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APPLICATION FOR ANNEXATION
CITY OF DACULA
P. O. BOX 400
DACULA, GEORGIA 30019-0007

Ordinance No.: _____ Date: 5/26/2022

Final Approval Date: _____ Application No.: 2022-CD-AA-02

I Hereby Request That The Property Described In This Application Be Annexed Into The Dacula City Limits With a Zoning Classification of C2

Address of Property to Be Annexed: NWC of Harbins Road & W. Drowning Creek Road, Dacula, GA 30019

Area: 4.52 Acres, or 196,796 Square Feet _____ Tax Map Number R5277 077

Owner of Property James Roy Greeson *Other owners included on attached sheet.

Telephone Number 706-342-1650

Address 109 Idlewood Acres, Hartwell, GA 30643

Applicant Retail Planning Corporation

Telephone Number 770-956-8383

Address 35 Johnson Ferry Road, Marietta, Georgia 30068

If the Owner and Applicant Are Not the Same, Please Complete Attachment 1.

Resident Population 0 Housing Units 0 Other Buildings 1

Race Population n/a White n/a Black n/a Other _____

A. Reasons For Requesting Annexation: *Give a brief summary of the reasons for requesting annexation:* _____

To rezone property to a commercial use in the City of Dacula

B. Site Plan - All site plans shall draw the location of existing buildings and other improvements to the property.

C. Property Description - A written legal description and recent plat of the property to be submitted.

D. Meeting Dates and Processing of Applications - See Attachment 2.

E. Fee - \$2,250.00

F. Authorization To Inspect Premises - I hereby authorize the Dacula City Council to inspect the premises which are the subject of this annexation application.

G. Petition Requesting Annexation - *Attachment 3 must be completed by owners.*

H. Annexation Questionnaire - *Attachment 4 must be completed.*



Signature of Applicant

PETITION REQUESTING ANNEXATION
CITY OF DACULA, GEORGIA

Date: 5/26/2022

TO THE HONORABLE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Dacula, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Dacula, Georgia, and the description of such territory area is as follows:

Address/Location of Property: _____

NWC of Harbins Road and West Drowning Creek Road, Dacula, Georgia 30019

Tax Map Number R5277 077

See Attached Description.

3. It is requested that this territory to be annexed shall be zoned C2 for the following reasons: Development of a retail use.

WHEREFORE, the Petitioners pray that the City Council of the City of Dacula, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance annex said property to the City Limits of the City of Dacula, Georgia.

Respectfully Submitted,

Owners Address: James Roy Greeson

109 Idlewood Acres, Hartwell, Georgia 30643

*Additional Owners attached.

***Annexation Property Owners – Continued**

Pervie Venable Greeson, Jr.

335 Lipscomb Spur

Social Circle, GA 30025

706-342-1650

The Estate of Marion Laverne Rogers c/o Ronnie Wayne Dutton, Jr., Executor

6412 Cutcane Road

Mineral Bluff, GA 30559

706-342-1650

PROPERTY OWNER AUTHORIZATION

City of Dacula

Application for Annexation

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of the Attached Application, As Is Shown In The Records Of Gwinnett County, Georgia.

I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383


Signature of Owner

PROPERTY OWNER AUTHORIZATION

City of Dacula

Application for Annexation

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of the Attached Application, As Is Shown In The Records Of Gwinnett County, Georgia.

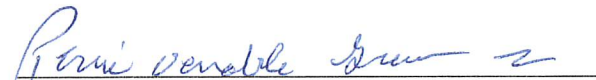
I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name Of Applicant: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383



Signature of Owner

PROPERTY OWNER AUTHORIZATION

City of Dacula

Application for Annexation

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of the Attached Application, As Is Shown In The Records Of Gwinnett County, Georgia.

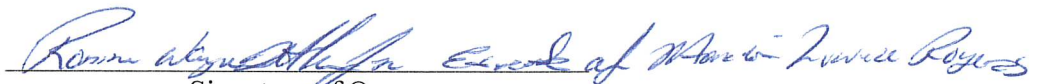
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Name Of Applicant: Retail Planning Corporation, c/o Charlie Heard

Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068

Telephone Number: 770-956-8383


Signature of Owner

City of Dacula
Annexation Questionnaire
Please Type or Print

Property Owner

Name: James Roy Greeson

Address: 109 Idlewood Acres, Hartwell, GA 30643

*Additional Owners attached.

