



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)

Table with 2 columns: APPLICANT \* and PROPERTY OWNER \*. Fields include NAME, ADDRESS, CITY, STATE, ZIP, PHONE, and FAX.

APPLICANT IS THE:

- Owner's Agent (checkbox)
Property Owner (checkbox checked)
Contract Purchaser (checkbox)

Contact Person, Company Name, Address, Phone, Fax, Email fields.

\* 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) O I, REQUESTED ZONING DISTRICT C-3, LAND LOT(S) 302, PARCEL # 5302A103, DISTRICT(S) 5 TH, ACREAGE 0.8349, PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED FOR THE USE OF DACULA ANIMAL HOSPITAL, BUILDING#2, SUITE B&C COPY SHOP, BUILDING#1, SUITE A

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS, DWELLING UNIT SIDE (SQ. FT.)
NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS 2, TOTAL GROSS SQ. FEET 6,000

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



### Written Description

All that tract or parcel of land lying and being in Land Lot 302 of the 5<sup>th</sup> District, City of Dacula, Gwinnet County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of Land Lot Lines 302, 301 and the southerly right-of-way of Pharr Avenue (40' Right-of-Way A.K.A. Church Street); Thence leaving the right-of-way of Pharr Avenue South 60 Degrees 17 Minutes 57 Seconds West a distance of 203.81 feet to a ½" Rebar Found; Thence North 30 Degrees 45 Minutes 28 Seconds West a distance of 175.53 feet to an Iron Pin Set; Thence North 62 Degrees 00 Minutes 58 Seconds East a distance of 216.24 feet to an Iron Pin Set along the right-of-way of Pharr Avenue; Thence continuing along said right-of-way of Pharr Avenue along the arc of a curve to the right, said curve having a radius of 2,143.90', a chord length of 16.27' and being subtended by a chord bearing of South 26 Degrees 37 Minutes 14 Seconds East a distance of 169.31' to an iron pin set, being the Point of Beginning.

Said tract or parcel containing 36,369 square feet or 0.8349 acres.



Attention: City of Dacula Zoning Committee

Thank you for taking the time to reconsider the zoning for 2528 Pharr Ave. As a small business who has served Dacula for decades, we are invested in preserving the community legacy while advancing in sustainable growth. We believe that relocating Dacula Animal Hospital to the proposed location would provide positive economic impact and much needed services to the surrounding community. It is our dedication to maintain a well ran, ethical and community-minded business that contributes to the Dacula of tomorrow while serving the Dacula of today.

Regards,  
Tiffany Leggett



I have been working on this project since September 20, 2016. Unfortunately, covid 19 affected the economy and I was unable to finish the project. Today supporting the community and small businesses, observing that the City of Dacula is growing in a sustainable manner, I ask for your support for the rezoning of the aforementioned property that will provide services and a positive economic impact to our community.

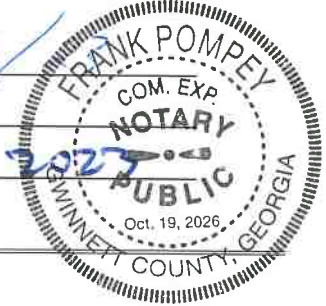
Sincerely,

Francisco Garcia  
Property Owner

**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.

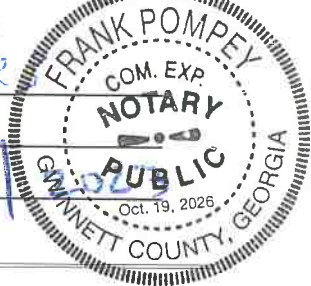
Signature of Applicant [Signature] Date 7/21/2027  
Type or Print Name/Title FRANCISCO GARCIA  
Notary Public [Signature] Date 7/21/2027



**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 7/21/2027  
Type or Print Name/Title FRANCISCO GARCIA  
Notary Public [Signature] Date 7/21/2027



**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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**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

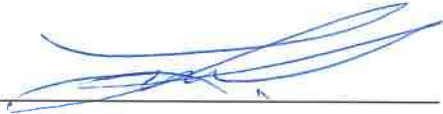
If the answer is *Yes*, please complete the following section:

