENT FOR WAIVER OF TRAFFIC IMPACT STUDY

- The applicant requests a waiver from the requirement to perform a traffic study on Alcovy Rd, as the road is a County Rd, and Gwinnett County DOT has indicated that a traffic study is not necessary. The use is residential, single family housing, comprised of 66 townhome units. Please see included correspondence from Gwinnett indicating that the right turn deceleration lane, full left-turn lane and taper, and sidewalk along frontage (all per submitted plans) satisfy the Alcovy Rd frontage requirements of the project and that a traffic impact study is not necessary.



**Hodges, Brent**

to me ▾

Tue, Sep 20, 9:44 AM (6 days ago)



Good Morning Jay,

Per our phone conversation, GCDOT will not require a traffic impact study as part of this development (Alcovy Meadows – EPN2022-02369). The addition of a right-turn deceleration lane, a full left-turn lane and taper, as well as sidewalk along the frontage (which are all shown on the plan set), satisfies all of the Alcovy Road frontage requirements of the project and a TIS on top of these improvements is not necessary.



Thank you.

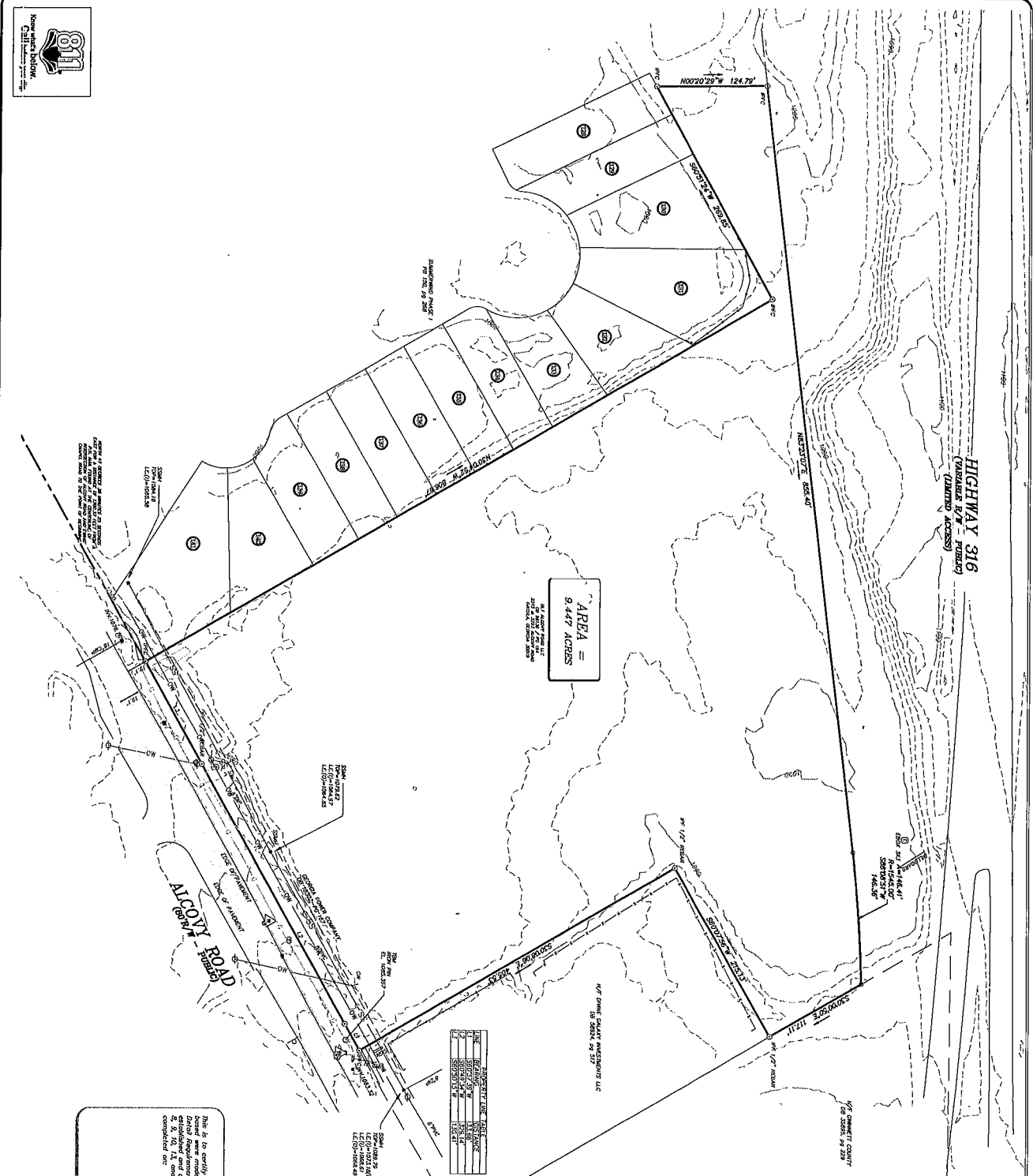


**Gwinnett**  
*vibrantly connected*

**Brent Hodges** | Construction Manager I, Transportation | Program Delivery | Gwinnett  
County Government |  
678.639.8815 | 446 West Crogan St., Suite 410, Lawrenceville GA, 30046 |  
[www.gwinnettcounty.com](http://www.gwinnettcounty.com)





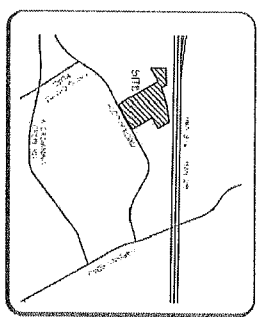
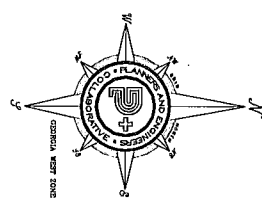


AREA = 9.447 ACRES

This is to certify that this map or plat, and the survey on which it is based were made in accordance with the 2021 Minimum Standard for Professional Land Surveyors established and adopted by the Board of Professional Land Surveyors of the State of Georgia on 1/29/2022. The field work was completed on 1/29/2022.



NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			



SHEET 1 OF 2

<p>Planners &amp; Engineers Collaborative+</p> <p>LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING</p> <p>ADMINISTRATIVE + SURVEYING &amp; CONSTRUCTION + WATER RESOURCES</p> <p>557 RESEARCH COURT REAVERVILLE, GEORGIA 30292</p> <p>(770) 451-2741 WWW.PEC.PLUS</p> <p>C.O.A.-51000004</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1				2				3				4				5				<p>ALTA/NSPS LAND TITLE SURVEY</p> <p>FOR</p> <p>RESIBULT HOMES, LLC</p>	<p>DRAWN BY: GDM</p> <p>CHECKED BY: JMH</p> <p>FILE NO.: 1800700E</p> <p>DATE: 2/20/22</p> <p>SCALE: 1" = 50'</p> <p>DATE OF FIELD WORK: 3/20/22</p>
	NO.	DATE	DESCRIPTION	BY																							
1																											
2																											
3																											
4																											
5																											
	<p>LAND LOT(S) LL 277</p> <p>DISTRICT 5th District</p> <p>CITY</p> <p>WINNETT COUNTY GEORGIA</p>																										



LEGAL DESCRIPTION OF PROPERTY

AS SURVEYED BOUNDARY DESCRIPTION

ALL THAT TRACT OR PARCEL OF Land Lot 277 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

COMMENCING at a P.K. nail found at the centerline of intersection of Alcovy Road and Ewing Chapel Road; THENCE North 47 degrees 38 minutes 25 seconds East for a distance of 1200.37 feet to a one-half inch rebar set on the northern right-of-way of Alcovy Road being the TRUE POINT OF BEGINNING.

THENCE leaving aforesaid right-of-way North 30 degrees 04 minutes 52 seconds West for a distance of 806.67 feet to a one-half inch rebar;

THENCE South 60 degrees 51 minutes 24 seconds West for a distance of 124.79 feet to a one-half inch rebar;

THENCE North 00 degrees 20 minutes 29 seconds West for a distance of 269.75 feet to a one-half inch rebar found on the southern right-of-way of Georgia Highway Number 316;

THENCE along said right of way North 83 degrees 23 minutes 07 seconds East for a distance of 855.40 feet to a point;

THENCE continuing along said right of way along a curve to the right with a radius of 1545.00 feet and an arc length of 146.41, being subtended by a chord of North 86 degrees 08 minutes 51 Seconds East for a distance of 146.36 feet to a point;

THENCE leaving aforesaid right-of-way South 30 degrees 07 minutes 50 seconds East a distance of 117.11 feet to a one-half inch rebar found;

THENCE South 60 degrees 07 minutes 56 seconds West for a distance of 215.13 feet to a one-half inch rebar found;

THENCE South 30 degrees 08 minutes 06 seconds East for a distance of 405.53 feet to a one-half inch rebar with cap found on the northern right of way of Alcovy Road;

THENCE along said right of way South 60 degrees 37 minutes 39 seconds West a distance of 33.66 feet to a one inch rebar found;

THENCE continuing along said right of way South 60 degrees 49 minutes 34 seconds West for a distance of 329.14 feet to a one-half inch rebar found;

THENCE continuing along said right of way South 60 degrees 50 minutes 15 seconds West for a distance of 130.41 feet to a one-half inch rebar set being the TRUE POINT OF BEGINNING.

Said tract having an area of 9.447 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.

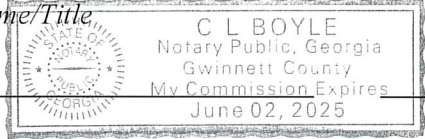
*[Handwritten Signature]*  
\_\_\_\_\_  
*Signature of Applicant*

*9/23/22*  
\_\_\_\_\_  
*Date*

**Chris Cole / VP Land**

*Type or Print Name/Title*

*Ed Boyle*  
\_\_\_\_\_  
*Notary Public*



*September 23, 2022*  
\_\_\_\_\_  
*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.

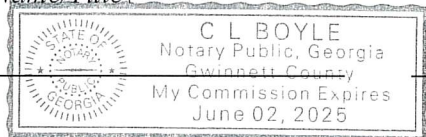
*[Handwritten Signature]*  
\_\_\_\_\_  
*Signature of Applicant*

*9/23/22*  
\_\_\_\_\_  
*Date*

**Chris Cole/VP Land**

*Type or Print Name/Title*

*Ed Boyle*  
\_\_\_\_\_  
*Notary Public*



*September 23, 2022*  
\_\_\_\_\_  
*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)*