Business Phone: 706-324-1650

Home Phone: _____

Address of Property to be Annexed: NWC of Harbins Road and West Drowning Creek Road, Dacula, GA 30019

Gwinnett County Zoning RA200

Property Annexed as C2

Description: General Business District

District: 5 Land Lot: 277 Parcel: R5277 077

Assessed Value: \$53,040.00 Acreage: +/- 4.52

List each adult living on site:

n/a

List number of Individuals by race:

n/a

Describe any other structure(s) on site:

Dilapidated wood barn, 828 square feet footprint

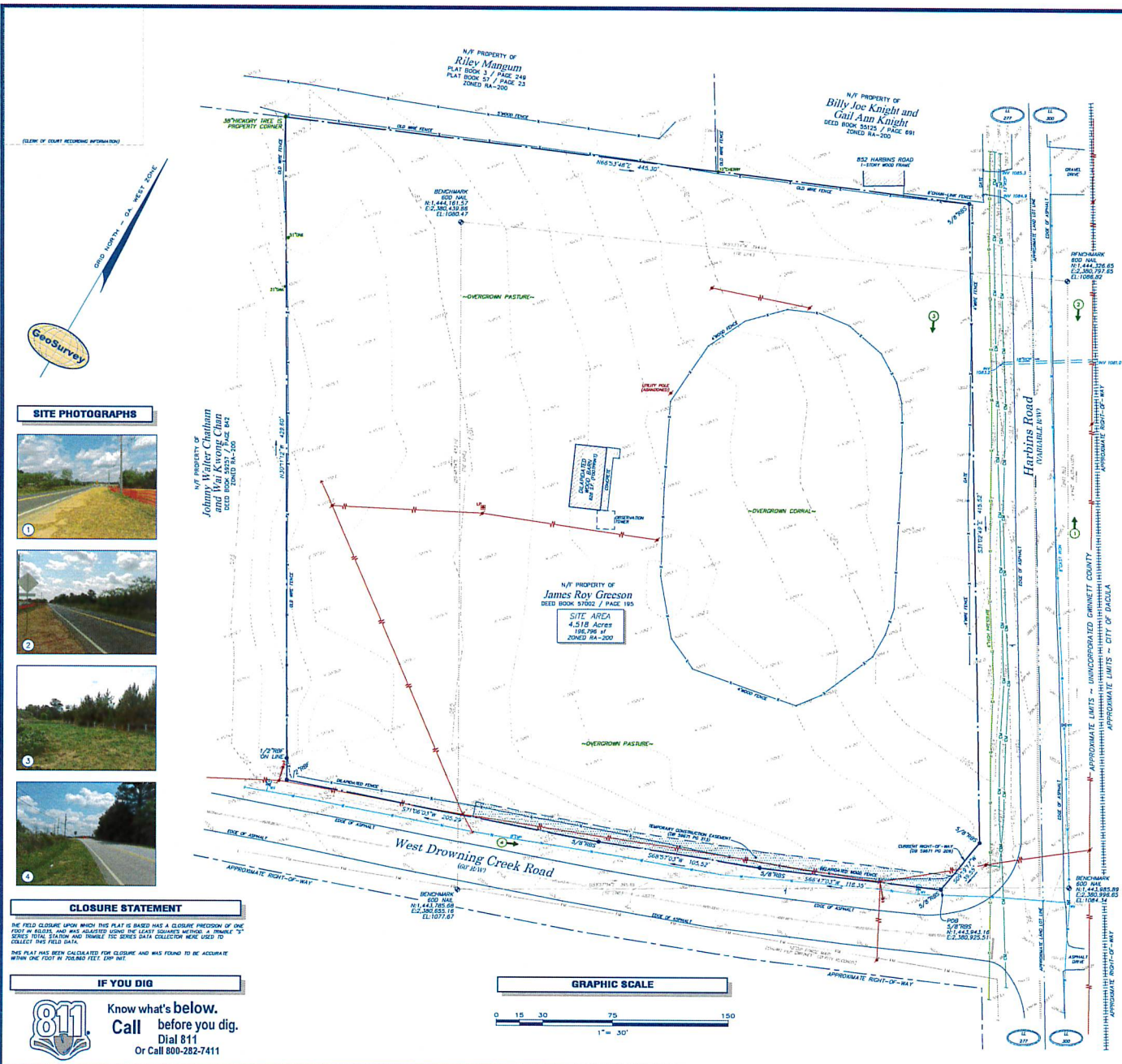
Petitioner(s) Retail Planning Corporation, c/o Charles F. Heard, Jr.