<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 7/21/23

Type or Print Name/Title FRANCISCO GARCIA / OWNER

Signature of Applicant's Attorney  Date 7/21/23

Type or Print Name/Title FRANCISCO GARCIA / OWNER

Notary Public  Date 7/21/2023

(Notary Seal)



**Official Use Only**

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

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





City of Dacula

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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 7/21/23 APPLICANT FRANCISCO GARCIA

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Adjacent properties are currently zoned OI,C1 and R1200

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: The proposed zoning is similar to nearby adjacent properties. Rezoning should not adversely affect the properties nearby.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: The subject property is currently zoned OI. The proposed rezoning for a proposed animal hospital, copy shop will have similar economic use to what the property is currently zoned.

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. The proposed rezoning and building use will not result in additional or excessive burdensome use of the existing streets, transportation facilities, utilities or schools.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: The proposed rezoning for an animal hospital, copy shop would be compliant with the mixed use intent of what land use plan.

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: The proposed conditions of the land use plan are support of the requested rezoning for an animal hospital, copy shop.

# **APPENDIX**

*(For Informational Purposes)*

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: 7/21/23

TO: BIREN JONATHAN RICHARD - 301 CHURCH ST DACULA 30019 | R5301 026  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: FRANCISCO GARCIA

RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 302 Parcel 5302A103

LOCATION/ADDRESS: 2528 PHARR AVENUE, DACULA, GA, 30019

---

You are hereby notified that an application a zoning change from O I  
to C-3 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 \_\_\_\_\_ at 6:00 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 \_\_\_\_\_ 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: 7/21/23

TO: CROY TAMMIE LILLIAN - 294 MAXEY ST DACULA 30019 | R5302A118  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: FRANCISCO GARCIA

RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Property Location: 5th District, Land Lot 302 Parcel 5302A103

LOCATION/ADDRESS: 2528 PHARR AVENUE, DACULA, GA, 30019

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(date)

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hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: 7/21/23  
TO: SHARPTON ANGIE - 290 MAXEY ST DACULA 30019 | R5302A219  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)  
FROM: FRANCISCO GARCIA  
RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Property Location: 5th District, Land Lot 302 Parcel 5302A103  
LOCATION/ADDRESS: 2528 PHARR AVENUE, DACULA, GA, 30019

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(date)

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hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: 7/21/23

TO: RODRIGUEZ VENTURA JESUS EDITH RODRIGUEZ ANAYA CINDY M  
287 CHURCH ST DACULA 30019 | R5302A104  
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: FRANCISCO GARCIA

RE: Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_  
Application Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 302 Parcel 5302A103

