



**Mayor and City Council Regular Meeting**  
**Thursday, May 07, 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 June 4, 2026*

**I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

Mayor King called the May 7, 2026 Council Meeting to order at 7:03 p.m. and a roll 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 Denis W. Haynes, Jr.

**Councilmembers Absent:**

Councilmember Ann Mitchell

**City Staff Present:**

Brittini Nix, City Administrator  
Jack Wilson, City Attorney  
Courtney Mahady, Assistant City Clerk  
Hayes Taylor, City Planner  
Dana Stump, Administrative Assistant for Planning & Development  
Amy White, Chief Marshal

**II. INVOCATION:**

Pastor Jaff Rogers gave the invocation.

**III. PLEDGE OF ALLEGIANCE:**

Mayor King led the Pledge of Allegiance.

**IV. PUBLIC SERVICE DEDICATION:**

1. Wendell R. Holcombe

Mayor King recognized Wendell R. Holcombe for service to the City of Dacula including over 40 years of service on the City Council.

**V. CONSENT AGENDA:**

2. Approval of the Minutes from the Worksession on April 2, 2026
3. Approval of the Minutes from the Regular Meeting on April 2, 2026
4. Bid package for Brookton Chase Ct and Brookton Downs Subdivision improvement project
5. CDBG Subrecipient Agreement for the Sanjo Street improvement project
6. Quote from Brother Jack Woodworking

Motion to approve the consent agenda items as listed made by Councilmember Williams, Seconded by Councilmember Shelton.

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

**VI. OLD BUSINESS:**

7. **Rezoning Application: 2026-CD-RZ-01**, Applicant: Dacula Logistics Park, LLC, Owner: Gauri Ventures, LLC requests rezoning from C-2 (General Business District) to M-1 (Light Manufacturing District). The property is located in Land Lot 271 of the 5th District and contains 5.86 acres more or less.

Motion to approve with staff's alternate conditions made by Councilmember Haynes, Jr.. No second. Motion died.

Motion to deny the rezoning application made by Councilmember Williams, Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton

Voting Nay: Councilmember Haynes, Jr.

**VII. NEW BUSINESS:**

8. **PUBLIC HEARING: 2026-CD-VAR-01**, Applicant: Edgar Penafiel, Owner: Bustle Development Inc requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 308 of the 5th District and contains 0.46 acres more or less.

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

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

City Planner, Hayes Taylor, presented the staff's case report for the variance application. The applicant is requesting a variance to reduce the minimum lot size requirement. Mr. Taylor stated staff recommend approval with conditions.

Applicant, Edgar Penafiel, spoke in favor of the application.

*Public Comments:*

Josh Maddox offered comments regarding the variance application.

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

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

- 9. Variance Application: 2026-CD-VAR-01**, Applicant: Edgar Penafiel, Owner: Bustle Development Inc requests a variance to reduce the minimum lot size requirement. The property is located in Land Lot 308 of the 5th District and contains 0.46 acres more or less.

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

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

**VIII. STAFF COMMENTS:**

*None*

**IX. MAYOR AND COUNCIL COMMENT(S):**

Councilmember Shelton thanked City staff for their continued hard work and expressed appreciation for the recognition of Mr. Holcombe.

Councilmember Haynes, Jr. thanked the Holcombe family for attending the meeting and shared his appreciation for the opportunity to honor Mr. Holcombe's legacy.

Mayor King thanked the Holcombe family for being present for the recognition of Mr. Holcombe and noted the coloring pages displayed around the room as part of Georgia Cities Week, celebrated at the end of April.

**X. PUBLIC COMMENTS:**

Josh Maddox noted that most of his questions regarding the rezoning application had been addressed.

Marshon Parker with Fifth Third Bank introduced himself and announced that the Dacula branch will hold a soft opening on June 30, followed by a ribbon-cutting ceremony on July 30.

Shane Lanham asked for clarification on the zoning decision that was made regarding application 2026-CD-RZ-01.

Motion to reconsider item # 7: Rezoning Application 2026-CD-RZ-01 made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

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

Mayor and Council had further discussion.

Motion to approve rezoning application 2026-CD-RZ-01 with revised conditions (see attached) made by Councilmember Shelton, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton

Voting Abstaining: Councilmember Haynes, Jr.

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

Motion to enter into executive session at 7:39 p.m. for the purposes of personnel, real property, and legal matters made by Councilmember Shelton, Seconded by Councilmember Williams.

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

Motion to exit executive session at 8:30 p.m. made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

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

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss personnel, real property, and legal matters as allowed by the Open Meetings Act.

**XII. ADJOURNMENT:**

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

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

Meeting adjourned at 8:31 p.m.