Legal Description – Harbins Road @ West Drowning Creek Road

All that tract or parcel of land lying or being in Land Lot 277, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 5/8-inch rebar set at the southwest corner of the right-of-way intersection mitre of Harbins Road (Variable Right-of-Way) and West Drowning Creek Road (60-foot Right-of-Way) and the TRUE POINT OF BEGINNING; thence along the right-of-way of West Drowning Creek Road (60-foot R/W) South 66 degrees 47 minutes 03 seconds West for a distance of 118.35 feet to a 5/8-inch rebar set; thence continuing along said right-of-way South 68 degrees 57 minutes 03 seconds West for a distance of 105.52 feet to a 5/8-inch rebar set; thence continuing along said right-of-way South 71 degrees 06 minutes 03 seconds West for a distance of 205.29 feet to a 1/2-inch rebar found; thence leaving said right-of-way of West Drowning Creek Road North 30 degrees 11 minutes 12 seconds West for a distance of 429.60 feet to a 38" Hickory Tree; thence North 66 degrees 53 minutes 48 seconds East for a distance of 445.30 feet to a 5/8-inch rebar set on the right-of-way of Harbins Road (Variable R/W); thence continuing along said right-of-way South 31 degrees 02 minutes 49 seconds East for a distance of 415.52 feet to a 5/8-inch rebar set; thence along the right-of-way South 09 degrees 19 minutes 17 seconds West for a distance of 39.55 feet to a 5/8-inch rebar set and the TRUE POINT OF BEGINNING.

Said tract of land contains 4.518 Acres.



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON LOCATION OF MARKINGS PROVIDED BY: UTILITY SURVEY, LLC 1227 NORTH PEACHTREE PARKWAY, STE 178 READYVILLE, GA 30059

THE UNDERGROUND UTILITIES EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS WERE LOCATED BY UTILITY SURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRENCH MARKERS. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA. OTHER UNDETECTED OR ABANDONED UNDERGROUND UTILITIES NOT IDENTIFIED OR LOCATED THROUGH THIS TECHNIQUE MAY EXIST ON THIS SITE BUT SHOULD NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC - AIR CONDITIONER	PF - POWER POLE
BI - BORE HOLE	DI - DRY WIRE
BS - BUILDING BACK LINE	PL - POWER LINE
CL - CURB WALK	LI - LIGHT POLE
CM - CORRUGATED METAL PIPE	ET - ELECTRIC TRANSFORMER
CP - CONCRETE PERMANENT FND	WV - WATER VAULT
CS - SANITARY CLEANOUT	GV - GAS VALVE
CTP - CORRUGATED PEDESTAL	GW - GAS W/TER
DR - DROP SILENT	WV - WATER VALVE
DU - DUCTILE IRON PIPE	WM - WATER METER
DS - DRAIN W/RE W/RE CATCH BASIN	WI - WIRE W/STAKE
FND - FOUND	U - UNDERGROUND GAS LINE
GS - GAS METER	UW - UNDERGROUND WATER LINE
JA - JUNCTION BOX	PI - PHOTO POSITION INDICATOR
MA - MAIL FOLDER	RPS - RETAIL PARKING SPACE COUNT
NA - NAIL FOLDER	HP - HANDICAP PARKING SPACE
IS - ISOLET CONTROL STRUCTURE	TR - TREE POSITION INDICATOR
OT - OPEN TOP PIPE	SN - SIGN
PC - POINT OF CONCERNMENT	
POB - POINT OF BEGINNING	
PCP - REINFORCED CONCRETE PIPE	
IR - IRON REINFORCING BAR	
ST - 5/8" SET SCAPED UP 821	
SS - SANITARY SEWER	
DC - DRAIN W/RE W/RE CATCH BASIN	
ET - ELECTRIC TRANSFORMER	

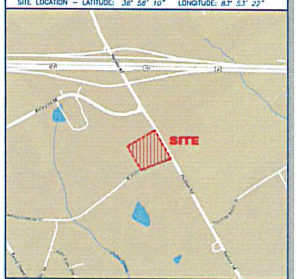
PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 277, 5th District, Chatham County, Georgia, and being more particularly described as follows:

Beginning at a 5/8-inch rear set at the southwest corner of the right-of-way intersection miles of Harbins Road (Variable Right-of-Way) and West Drowning Creek Road (50-foot Right-of-Way) and the TRUE POINT OF BEGINNING thence along the right-of-way of West Drowning Creek Road (50-foot R/W) South 68 degrees 47 minutes 03 seconds West for a distance of 176.55 feet to a 5/8-inch rear set thence continuing along said right-of-way South 68 degrees 57 minutes 03 seconds West for a distance of 205.52 feet to a 1/2-inch rear set thence continuing along said right-of-way South 71 degrees 06 minutes 03 seconds West for a distance of 205.52 feet to a 1/2-inch rear set thence continuing along said right-of-way of West Drowning Creek Road North 20 degrees 11 minutes 12 seconds West for a distance of 229.60 feet to a 3/4" Hickory Tree thence North 66 degrees 53 minutes 46 seconds East for a distance of 445.30 feet to a 5/8-inch rear set on the right-of-way of Harbins Road (Variable R/W) thence continuing along said right-of-way South 31 degrees 02 minutes 49 seconds East for a distance of 415.52 feet to a 5/8-inch rear set thence along the right-of-way South 09 degrees 18 minutes 17 seconds West for a distance of 38.55 feet to a 5/8-inch rear set and the TRUE POINT OF BEGINNING.