LOCATION/ADDRESS: 2528 PHARR AVENUE, DACULA, GA, 30019

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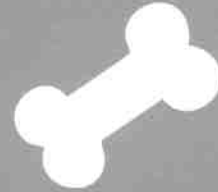
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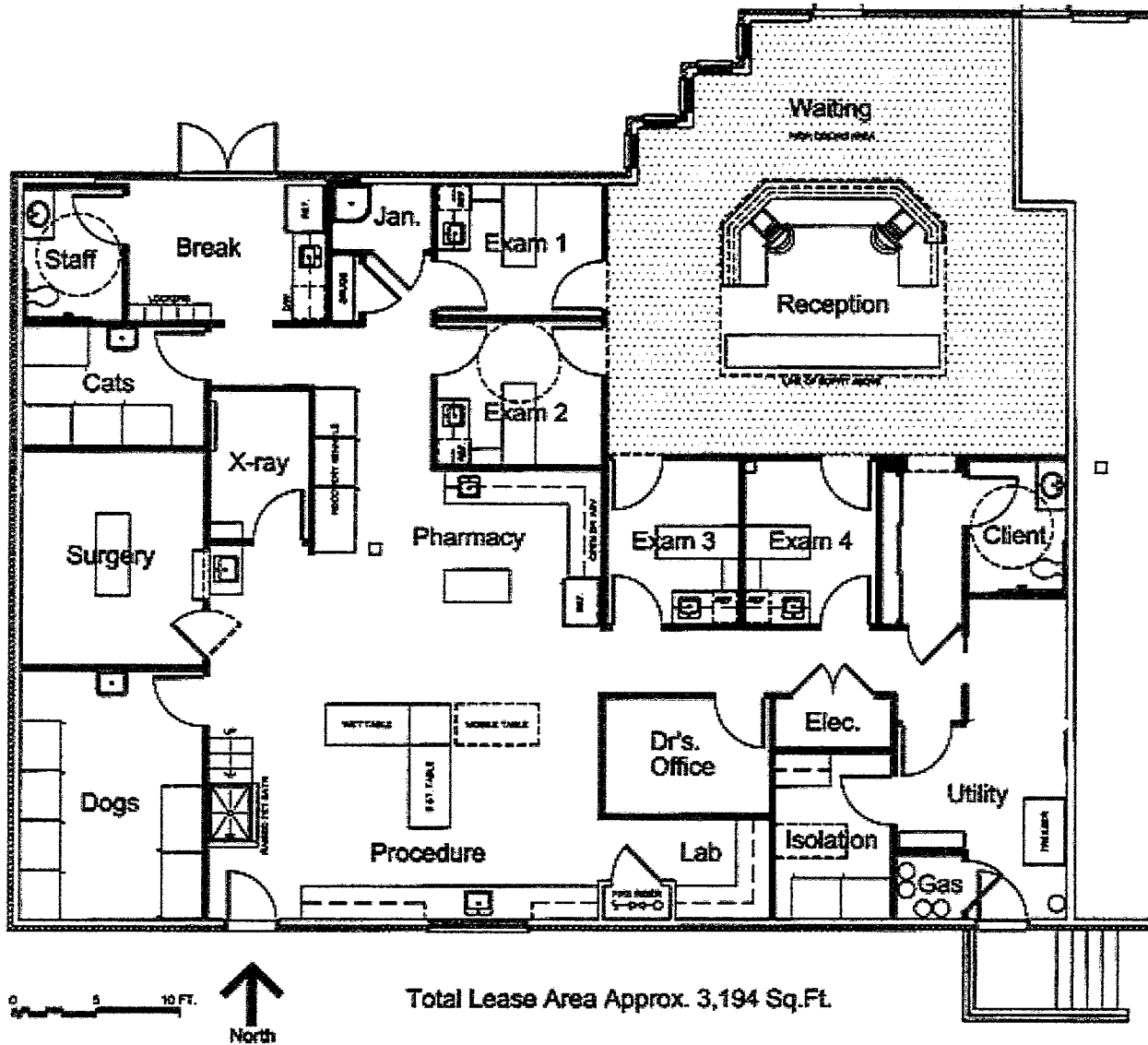
If you have any comments or concerns concerning this matter, please plan to attend the public  
hearings.

Thank you.

**DACULA  
ANIMAL  
HOSPITAL**



**BUILDING PROJECT**



**REQUESTED  
SPECIFICATIONS:**

**FEATURED HERE IS  
OUR PREFERRED  
FLOOR PLAN. AN OPEN  
CONCEPT WITH LOTS  
OF NATURAL LIGHT IS  
VERY IMPORTANT.**



## LOBBY

### REQUESTED SPECIFICATIONS:

- AN OPEN LOBBY CONCEPT WITH A WELCOME DESK.
- THE LOBBY SHOULD HAVE MANY WINDOWS AND AMPLE LIGHT EXPOSURE.
- SEALED CONCRETE FLOORING THROUGHOUT
- THE PREFERRED COLOR SCHEME IS INCLUDED BELOW