Minutes approved \_\_\_\_\_  
Date Signature

# REZONING CASE: 2026-CD-RZ-01

Applicant: Dacula Logistics Park, LLC

Owner: Gauri Ventures, LLC

## APPROVED CONDITIONS OF ZONING – May 7, 2026.

### CONDITION SET #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA), dated May 5, 2022.

#### Attachment A – General Conditions

#### General Conditions of Approval to GRTA Notice of Decision:

##### *Pedestrian, Bicycle and Transit Facilities*

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

#### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

##### *Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)*

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

##### *Stanley Road at Driveway B (Intersection 6)*

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

##### *Stanley Road at Driveway C (Intersection 7)*

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

## Attachment B – Required Elements of the DRI Plan of Development

### Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

## Attachment C – Required Improvements to Service the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### Section 1:

#### General Conditions of Approval to GRTA Notice of Decision:

##### *Pedestrian, Bicycle and Transit Facilities*

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

#### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

##### *Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)*

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)

- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

*Stanley Road at Driveway B (Intersection 6)*

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

*Stanley Road at Driveway C (Intersection 7)*

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

*University Parkway (SR 316/US 29)*

- Widen the southbound approach along University Parkway (SR 316/US 29) to add one (1) through lane so that it consists of two (2) left-turn lanes, three (3) through-lanes, and one (1) right-turn lane.

**CONDITION SET #2:**

Conditions of the City of Dacula

Transportation / Infrastructure

- 1.A. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 1.B. Sidewalks shall be required adjacent to Winder Highway right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Georgia Department of Transportation. Sidewalks shall be required adjacent to both sides of the full length of the relocated Stanley Road improvements. The location of sidewalks shall be reviewed and approved by the Gwinnett County D.O.T. and City of Dacula.
- 1.C. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers adjacent to the Winder Highway right-of-way. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T. or Georgia Department of Transportation depending on who owns the subject right-of-way.
- 1.D. Provide decorative light poles / fixtures along Winder Highway right-of-way. Streets lights shall be staggered, 150 feet on-center. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. The property owner shall be responsible for street light maintenance and lighting fees. Light fixtures which are utilized shall be as follows:
  - Fixture Head Pole Type (Streetlight)
  - Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.

- 1.E. A sign prohibiting truck access beyond the southeastern corner of the site shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.
- 1.F. Access onto Winder Highway must meet Georgia Department of Transportation standards. The Stanley Road relocation and improvements must meet current Gwinnett County D.O.T. standards under the Gwinnett County Unified Development Ordinance (UDO) and be dedicated to Gwinnett County as right-of-way. Proposed access on Stanley Road must meet the minimum spacing requirements of the Gwinnett County UDO. The property owner / developer must coordinate with the Winder Highway & SR 316 interchange Project Manager(s) to ensure the relocation of Stanley Road does not interfere with the interchange.
- 1.G. A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County D.O.T. and Georgia Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. and Georgia Department of Transportation review and approval.
- 1.H Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Highway and relocated Stanley Road.
- 1.I Sidewalks shall be constructed the length of the subject property along Winder Highway.
- 1.J *Condition deleted May 7, 2026.*
- 1.K *Condition deleted May 7, 2026.*

Landscaping Requirements

- 2.A. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.B. Provide a minimum ten-foot wide landscaped strip adjacent to the Winder Highway right-of-way, the full length of the relocated Stanley Road improvements on both sides and the direct access Winder Highway drive on both sides. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater. Type and size of plantings shall be in compliance with the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.C. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the Winder Highway right of way. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation depending on who owns the subject right-of-way.

Street trees shall be of one or a combination of the following species:

- 1. Willow Oak
- 2. Overcup Oak
- 3. Nuttall Oak
- 4. Pin Oak
- 5. Shumard Oak
- 6. Lacebark Elm
- 7. Japanese Zelkova

- 2.D. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

- 2.E. Natural vegetation shall remain on the property until issuance of a development permit.
- 2.F The site plan shall fully comply with Article 15 of the Zoning Resolution - Stream Buffer Protection.
- 2.G Mono-culture mixes of Kentucky blue grass, or similar mixes of non-native grasses are prohibited in the micropool labeled “micropool extended detention pond for expansion area #2.”
- 2.H Provide a 50-foot buffer along the eastern property line. Graded disturbed areas shall be replanted. The replanted portion of the buffer shall include a variety of native evergreen trees at a minimum of 3.5” caliper at the time of planting. Evergreen trees shall be planted in two (2) staggered rows at a twenty (20) foot interval. The native evergreen plantings shall be supplemented by native shrubs.

Trees may include:

- Eastern Red Cedar
- Sweetbay Magnolia
- Longleaf Pine
- Atlantic White Cedar
- White Pine

Shrubs may include:

- Yaupon Holly
- Running Serviceberry
- Indigo Bush
- Red Chokeberry
- American Beauty Berry
- Wax Myrtle

#### Parking / Yard, Height & Setback

- 3.A. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include the monument sign location and should insure that each parking island / strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper.
- 3.B. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.

#### Signage, Temporary Uses, & Peddling

- 4.A. Oversized signs or billboards shall not be permitted.
- 4.B. No monument signage is permitted along Winder Highway. Neon or self-illuminating ground signs shall be prohibited.
- 4.C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.D. Peddlers shall be prohibited.
- 4.E. Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.

4.F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.

### Architectural Design

5.A. Architectural design should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.
- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

### General

6.A. The property shall be developed in accordance with the conceptual site plan prepared by Kimley Horn entitled Crow Holdings: University Logistics Building 200 Expansion, dated February 2, 2026. Direct access to Winder Hwy is not approved. Any substantial deviation from the approved conceptual plan and / or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.

6.B. A building height variance is granted to allow the principle building on-site a maximum height of 50 feet