



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>Retail Planning Corporation</u>	NAME <u>James Roy Greeson</u>
ADDRESS <u>35 Johnson Ferry Road</u>	ADDRESS <u>109 Idlewood Acres</u>
CITY <u>Marietta</u>	CITY <u>Hartwell</u>
STATE <u>GA</u> ZIP <u>30068</u>	STATE <u>GA</u> ZIP <u>30643</u>
PHONE <u>770-956-8383</u> FAX _____	PHONE <u>706-342-1650</u> FAX _____
	*Additional Property Owners Attached

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Charlie Heard  
COMPANY NAME Retail Planning Corporation  
ADDRESS 35 Johnson Ferry Road  
Marietta, GA 30068  
PHONE 770-956-8383 FAX \_\_\_\_\_

\* Include any person having a property interest  
and/or a financial interest in any business entity having  
property interest (use additional sheets if necessary).

PRESENT ZONING DISTRICT(S) RA200 REQUESTED ZONING DISTRICT C2  
LAND LOT(S) 277 PARCEL # R5277 077 DISTRICT(S) 5 ACREAGE 4.52  
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED Retail Development

RESIDENTIAL DEVELOPMENT: NON-RESIDENTIAL DEVELOPMENT:  
NO. OF LOTS/DWELLINGS UNITS \_\_\_\_\_ NO. OF BUILDINGS/LOTS 2  
DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_ TOTAL GROSS SQ. FEET +/- 7,491

**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** 2022-CD-KZ-02



## **Rezoning Application Letter of Intent**

Retail Planning Corporation is requesting to rezone +/- 4.52 acres located at the NWC of Harbins Road and West Drowning Creek Road in Dacula, GA, Gwinnett County, parcel number R5277 077, from RA200 to C2, General Business District with a 25' graded landscape buffer along the northern and eastern property line. The intent is to develop a small commercial development that would consist of a convenience store, fast food restaurant and/or retail shops.

Retail Planning Corporation feels that the request is justified as this location has been designated as a commercial intersection. More specifically, +/- 73.85 acres directly across Harbins Road from the subject property was recently rezoned to PMUD, Planned Mixed-Use District, with +/- 62,387 square feet of retail space, 4 commercial outlots, +/- 320 multi-family units, +/- 180 senior living units and a +/- 6.37-acre office tract. A conceptual master plan is attached for reference. In addition, a new full diamond interchange recently finished construction just north of the site at HWY316 and Harbins Road.

***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.









**Subject Property**



PROJECT INFORMATION	
SITE AREA:	73.8 AC
PARKWAY RIGHT OF WAY:	+/- 2.77 AC
HARBIN RD RIGHT OF WAY:	+/- 0.55 AC
REQUIRED OPEN SPACE (25% OF 73.8):	18.45 AC
PROVIDED OPEN SPACE (25%):	18.45 AC
PROVIDED WITHIN PARK:	17.85 AC
ACTIVE AREA WITHIN SENIOR:	0.60 AC
<b>RETAIL TRACT:</b>	
SITE AREA:	+/- 14.73 AC
BUILDING AREA:	48,387 SF
MAJOR TENANT:	14,000 SF
SHOPS:	62,387 SF
COMMERCIAL OUTLOTS & OUTPARCELS:	4
<b>OFFICE/ COMMERCIAL/ INDUSTRIAL TRACT</b>	
SITE AREA:	+/- 6.37 AC
<b>APARTMENT TRACT</b>	
SITE AREA=0.40X(73.8-18.45):	+/- 22.14 AC
NUMBER OF UNITS:	320
ACTIVE RECREATIONAL AREA:	1.16 AC
PARKING PROVIDED:	850 SPACES
DENSITY PROPOSED:	14.46 UN/AC
(320 MULTI-FAMILY UNITS / (22.14 AC MULTI-FAMILY SITE))	
<b>SENIOR LIVING TRACT</b>	
SITE AREA:	+/- 9.39 AC
NUMBER OF UNITS:	180
ACTIVE RECREATIONAL AREA:	0.60 AC
PARKING PROVIDED:	360 SPACES
<b>COMMUNITY PARK</b>	
SITE AREA:	+/- 17.85 AC

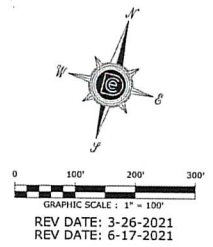
# Inland Pass

## A PLANNED MIXED-USE DEVELOPMENT

LOCATED IN LAND LOTS 299 & 300, DISTRICT 5, DULACRA, GWINNETT COUNTY, GA  
OWNER AND/OR DEVELOPER:

**WWP ACQUISITION, LLC**  
1958 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666

### CONCEPTUAL MASTER PLAN



**DOULGERAKIS CONSULTING ENGINEERS, INC.**  
planning • civil engineering • sanitary engineering  
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