### Coordinating Colors





#### Coordinating Colors

 **Topsail**  
SW 6217

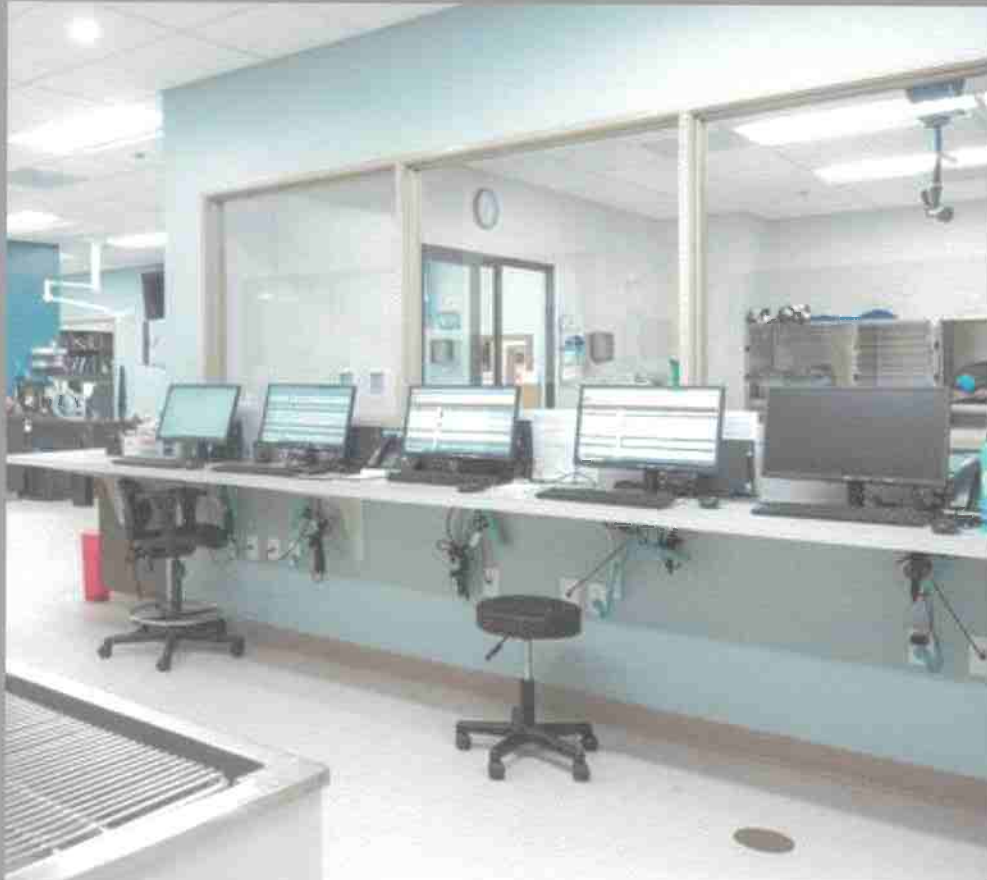
 **Extra White**  
SW 7006

 **Dovetail**  
SW 7018

## PROCEDURE AREA

### REQUESTED SPECIFICATIONS:

- **THIS IS THE LAYOUT WE PREFER FOR COUNTER SPACE AND PLUMBING WITH AN EMPHASIS ON EASY-TO-CLEAN PAINT FINISHES FOR ALL SURFACES.**
- **PREFERRED FLOORING -SEALED CONCRETE**
- **PLUMBING FOR 3 SINKS AND 2 WET TABLES**
- **THERE WILL NEED TO BE A LARGE NUMBER OF ELECTRICAL OUTLETS AVAILABLE THROUGHOUT THE PROCEDURE AREA.**
- **THE PREFERRED COLOR SCHEME FOR CABINETRY AND PAINT IS FEATURED.**
- **SPACE FOR REFRIGERATOR**



#### Coordinating Colors



Topsail  
SW 6217



Extra White  
SW 7006



Dovetail  
SW 7018

## NURSES STATION

### REQUESTED SPECIFICATIONS:

- **LOCATED IN THE PROCEDURE AREA**
- **ELECTRICAL OUTLETS AND SUPPORTIVE BREAKER SPECIFICATIONS TO SUPPORT HIGH USAGE.**
- **REINFORCED DESK SPACE WITH HOLES MADE FOR CHORD MANAGEMENT.**
- **THE PREFERRED COLOR SCHEME FOR PAINT IS FEATURED.**



