

Hebron Baptist Church

Land Discussion

- 1. Since acquisition of the 173-acre tract along Dacula Road in 1998, Hebron Church has covered initial expenses and made a profit of \$2.6M with 84 acres remaining (including the 10 acres for the ballfields).**
 - a. Expense: Dacula Road Land
 - i. Acquisition: 1998 - \$3,287,000 – 173 acres
 - ii. Ball Fields: 2010/2011 - \$2,000,000 – Approx. 10 acres
 - iii. HCA: Donation of 44 acres in 2003 and 10 acres in 2017 – 54 total acres
 - b. Revenue: Dacula Road Land
 - i. Road Frontage sell of land along Dacula Road and Fence Road in multiple transactions between 2007-2022 – 34 acres \$7,971,100 Total

- 2. Hebron Christian Academy has requested an expansion of the existing campus with the following goals:**
 - a. Provide additional shared parking for Hebron Church Recreation Ballfields and HCA Athletic Fields
 - b. Provide additional capacity for storage of vehicles for morning drop off and afternoon pick up
 - c. Provide a separate standalone, one of kind special needs educational facility that will educate over 200 special needs students as well as train and equip the families of those students.

- 3. Hebron Christian Academy requests (as outlined in the site plan dated 8/18/2023):**
 - a. 3.0 acres to extend existing parking lot and to provide access connection and traffic que relief for morning and afternoon car pool
 - b. 10.5 acres to provide a special needs focused school and training facility
 - c. Easements for access connecting the existing parking lot to the access drive at Huey Magoos
 - d. This request would leave 70.6 Acres that would be owned by Hebron Church which includes Liam Avenue, the shared recreation field parking lot, and recreation fields.

4. Draft Terms/Special Stipulations of the transaction between Hebron Church and Hebron Christian Academy

- a. Closing will occur after a land disturbance permit has been obtained from the City of Dacula.
- b. Hebron Christian Academy agrees that construction activities will begin within 6 months of closing.
- c. Hebron Christian Academy will provide documentation that 75% of the funding for construction of the special needs school has been obtained before closing.
- d. Easements will be provided to allow Hebron Church to utilize new parking areas for recreational ministry purposes at no cost to Hebron Church.
- e. Hebron Christian Academy will provide maintenance of Liam Avenue, the new access road(s), and the existing and new shared parking lots at the recreation fields at no cost to Hebron Church.
- f. Hebron Christian Academy will continue to maintain existing shared stormwater detention facility at no cost to Hebron Church.

5. Schedule

- a. September 10 – Hebron Church Membership Question and Answer on recommendation of Land Use and Leadership Team
- b. September 24 – Hebron Church Membership Vote

6. Recommendation from the Land Use and Leadership Teams

- a. **To sell the acreage requested by Hebron Christian Academy with the specific stipulations that have been listed and for not less than \$750,000.**

REVISIONS	DATE

LAND LOTS) 244
 OWNED BY: Dacula
 CITY OF DACULA

HEBRON CHRISTIAN ACADEMY

CONCEPT PLAN TRACTS



84.1 ACRES

magoos
 CHICKEN TENDERS

EXPRESS
 OIL CHANGE
 15 MINUTE SERVICE



AutoZone

DACULA ROAD

DACULA ROAD

EXISTING

SCALE: 1" = 100'



3.0 ACRES
TRACT 2

PROP ACCESS EASEMENT
(26,701± SQUARE FEET)

(REMAINDER)
70.6
ACRES

10.5
ACRES
TRACT 1

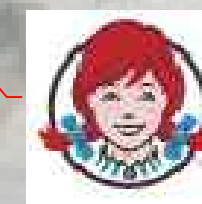
PROP ACCESS EASEMENT
(3,718± SQUARE FEET)

DACULA ROAD

FENCE ROAD NE

DACULA ROAD

DACULA ROAD



PROPOSED
SCALE: 1" = 100'

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PFT00518
LICENSE # L130014
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30088
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
HEBRON EDUCATIONAL MINISTRIES, INC.
P.O. BOX 67 9809