REV DATE: 3-26-2021  
REV DATE: 6-17-2021

## **\*Rezoning 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



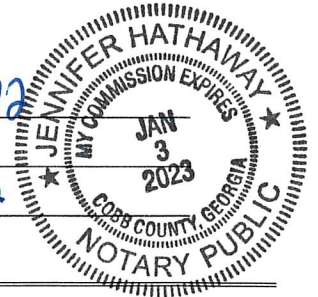
**APPLICANT CERTIFICATION**

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 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



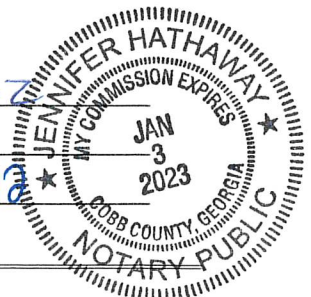
**PROPERTY OWNER CERTIFICATION**

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 5-16-2022

Type or Print Name/Title James Roy Greeson

Notary Public [Signature] Date 5/16/22



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

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



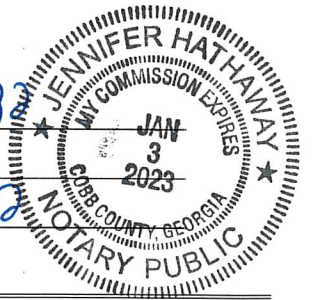
**APPLICANT CERTIFICATION**

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 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



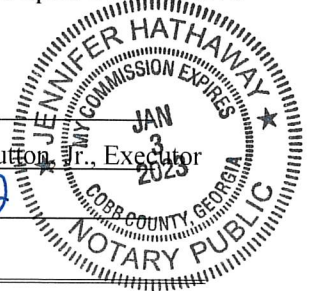
**PROPERTY OWNER CERTIFICATION**

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 5-17-22

Type or Print Name/Title The Estate of Marion Laverne Rogers, c/o Ronnie Wayne Duffon, Jr., Executor

Notary Public [Signature] Date 5/17/22



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

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

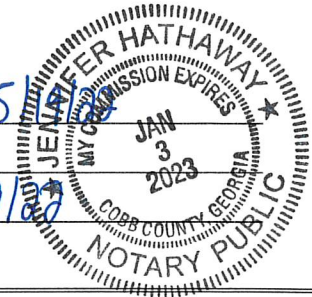
**APPLICANT CERTIFICATION**

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 5/19/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard

Notary Public [Signature] Date 5/19/22



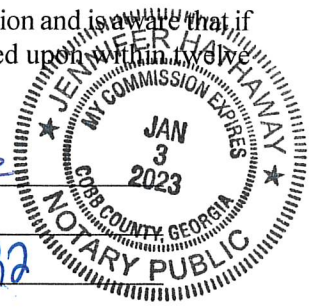
**PROPERTY OWNER CERTIFICATION**

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 May 16 2022

Type or Print Name/Title Pervie Venable Greeson, Jr.

Notary Public [Signature] Date 5/16/22



**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_

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

## 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

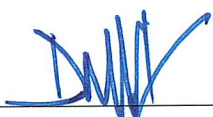


**CONFLICT OF INTEREST CERTIFICATION**

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.

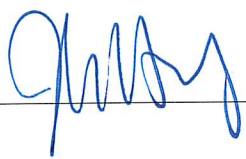
Signature of Applicant  Date 5/24/22

Type or Print Name/Title Retail Planning Corporation, c/o Charlie Heard, EVP Development

Signature of Applicant's Attorney  Date 5.24.2022

Type or Print Name/Title Retail Planning Corporation, c/o David Cooper, Attorney



Notary Public  Date 5/24/22  
(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 \_\_\_\_\_ Date \_\_\_\_\_

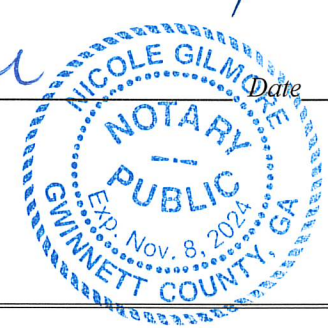
Type or Print Name/Title \_\_\_\_\_

Signature of Applicant' Attorney  \_\_\_\_\_ Date 9/26/22

Type or Print Name/Title Shane Lanham, attorney

Notary Public  \_\_\_\_\_ Date 9/26/22

(Notary Seal)



**Official Use Only**

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

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

\_\_\_\_\_



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:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <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> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <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  
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:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <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> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>

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

## CONSTITUTIONAL OBJECTIONS

These Constitutional Objections are submitted on behalf of the applicant and owners (hereafter collectively, "applicant") in the attached rezoning application, as amended, and are directed to the governing authority of Dacula, Georgia. The intent of this statement is to apprise and place the governing authority of Dacula, Georgia on notice that denial of the application submitted by applicant, and any ancillary petitions or applications, would be unconstitutional as stated herein, and to allow said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and Federal judiciary.