## PHARMACY

### REQUESTED SPECIFICATIONS:

- **STORAGE -SHELVING, COUNTER SPACE, AND CABINETS AND DRAWERS AS FEATURED**
- **ELECTRICAL OUTLETS ABOVE COUNTER**
- **ATTACHED DESK AT COUNTER**
- **THE PREFERRED COLOR SCHEME FOR CABINETRY AND PAINT IS FEATURED.**

#### Coordinating Colors



Topsail  
SW 6217



Extra White  
SW 7006



Dovetail  
SW 7018



## **SURGICAL SUITE**

### **REQUESTED SPECIFICATIONS:**

- STORAGE WITH COUNTER SPACE AND SMALL ATTACHED DESK**
- CENTRAL OXYGEN HOOKUPS AND SCAVENGER SYSTEM HOOKUP**
- ELECTRICAL OUTLETS**
- FLOORING IS CONTINUOUS THROUGHOUT WITH THE SEALED CONCRETE**
- THE PREFERRED COLOR SCHEME FOR CABINETS AND PAINT IS FEATURED.**
- PREFERRED DOOR DESIGN ALSO FEATURED**
- VENT PLACEMENT ON FLOOR**



#### **Coordinating Colors**



**Topsail**  
SW 6217



**Extra White**  
SW 7006



**Dovetail**  
SW 7018





## X-RAY

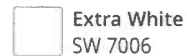
### REQUESTED SPECIFICATIONS:

- **APPROPRIATE ELECTRICAL SPECIFICATIONS**
- **ELECTRICAL OUTLETS**
- **CENTRAL OXYGEN HOOK UP**
- **SEALED CONCRETE FLOORING THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR PAINT IS FEATURED.**

#### Coordinating Colors



Topsail  
SW 6217



Extra White  
SW 7006



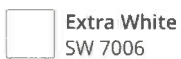
Dovetail  
SW 7018



#### Coordinating Colors



Topsail  
SW 6217



Extra White  
SW 7006



Dovetail  
SW 7018



## EXAM ROOMS

### REQUESTED SPECIFICATIONS:

- **STORAGE WITH SINK**
- **REINFORCED WALL TO SUPPORT A FOLDING EXAM TABLE (ROOMS 1 & 2)**
- **ELECTRICAL OUTLETS**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR CABINETRY AND PAINT IS FEATURED.**
- **PREFERRED DOOR DESIGN ALSO FEATURED**



## UTILITY

### REQUESTED SPECIFICATIONS:

- **APPROPRIATE ELECTRICAL SPECIFICATIONS FOR THE DRYER**
- **WASHER HOOKUP/DRAIN**
- **SINK**
- **SPACE FOR A FRIDGE**
- **ELECTRICAL OUTLETS**
- **SEALED CONCRETE FLOORING THROUGHOUT**
- **COUNTER SPACE & STORAGE**
- **THE PREFERRED COLOR SCHEME FOR PAINT AND CABINETRY IS FEATURED.**