Said tract of land contains 4.316 Acres.

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS AREA IS DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BASED ON THE AREA FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13A03000A. THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: HARDWOOD TREES 28-INCH DBH, SOUTHWEST TREES 30-INCH DBH, UNDERSTORY TREES 12-INCH DBH (DIAMETER AT GREATEST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY NORTH SOUTHERN. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RA-200" (AGRICULTURE-RESIDENCE DISTRICT) AS SHOWN ON THE ZONING MAP OF CHATHAM COUNTY. THE MINIMUM YARD SETBACKS ARE: FRONT - 25 OR 30 FEET; SIDE - 20 FEET; AND REAR - 40 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO BEGGIN OF CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE SHOWN GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES. RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1. SURVEY FOR ESTATE OF PERMIE V. GREESON, SR., DATED JULY 31, 1996, PREPARED BY BORGES AND ASSOCIATES, RECORDED IN GWINNETT COUNTY RECORDS, PLAT BOOK 71, PAGE 1.
2. COORDINATE PLAT DATED MAY 30, 1978, PREPARED BY HANNON, WEXES & BARKWELL, SURVEYORS & ENGINEERS, INC., RECORDED IN GWINNETT COUNTY RECORDS, PLAT BOOK 1, PAGE 249.
3. SURVEY FOR HANNON & BARKWELL HANNON, DATED AUGUST 21, 1982, PREPARED BY SURVEY SYSTEMS, RECORDED IN GWINNETT COUNTY RECORDS, PLAT BOOK 33, PAGE 24.

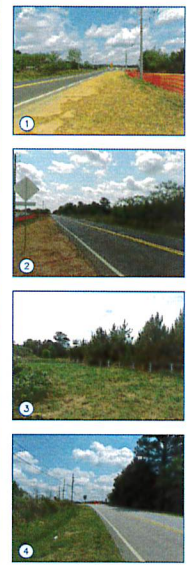
SURVEYOR CERTIFICATION

This plat is a reproduction of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are related heron. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.C.C.A. Section 15-8-87.

[Signature]
David Hester
Land Surveyor # 3042

BOUNDARY AND TOPOGRAPHIC SURVEY
Harbins Road @ West Drowning Creek Road
FOR
Retail Planning Corporation

SITE PHOTOGRAPHS



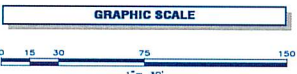
CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 800.0 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A "VIRTUAL" 5" SINESS TOTAL STATION AND TOWER DIC CODES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200.0 FEET. (DIP INT.)

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

CS JOB NO:	20227318	DRAWING SCALE:	1" = 30'	SURVEY DATE:	July 11, 2022
FELD WORK:	SA	CITY:	UNINCORPORATED	REVISIONS:	SEE CHECKLIST
PREP. MGR.:	ERP	COUNTY:	GWINNETT STATE, GA	1:	11/11/2021
REVIEWED:	DLH	LAND ID#:	277	2:	5/24/2021
DWG FILE:	20227318-1.dwg	DISTRICT:	5th	3:	All Issue City Link Line



Gwinnett

R5277 077

0 165 330 660 ft

Selection(s)

Property Parcels

County Boundary



5/16/2022

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

Actual Map Layers 04-06-2022

Adjoining Property Owners

1. R5277 037
Johnny Walter Chatham & Wai Kwong Chan
2348 W. Drowning Creek Road
Dacula, Georgia 30019

2. R5277 003A
Billy Joe & Gail Ann Knight
801 Harbins Road
Dacula, Georgia 30019

3. R5277 043
Riley Mangum
548 Ardery Road
Paris, Kentucky 40361

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: Billy Joe & Gail Ann Knight
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Retail Planning Corporation, c/o Charlie Heard

RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

Property Location: 5th District, Land Lot 277 Parcel R5277 077

LOCATION/ADDRESS: NWC of Harbins Road and W. Drowning Creek Road
Dacula, GA 30019

You are hereby notified that an application a zoning change from RA200

to C2 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 7/25/2022 at 6:30 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 8/4/2022 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: _____

TO: Johnny Walter Chatham & Wai Kwong Chan
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

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RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

Property Location: 5th District, Land Lot 277 Parcel R5277 077

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(date)

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Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: Riley Mangum
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Retail Planning Corporation, c/o Charlie Heard

RE: Proposed Change of Conditions Case #: _____

Proposed Rezoning / SUP Case #: _____

Property Location: 5th District, Land Lot 277 Parcel R5277 077

LOCATION/ADDRESS: NWC of Harbins Road and W. Drowning Creek Road
Dacula, GA 30019

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