



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>Archon Homes</u>		NAME <u>Dacula Real Estate</u>	
ADDRESS <u>2160 Morningside Dr. Ste 250</u>		ADDRESS <u>3975 Stone Village Ct.</u>	
CITY <u>Buford</u>		CITY <u>Duluth</u>	
STATE <u>GA</u> ZIP <u>30518</u>		STATE <u>GA</u> ZIP <u>30097</u>	
PHONE <u>770-616-9774</u> FAX		PHONE <u>678-643-6257</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 John Slappay  
 COMPANY NAME Archon Homes  
 ADDRESS 2160 Morningside Dr. Ste. 250  
Buford, GA 30518  
 PHONE 770-616-9774 FAX  
 EMAIL jslappay@psponline.com

PRESENT ZONING DISTRICT(S) Mobile Home REQUESTED ZONING DISTRICT Town Home  
 LAND LOT(S) \_\_\_\_\_ PARCEL # B5275 057 DISTRICT(S) \_\_\_\_\_ ACREAGE 4.07  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED 16 Unit Town Home  
Development

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS 16  
 DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_  
 NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS \_\_\_\_\_  
 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**

SITE DATA	
GROSS ACRES	11.4 04 AC
EXISTING ZONING	MH
PROPOSED ZONING	R-3H
TOTAL UNITS	16 UNITS
GROSS DENSITY	3.98 U/A
TOWNHOME SIZE	24' X 50' REAR ENTRY TOWNHOME
MIN. UNIT HEATED S.F.	1,600 S.F. PER TOWNHOME
BUILDING SETBACKS	
FRONT	50'
REAR	40'
SIDE	40'
BUILDING HEIGHTS	35'
20' GRASS OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREETS.	

SITE LEGEND	
	STORMWATER MANAGEMENT
	MAIL KIOSK
	PARK

PARKING CALCS					
TYPE	SPACES	REQUIREMENT	MIN	MAX	REMARKS
REAR ENTRY TOWNHOME	2	4	4	16	14
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					48
MINIMUM 3 SPACES PER UNIT					7
90 DEGREE PARKING SPACES (OFF-STREET PARKING)					7
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL					11

**PROPERTY ADDRESS:**  
2263 STANLEY RD  
Dacula, GA 30019

**UTILITIES:**  
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

**#LAW NOTE:**  
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT SUBMISSION.

**PROPERTY OWNER:**  
P&S DEVELOPMENT  
Dacula Real Estate, LLC

**STORMWATER SITE:**  
STORMWATER TO BE MANAGED ON-SITE.

**SEWER NOTE:**  
GRAVITY SEWER PROVIDED BY OWENETT COUNTY OFF STANLEY ROAD.

**WATER NOTE:**  
WATER PROVIDED BY CITY OF DACULA.

**FEMA NOTE:**  
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL No. 13135C0002F, DATED 09/20/2006 & 131135C0075F.

**\*VARIATIONS FROM CODE:**  
1) DECORATIVE COLUMNS AND FENCE ON STANLEY RD ONLY.  
2) 50' LANDSCAPE SETBACK TO 25' LANDSCAPE SETBACK ALONG ALL EXISTING ROADS.



**ALLIANCE**  
ENGINEERING & PLANNING, INC.  
1000 W. BROADWAY, SUITE 100  
Dacula, GA 30019  
770.325.2321 | www.alliancega.com

City of 2023 At-Large  
Engineering & Planning, Inc.  
This drawing is the property of Alliance Engineering & Planning, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Alliance Engineering & Planning, Inc. The user of this drawing is to be held responsible for any errors or omissions. All dimensions and notes shall be read in conjunction with the drawing. All dimensions and notes shall be read in conjunction with the drawing. All dimensions and notes shall be read in conjunction with the drawing.