#### Coordinating Colors



Topsail  
SW 6217



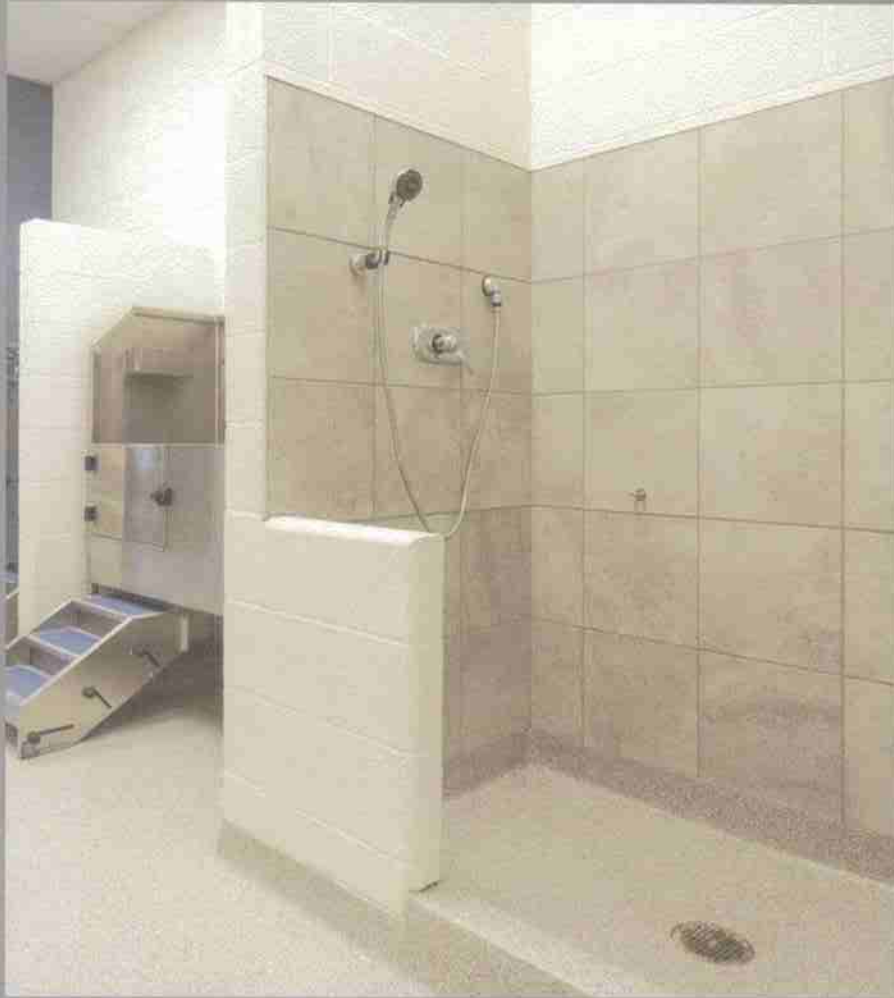
Extra White  
SW 7006



Dovetail  
SW 7018







## **UTILITY**

### **REQUESTED SPECIFICATIONS:**

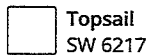
- **DRAINAGE IN FLOOR**
- **ELECTRICAL OUTLETS**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **A TILED WALK-IN BATHING AREA**
- **PLUMBING FOR A BATHING TUB**
- **MOP SINK WITH DRAIN**
- **ELECTRICAL SPECIFICATIONS TO SUPPORT A LARGE FREEZER**

## **DOG ROOM**

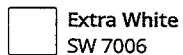
### **REQUESTED SPECIFICATIONS:**

- **CENTRAL OXYGEN HOOKUP**
- **ELECTRICAL OUTLETS**
- **FLOOR DRAINAGE**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR PAINT IS FEATURED.**