The applicant submits that this application, meets all of the criteria specified in state law and the ordinances and regulations of Dacula, Georgia, including, but not limited, its zoning ordinance (collectively, "ordinance"). Any application of the ordinance or action by Dacula, Georgia that would fail to grant the requested application so as to authorize the use requested by the applicant on the entire parcel would constitute an abuse of the zoning authority and be unconstitutional, illegal, null and void.

To the extent that classifications or re-classifications are sought by the applicant, the portions of the ordinance that classify or may classify the subject property exclusively to the existing district or to any district or classification other than that requested by the applicant are or would be unconstitutional in that they constitute a destruction of applicant's protected property interests and a taking of the subject property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph J, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States.

Denial of this application and the continued imposition of the existing district regulations would constitute an abuse of discretion and an arbitrary and capricious act by Dacula, Georgia without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

To the extent that the proposed application is denied because of Dacula, Georgia standards and criteria, applicant contends said standards and criteria are unconstitutionally vague and otherwise unconstitutional in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the application as proposed by the applicant as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia

## **JUSTIFICATION FOR REZONING APPLICATION**

The portions of the Zoning Resolution of the City of Dacula (the “ZR”) 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 ZR 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 C-2 classification as requested by the Applicant, and is not economically suitable for development under the present RA-200 zoning classification of Gwinnett County. A denial of this Application would constitute an arbitrary and capricious act by the Mayor and 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 Mayor and Council to rezone the Property to the C-2 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 C-2 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 Mayor and 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 26th day of September, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham  
*Attorneys for Applicant*

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



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

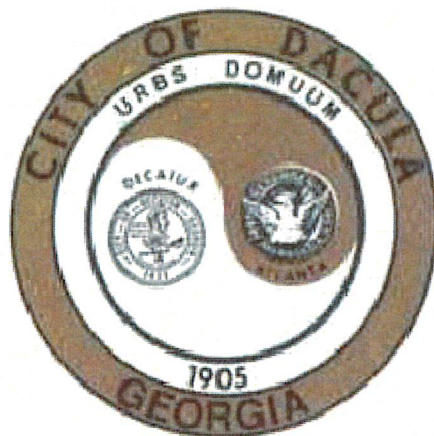
**IMPACT ANALYSIS STATEMENT**

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 5/26/2022 APPLICANT Retail Planning Corporation

- 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, property located at a commercial intersection.
  
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, property located at a commercial intersection.
  
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: No, highest best use commercial.
  
- 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, Publix development making intersection improvement upgrade.
  
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes, commercial zoning across Harbins Road, Publix shopping center under construction.
  
- 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: New interchange HWY316 & Harbins Road, recent commercial rezoning for Publix anchored shopping center directly across from property.

**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: Harbins Crossroad  
Developer/Applicant: Retail Planning Corporation  
Telephone: 770-956-8383  
Fax: \_\_\_\_\_  
Email(s): charlie.heard@retailplanningcorp.com

**Economic Impacts**

Estimated Value at Build-Out:  
\$8,000,000

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?

Yes, no major infrastructure or facilities necessary

How many short-term and /or long-term jobs will the development generate?  
40 long-terms jobs

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:  
Approximately \$43,878 in property taxes and \$32,217 in sales taxes

Is the regional work force sufficient to fill the demand created by the proposed project?  
Yes

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site:  
Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?  
6,083 GPD

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?  
\_\_\_\_\_

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

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

### Wastewater Disposal

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

\_\_\_\_\_ 6,083 GPD \_\_\_\_\_

Name of wastewater treatment provider for this site:

\_\_\_\_\_ Gwinnett County \_\_\_\_\_

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?

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

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

\_\_\_\_\_ Yes, +/- 100 feet \_\_\_\_\_

### Land Transportation

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

\_\_\_\_\_ Approximately 724 \_\_\_\_\_

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

\_\_\_\_\_ Harbins Road decel lane \_\_\_\_\_

\_\_\_\_\_ West Drowning Creek Road decel lane \_\_\_\_\_

### Solid Waste Disposal

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

\_\_\_\_\_ 5,381 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?

  No  

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

\_\_\_\_\_

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?

  20%  

Is the site located in a water supply watershed?

  No  

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

\_\_\_\_\_

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:

  Normal commercial stormwater practices  

### **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:

---

**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

None

Libraries?

None

Fire, Police, or EMS

Yes

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

No

**Additional Comments:**

---

---

---

---



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)

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: 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

---

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: 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.