NOT  
RELEASED  
FOR  
CONSTRUCTION

PEGGY SLAPPEY  
PROPERTIES, LLC  
24 HR CONTACT: JORR SLAPPEY, 770.648.8774  
JSLAPPEY@SPRINTLIFE.COM

Site Concept Plan for  
2263 Stanley Rd.  
Dacula, GA 30019  
LL-214-CONCEPT PH  
-PARCEL # 2373 057

Orig. Issue: 05.31.23  
Designed by: BW  
Checked by: BW  
Project #: 23127

NORTH

SCALE: 1" = 40'

CONCEPT  
PLAN

8.28.23

# LETTER OF INTENT

9/26/23

City of Dacula  
442 Harbins Road  
Dacula, GA 30019

To Whom It May Concern,

This letter of intent is for a proposed rezoning for 2263 Stanley Road, Dacula GA 30019 from its present zoning of mobile homes with 4 units per acre to a proposed townhome zoning with 4 units per acre. We feel that this rezoning will be a positive impact on the community by providing new townhomes and will keep the same number of homes on the property that currently exists.

Best Regards,

John Slappey  
Archon Homes, LLC  
2160 Morningside Drive  
Suite 250  
Buford, GA 30518

**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 9/21/23  
Type or Print Name/Title Tom Slappay Member  
Notary Public \_\_\_\_\_ 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 Property Owner \_\_\_\_\_ Date 9/21/23  
Type or Print Name/Title Manoj Patel Member  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

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

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

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

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

STIPULATIONS \_\_\_\_\_



# City of Dacula

P. O. Box 400

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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> <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)*

**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 \_\_\_\_\_

 9/21/23  
John Slappey Member

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

Date \_\_\_\_\_

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

Notary Public \_\_\_\_\_

Date \_\_\_\_\_

(Notary Seal)

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**Official Use Only**

DATE RECEIVED \_\_\_\_\_

ZONING CASE NUMBER \_\_\_\_\_

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

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APPLICANT CERTIFICATION

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Signature of Applicant

Type or Print Name/Title

Notary Public

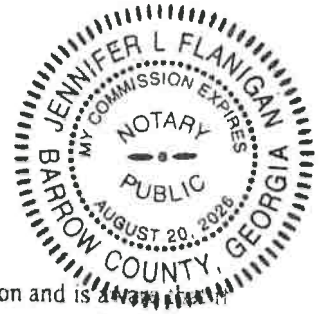
Date

Member

Date

*[Handwritten Signature]*  
*John Slippy*  
*Jennifer L Flanigan*

*9/21/23*  
*9/21/23*



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Signature of Property Owner

Type or Print Name/Title

Notary Public

Date

Member

Date

*[Handwritten Signature]*  
*Manoj Patel*

*Jennifer L Flanigan*

*9/21/23*  
*9/21/23*



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED

RECEIVED BY

FEE

RECEIPT #

LAND LOT

DISTRICT

PARCEL #

HEARING DATE

ACTION TAKEN

SIGNATURE

DATE

STIPULATIONS



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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 9/21/23 APPLICANT Anchon Homes

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

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: Yes

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: N/A



Salomon Duenez  
2203 Stanley Road  
Dacula, GA 30019

Santiago Jimenez  
2257 Shane Lane  
Dacula, GA 30019

Lisa Pina  
2263 Shane Lane  
Dacula, GA 30019

Thomas Powell  
2273 Shane Lane  
Dacula, GA 30019

Kenny Everson  
2283 Shane Lane  
Dacula, GA 30019

Oscar Garcia  
2293 Shane Lane  
Dacula, GA 30019

Rosita Duenez  
2284 Shane Lane  
Dacula, GA 30019

Pronto VM, LLC  
2281 Scott Circle  
Dacula, GA 30019

Jose Garcia  
2282 Scott Circle  
Dacula, GA 30019

Juan Cruz  
2277 Stanley Road  
Dacula, GA 30019

Starlight Homes  
3820 Mansell Road  
Suite 400  
Alpharetta, GA 30022

USA Maag, LLC  
2204 Stanley Road  
Dacula, GA 30019