#### **Coordinating Colors**



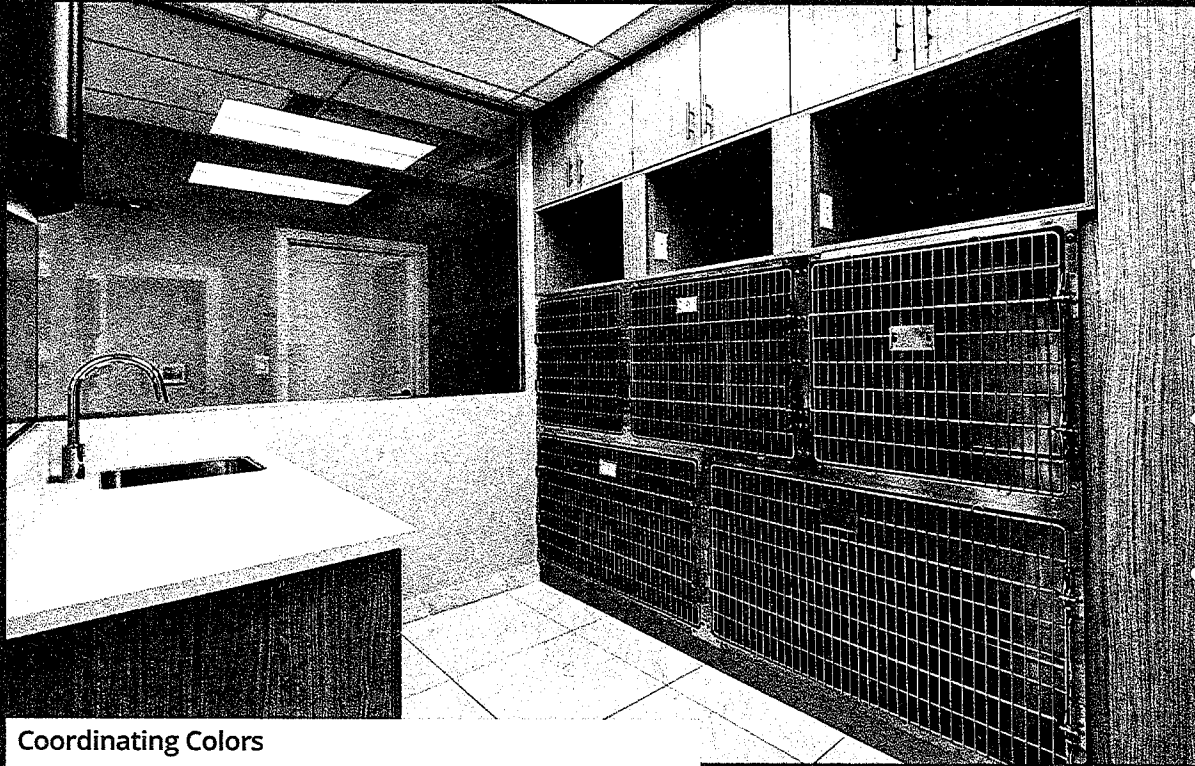
**Topsail**  
SW 6217



**Extra White**  
SW 7006



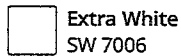
**Dovetail**  
SW 7018



**Coordinating Colors**



**Topsail**  
SW 6217



**Extra White**  
SW 7006



**Dovetail**  
SW 7018

## **CAT ROOM**

### **REQUESTED SPECIFICATIONS:**

- **CENTRAL OXYGEN HOOKUP**
- **ELECTRICAL OUTLETS**
- **FLOOR DRAINAGE**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR CABINETRY AND PAINT IS FEATURED.**
- **SMALL SINK, COUNTER SPACE AND STORAGE AS FEATURED**

## ISOLATION ROOM

### REQUESTED SPECIFICATIONS:

- **CENTRAL OXYGEN HOOKUP**
- **ELECTRICAL OUTLETS**
- **FLOOR DRAINAGE**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR CABINETS AND PAINT IS FEATURED.**
- **SMALL SINK, COUNTER SPACE, AND STORAGE AS FEATURED**
- **ACCESS TO OUTSIDE**

#### Coordinating Colors



Topsail  
SW 6217



Extra White  
SW 7006



Dovetail  
SW 7018



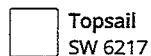


## **BATHROOMS**

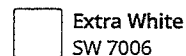
### **REQUESTED SPECIFICATIONS:**

- TWO IDENTICAL BATHROOMS OUTFITTED AS FEATURED**
- SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- THE PREFERRED COLOR SCHEME FOR PAINT IS FEATURED.**

#### **Coordinating Colors**



**Topsail**  
SW 6217



**Extra White**  
SW 7006



**Dovetail**  
SW 7018

## BREAK ROOM

### REQUESTED SPECIFICATIONS:

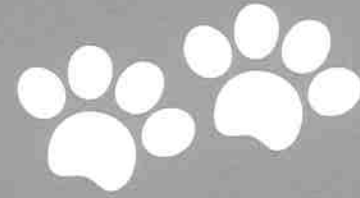
- **STORAGE, COUNTER SPACE, SINK, SPACE FOR A REFRIGERATOR, AND DISHWASHER**
- **SEALED CONCRETE FLOORING IS CONTINUOUS THROUGHOUT**
- **THE PREFERRED COLOR SCHEME FOR CABINETRY, AND PAINT IS FEATURED.**
- **PREFERRED DOOR DESIGN ALSO FEATURED**



#### Coordinating Colors

- Topsail  
SW 6217
- Extra White  
SW 7006
- Dovetail  
SW 7018





**THANK YOU!**