



Mayor and City Council Regular Meeting

Thursday, February 05, 2026 at 7:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

This document is tentative, has not been ratified or approved by the Mayor and Council of the City of Dacula, and is not binding on the City or any officer

Minutes scheduled for approval March 5, 2026

Updated February 3, 2026

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the February 5, 2026 Council Meeting to order at 7:00 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Jason Shelton
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
Stephen Mayer, Director of Finance
Amy White, Chief Marshal
James Ross, City Marshal

II. INVOCATION:

Pastor Jeff Rogers gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. MOMENT OF SILENCE:

1. Moment of Silence for fallen Gwinnett County officer

Mayor King asked everyone to observe a moment of silence for Gwinnett County Officer Pradeep Tamang, who tragically lost his life in the line of duty, and for Officer David Reed, who continues to be in critical condition.

V. CONSENT AGENDA:

2. Approval of the Minutes from the Worksession on January 8, 2026
3. Approval of the Minutes from the Regular Meeting on January 8, 2026
4. Bid results for Sanjo St improvements
5. Sumter LGC agreement
6. ~~Third amendment to the purchase property agreement~~

Councilmember Williams requested that Item #6 be removed from the consent agenda and placed under new business.

Mayor King called for a motion to approve the consent agenda items, excluding item #6.

Motion to approve consent agenda items excluding item #6 made by Councilmember Shelton, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

VI. OLD BUSINESS:

None

VII. NEW BUSINESS:

6. Third amendment to the purchase property agreement

Motion to deny made by Councilmember Williams, Seconded by Councilmember Shelton.

Mayor and Council had further discussion.

Councilmember Williams and Councilmember Shelton withdrew motions to deny.

Motion to table the Third amendment to the purchase property agreement until the March 5, 2026 Council Meeting made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

7. Gwinnett County Department of Transportation presentation

Representatives from the Gwinnett County Department of Transportation provided an overview of upcoming transportation improvements along Harbins Road, which include the addition of left-hand turn lanes on Harbins Road at its intersection with Tanner Road and Sanjo Street, and the construction of a roundabout at the Harbins Road/McMillan Road intersection.

Mayor and Council asked clarifying questions.

8. **PUBLIC HEARING: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

Motion to open the public hearing made by Councilmember Shelton, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance applications. The applicant is requesting a special use permit for adult day care use. Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, LyTiffany Jennings, spoke in favor the application.

No public comments in favor or opposition.

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

9. **Special Use Permit Application: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

Motion to approve with staff's recommended conditions made by Councilmember Shelton, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

10. **PUBLIC HEARING: 2025-CD-RZ-05**, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

Motion to open the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Anthony Powell, spoke in favor of the rezoning application.

No public comments in favor or opposition.

Motion to close the public hearing made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

11. Rezoning Application: 2025-CD-RZ-05, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

Motion to approve with staff's recommended conditions made by Councilmember Williams, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

12. PUBLIC HEARING: 2025-CD-RZ-06, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

Motion to open the public hearing made by Councilmember Mitchell, Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Richard Smith, spoke in favor of the application.

No public comments in favor or opposition.

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

13. Rezoning Application: 2025-CD-RZ-06, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

Motion to approve with staff's recommended conditions made by Councilmember Mitchell, Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

VIII. STAFF COMMENTS:

None

IX. MAYOR AND COUNCIL COMMENT(S):

None

X. PUBLIC COMMENTS:

Wesley Shelton had questions on 2025-CD-RZ-06 and indicated he would speak with the applicant after the meeting.

Matt Pennington encouraged the City to prioritize the protection of its residents.

Josh Maddox stated that he would like to schedule a meeting with the Mayor or members of Council.

Ramona Toole announced her candidacy for Gwinnett County Superior Court Judge.

Robert Patty inquired about the education system in Gwinnett County.

XI. EXECUTIVE SESSION: Personnel, real property, and legal matters

No need for executive session.

XII. ADJOURNMENT:

Motion to adjourn made by Councilmember Shelton, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 8:00 p.m.

Minutes approved

Date

Signature