



Mayor and City Council Regular Meeting

Thursday, September 04, 2025 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 October 2, 2025

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the September 4, 2025 Council Meeting to order at 7:10 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, Administrative Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
Amy White, Chief Marshal
James Ross, City Marshal
Chris Parks, Director of Public Works

II. INVOCATION:

Chief Marshal White gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Worksession on August 7, 2025
2. Approval of the Minutes from the Third Millage Rate Public Hearing Meeting on August 7, 2025 at 6:30 p.m.

3. Approval of the Minutes from the Regular Meeting on August 7, 2025
4. City Core Project: Change Order #003
5. Water meter fees
6. Proposal for Dacula City Core building inspection services
7. Proposal for roof consulting services
8. A resolution authorizing the exercise of the City of Dacula, Georgia's power of eminent domain in the acquisition of certain interests in property situated in Gwinnett County, Georgia, for construction of a City drainage easement and related public purposes at parcel R5301 128
9. A resolution authorizing the exercise of the City of Dacula, Georgia's power of eminent domain in the acquisition of certain interests in property situated in Gwinnett County, Georgia, for construction of a City drainage easement and related public purposes at parcel R5301 084
10. Marshal vehicle replacement
11. Ordinance to amend the City of Dacula Personnel Management System
12. Ordinance to amend Chapter 12, Section 12-31

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

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

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

13. **PUBLIC HEARING: 2025-CD-RZ-02 & 2025-CD-SUP-02**, Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to open the public hearing made by Councilmember Haynes, Jr., 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 special use permit applications. The applicant is requesting to rezone the property from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. Mr. Taylor stated staff recommend approval with staff conditions.

Applicant's consultant, Jeaneia Zamora, 2769 Kilgore Road, Buford, Georgia 30519, addressed concerns that were mentioned during the August 25, 2025 Planning Commission meeting regarding parking and trash.

Applicant, Fanie Wehmanen, 1312 Harbins Road, Dacula, Georgia 30019, stated that, as a current hospice nurse, the purpose of establishing the group personal care home is to offer more individualized care for the elderly.

Mayor and Council asked clarifying questions.

Comments in opposition:

Nona Ingham, 1139 Brookton Chase Court, Dacula, Georgia 30019, spoke in opposition.

Joseph Conlow, 1199 Brookton Chase Court, Dacula, Georgia 30019, spoke in opposition.

Dana Gordon, 1138 Brookton Chase Court, Dacula, Georgia 30019, spoke in opposition.

Patsy Davis, 1258 Brookton Chase Court, Dacula, Georgia 30019, spoke in opposition.

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

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

14. Rezoning & Special Use Permit Applications: 2025-CD-RZ-02 & 2025-CD-SUP-02,

Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to table to the October 2, 2025 Regular Meeting made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

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

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilmember Haynes, Jr. expressed appreciation for the community's engagement and for those who shared their concerns, noting that the Mayor and Council carefully consider all input from citizens.

Councilmember Shelton thanked the community for sharing their input.

IX. PUBLIC COMMENTS:

Josh Maddox, 2549 Majestic Circle, Dacula, Georgia 30019, inquired about various agenda items.

Karla Price, 415 McMillan Road, Dacula, Georgia 30019, inquired about aspects of the City Core project.

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

Motion to exit regular session and enter executive session made by Councilmember Williams, Seconded by Councilmember Haynes, Jr. for the purposes of real property and personnel matters at 8:13 p.m.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Motion to exit executive session and reconvene regular session made by Councilmember Shelton, Seconded by Councilmember Haynes, Jr. at 8:38 p.m.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss real property and personnel matters as allowed by the Open Meetings Act. Mr. Wilson stated that there was a need to amend the agenda to add real property acquisition.

Mayor King called for a motion to amend the agenda to add Hire New Employee.

Motion to amend the agenda made by Councilmember Shelton, Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

XI. HIRE NEW EMPLOYEE:

Mayor King called for a motion to hire Sebastian Angeles as Maintenance Laborer at \$17/hour with benefits. His anticipated start date is September 8, 2025.

Motion to hire Sebastian Angeles as Maintenance Laborer made by Councilmember Williams, Seconded by Councilmember Mitchell.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

XII. ADJOURNMENT:

Motion to adjourn made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourn at 8:40 p.m.

Minutes approved _____
Date

Signature