REVISIONS	DATE

HEBRON CHRISTIAN ACADEMY

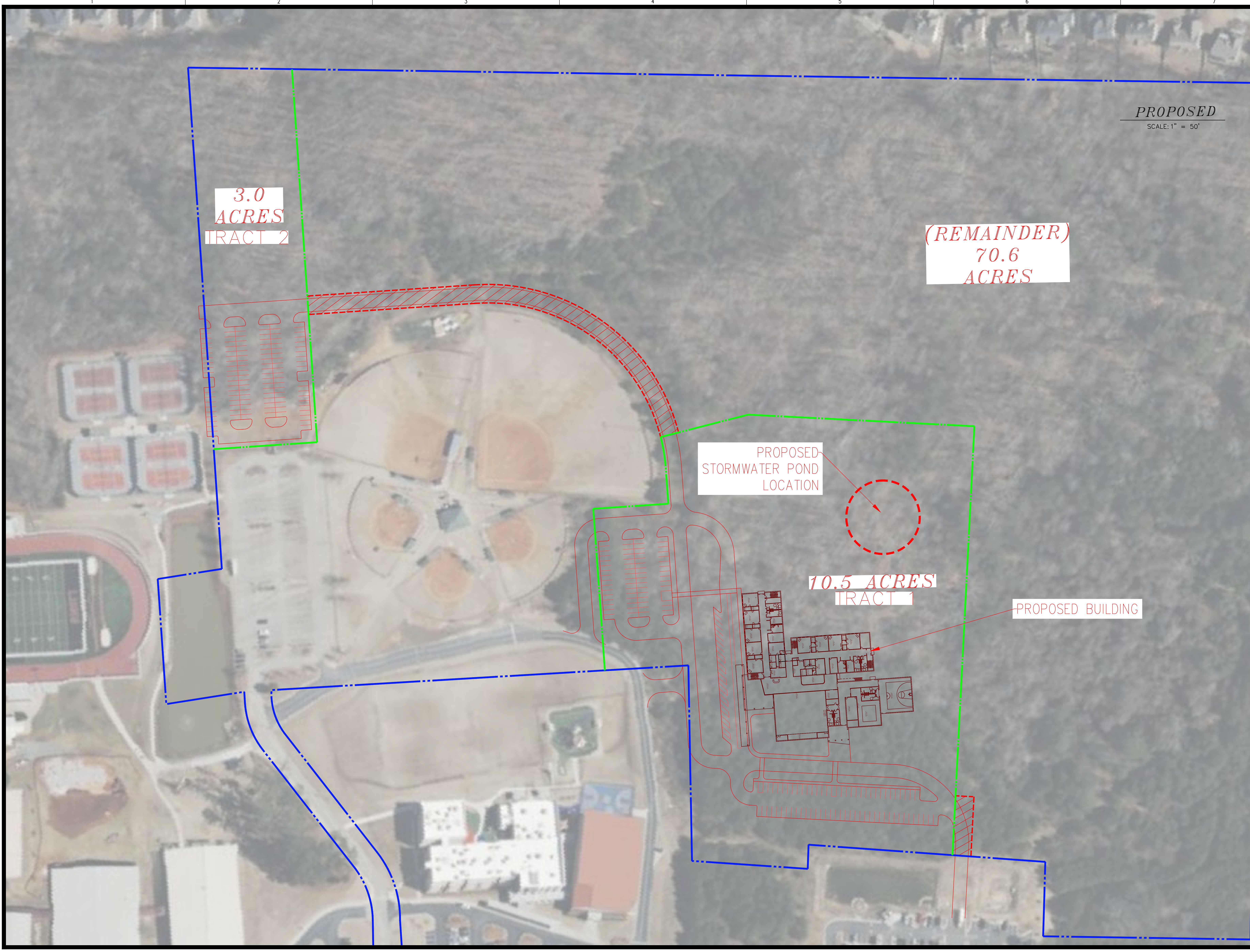
31st LAND DISTRICT
CITY OF DACULA
DAWSON

LAND LOTS: 24
OWNETT COUNTY, GA
CHECKED:

CONCEPT PLAN TRACTS

PROJECT# 2016.008
PRO BOUN

© 2023 Microsoft Corporation © 2023 Maxar © CNES (2023) Distribution Airbus DS



3.0
ACRES
TRACT 2

(REMAINDER)
70.6
ACRES

PROPOSED
STORMWATER POND
LOCATION

10.5 ACRES
TRACT 1

PROPOSED BUILDING

PROPOSED
SCALE: 1" = 50'

ISSUE #	DATE	REVISIONS